

SITE NAME: **MIN Geranium**

**AMENDMENT NO. 1 TO WATER TOWER SITE LEASE AGREEMENT**

This AMENDMENT NO. 1 TO WATER TOWER SITE LEASE AGREEMENT ("Amendment") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by and between Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal corporation ("LESSOR") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, successor in interest to US West Wireless, L.L.C. ("LESSEE"), with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), with reference to the facts set forth in the Recitals below:

RECITALS

A. LESSOR and LESSEE, or their predecessors in interest, are parties to a Water Tower Site Lease Agreement dated March 10, 1998 ("Agreement") whereby LESSOR has leased ground space and water tower space to LESSEE at LESSOR'S Cottage Avenue Standpipe site.

B. LESSOR and LESSEE desire to amend the Agreement to (i) allow for a revised installation and to (ii) provide for an increase in the annual rent payable to LESSOR under the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. REVISED INSTALLATION. Effective November 1, 2014, Exhibit B of the Agreement is deleted in its entirety and is replaced with Exhibit B-1, attached hereto and made a part hereof.
2. REVISED ANNUAL RENT. As consideration for the rights granted herein, commencing on November 1, 2014, the annual rent shall be revised to a total of Thirty Thousand and No/100 Dollars (\$30,000.00); however, the increase for 2014 shall be prorated. LESSEE shall make all payments of rent to LESSOR at the following address:

Board of Water Commissioners  
Attn: Accounting  
1900 Rice Street, Office Building  
Saint Paul, Minnesota 55113

3. NOTICE. Each party's notice address in Paragraph 16 of the Agreement is hereby replaced with the following:

LESSOR: Board of Water Commissioners  
Attn: Accounting  
1900 Rice Street, Office Building  
Saint Paul, Minnesota 55113

LESSEE: Verizon Wireless (VAW) LLC  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attention: Network Real Estate

4. RATIFICATION OF THE AGREEMENT. Except as specifically modified by this Amendment, the parties agree that all of the terms and conditions of the Agreement are in full force and effect and remain unmodified, and the parties hereby ratify and reaffirm the terms and conditions of the Agreement and agree to perform and comply with the same. In the event of a conflict between any term or provision of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. In addition, except as otherwise stated in this Amendment, all initially capitalized terms will have the same respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

Signatures on following page

*The remainder of this page intentionally left blank*

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Amendment to be executed by each party's duly authorized representative on the date written below.

**For Lessor: BOARD OF WATER COMMISSIONERS OF THE CITY OF SAINT PAUL**

By \_\_\_\_\_ By \_\_\_\_\_  
Stephen P. Schneider, General Manager Matt Anfang, President  
Saint Paul Regional Water Services

Approved as to form:

By \_\_\_\_\_ By \_\_\_\_\_  
Assistant City Attorney Mollie Gagnelius, Secretary

Date: \_\_\_\_\_

**CITY OF SAINT PAUL**

By \_\_\_\_\_  
Paul Williams, Deputy Mayor

By \_\_\_\_\_  
Shari Moore, City Clerk

By \_\_\_\_\_  
Todd Hurley, Director  
Office of Financial Service

Date: \_\_\_\_\_

**For Lessee: VERIZON WIRELESS (VAW) LLC D/B/A VERIZON WIRELESS**

By \_\_\_\_\_  
Lynn Ramsey  
Its: Area Vice President Network

Date: \_\_\_\_\_

## EXHIBIT B-1

### LESSEE'S TOWER EQUIPMENT

Page 1 of 2

#### **Antennas:**

Quantity: **Twelve (12) Total – (4) per Sector**

Type: Manufacturer: CSS & ANTEL AMPHENOL

Azimuths: 330 degrees @ X Sector | 60 degrees @ Y Sector | 180 degrees @ Z Sector

Model: (6) CSS X7C 880, (3) CSS XP16-80, (3) ANTEL AMPHENOL WBX065X17M050

Dimensions: 96" x 12.5" x 7"      48" x 6.7" x 4.5"      54.7" x 6.2" x 2.7"

Weight: 37 lbs ea      10.4 lbs ea      14.1 lbs

Mount Type: Pipe

Centerline of the antenna: 83 ' feet AGL

#### **Coax Cable:**

Number of Lines: Twelve (12) Total | (4) per Sector

Type: ANDREW AVA5-50 & AVA7-50

Size: (6) @ 7/8" and (6) 1-5/8"

#### **Tower Mounted Amplifiers (TMAs):**

Quantity: Six (6) Total | 2 per Sector

Manufacturer: Cleargain

Model: ADC DD 1900

Dimensions: 13.11" x 9.84" x 3.30"

Weight: 13.9 lbs ea

Mounting: Pipe

#### **Diplexers:**

Quantity: Six (6) Total | 2 per Sector

Manufacturer: CSS

Model: DBC750

Dimensions: 7.85 x 6.63 x 1.25

Weight: 4.88 lbs ea

Mounting: Pipe

#### **Remote Radio Heads (RRHs):**

Quantity: Three (3) Total | 1 per Sector

Manufacturer: Ericsson

Model: RRU12

Dimensions: 20.89" x 18.50 " x 7.36"

Weight: 58 lbs ea

Mounting: Pipe

Hybrid Jumper: Rosenberger HJ-712-009 | From Sector Distribution Box to RRU

**EXHIBIT B-1**

**LESSEE'S EQUIPMENT (Cont'd)**

**Distribution Box:**

Quantity: Two (2) | (1) Shelter & (1) X Sector  
Manufacturer: RayCap  
Model: RXDC 3315 PF 48  
Dimensions: 23.7" x 13.56" x 8.15"  
Weight: 26.9 lbs ea

**Sector Box:**

Quantity: Two (2) Total | (1) Y Sector & (1) Z Sector  
Manufacturer: Raycap  
Model: RXXDC 1064 PF 48  
Dimensions: 15.9" x 8.15" x 10.15"  
Weight: 12.1 lbs ea

**Hybrid Cable:**

Type: Rosenberger White Hybrid  
Number of Lines: Three (3) Total  
-From Shelter Box to Main Distribution Box at X Sector Cable HBW-6307-250  
-From Main Distribution Box to Y Sector Cable Model HFW-4791-050  
-From Main Distribution Box to Z Sector Model HFW-4791-040

**Frequencies:**

Svc	Technology	EIRP (WATTS)	Std Frequency	Frequencies			
				Transmit		Receive	
				Start	Stop	Start	Stop
1	CDMA	500		880	894	835	849
2	LTE	1000		746	757	776	787
3	PCS-EVDO (D and F band)	1000		1945, 1970	1950, 1975	1865, 1890	1870, 1895
4	AWS	1000		2110	2130	1710	1730

**Generators:**

None