

AMENDMENT NO. 1 TO SITE LEASE AGREEMENT
between
BOARD OF WATER COMMISSIONERS OF THE CITY OF SAINT PAUL
and
NEW CINGULAR WIRELESS PCS, LLC, a Delaware limited liability company

THIS AMENDMENT NO. 1 TO SITE LEASE AGREEMENT (“Amendment”) is entered into by and between Board of Water Commissioners of the City of Saint Paul, (“Lessor”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company (“Lessee”) on this _____ day of _____, 2015.

WHEREAS, Lessor and Lessee are parties to that certain Site Lease Agreement dated September 24, 2008 for Lessee’s communications facility site number MLPSMN1421 located at Lessor’s St. Anthony Water Tower site, addressed as 1515 North Cleveland Avenue, Saint Paul, Minnesota 55108 (the “Agreement”).

WHEREAS, Lessor executed a Confirmation of Consent dated March 28, 2012, which consented to the upgrade of certain wireless communication equipment on the site, with no change in rent; and

WHEREAS, Lessor and Lessee hereby agree to amend the Agreement to address the addition of antenna and ground equipment; and

WHEREAS, Lessor and Lessee desire to amend the Agreement as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties mutually agree to amend the Initial Agreement in the manner described below.

1. **REVISED INSTALLATION.** Exhibit “B” of the Agreement is deleted in its entirety and is replaced with Exhibit “B-1”, attached hereto and incorporated herein. The depiction of updated and additional equipment listed in Exhibit “B-1” is shown on drawings C2.1 and C3 dated December 15, 2014, attached hereto and incorporated herein for reference.

2. **REVISED ANNUAL RENT.** As consideration for the rights granted herein, commencing on January 1, 2015, the Annual Rent as described in Section 3 of the Agreement shall be Forty Two Thousand Three Hundred Fifteen Dollars (\$42,315).

3. **NOTICES.** Section 16 of the Agreement is hereby deleted in its entirety and replaced with the following:

16. Notices. All notices, requests, demands, and other communications hereunder shall be in writing and shall be deemed given when personally delivered or mailed, certified mail, return receipt requested, to the following addresses:

receipt requested, to the following addresses:

If to Lessee: New Cingular Wireless PCS, LLC
By: AT&T Mobility Corporation,
Attn: Network Real Estate Administration
Re: Cell Site #: MPLSMN1421, Cell Site Name: Lauderdale (MN)
FA No: 10116077
575 Morosgo Dr. NE
Atlanta, GA 30324

With a copy to: New Cingular Wireless PCS, LLC
Attn: Legal Department,
Re: Cell Site #: MPLSMN1421, Cell Site Name: Lauderdale (MN)
FA No: 10116077
208 S. Akard Street
Dallas, Texas, 75202-4206

A copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Lessor: Board of Water Commissioners
ATTN: General Manager
1900 Rice Street, Office Building
Saint Paul, Minnesota 55113

Either party hereto may change its above address(es) for notice by giving the other party thirty (30) days prior written notice, as provided herein.

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.

[Remainder of page left intentionally blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Agreement, the day and year first above written.

Approved:

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

By _____
Stephen P. Schneider, General Manager
Saint Paul Regional Water Services

By _____
Matt Anfang, President

Approved as to form:

By _____
Assistant City Attorney

By _____
Mollie Gagnelius, Secretary


CITY OF SAINT PAUL:


By _____
Kristin Beckmann, Deputy Mayor

By _____
Shari Moore, City Clerk

By _____
Todd Hurley, Director
Office of Financial Service

For Lessee:
NEW CINGULAR WIRELESS, PCS, LLC, a
Delaware limited liability company

By 
Printed name Michelle Durand
Manager, A&T Mobility Corporation

By 
Printed name Andrew Sackreiter
Manager, A&T Network Operations

ACKNOWLEDGEMENTS

BOARD OF WATER COMMISSIONERS OF THE CITY OF SAINT PAUL

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On _____, 2015, before me, _____, Notary Public,
personally appeared Matt Anfang, President, Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal
corporation, on behalf of the corporation.

Witness my hand and official seal.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On _____, 2015, before me, _____, Notary Public,
personally appeared Mollie Gagnelius, Secretary, Board of Water Commissioners of the City of Saint Paul, a Minnesota municipal
corporation, on behalf of the corporation.

Witness my hand and official seal.

Notary Public

CITY OF SAINT PAUL

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On _____, 2015, before me, _____, Notary Public,
personally appeared Kristin Beckmann, Deputy Mayor of the City of Saint Paul, a Minnesota municipal corporation, on behalf of the
corporation.

Witness my hand and official seal.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On _____, 2015, before me, _____, Notary Public,
personally appeared Shari Moore, City Clerk, City of Saint Paul, a Minnesota municipal corporation, on behalf of the corporation.

Witness my hand and official seal.

Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On _____, 2015, before me, _____, Notary Public,
personally appeared Todd Hurley, Director, Office of Financial Services of the City of Saint Paul, a Minnesota municipal
corporation, on behalf of the corporation.

Witness my hand and official seal.

Notary Public

LESSEE'S ACKNOWLEDGEMENT

STATE OF Minnesota)
) ss.
COUNTY OF Ramsey)

I certify that I know or have satisfactory evidence that Michelle Durand is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the REG manager of AT&T Mobility Corporation, Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/21/2014

Witness my hand and official seal.



Kathy Leners
Notary Public

STATE OF Minnesota)
) ss.
COUNTY OF Ramsey)

I certify that I know or have satisfactory evidence that Andrew Sakretter is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Director Ran Engr of AT&T Mobility Corporation, Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/21/2014

Witness my hand and official seal.



Kathy Leners

Notary Public

EXHIBIT "B-1"

AT&T
10116077
1515 North Cleveland Avenue
Lauderdale

Antenna Facilities and Frequencies

1. Shelter and Shelter Components

Shelter: 18'x20' leased area
Power plant (DC current): Emerson Vortex - (4) breaker spaces for -48 DC
Battery supply back up: (20) Marathon M12V155FT dual pole batteries
T-1 switch equipment: Quest Fiber D-Mark in Hoffman
Commercial switch gear: (1) Square D Metter Disconnect
Radio transmitters: (1) Lucent UMTS cabinet, (2) Nokia GSM, and (1) Purcell LTE
Air conditioner: (4) Outdoor Cabinet mounted McLean Thermal

2. Generators N/A

3. Antennas

Quantity: (12) Total; (4) per Sector
Type: Panel Manufacturer: CCI & Kathrein & Powerwave
Azimuths: 10 degrees Alpha Sector 100 degrees Beta Sector 240 degrees Gamma Sector
Model: (6) CCI HPA-65R-BUU-H8; (2) Kathrein 80010766; (4) Powerwave P65-17-XLH-RR
Dimensions: 92.4" x 14.8" x 7.4"; 96" x 11.8" x 6"; 96" x 12" x 6"
Weight: 68 lbs. ea.; 61.7 lbs. ea.; 70 lbs. ea.
Mount Type: Pipe
Centerline of the antennas: 118 feet AGL

4. Coax Cable

Number of Lines: (12) Total; (4) per Sector
Type: ANDREW AVA 7-50
Size: (12) 1-5/8"

5. Tower Mounted Amplifiers (TMAs)

Quantity: (6) Total; (2) per Sector
Manufacturer: Powerwave
Model: TT19-08BP111-001
Dimensions: 9.9" x 6.7" x 5.4"
Weight: 16 lbs. ea.
Mounting: Pipe

6. Diplexers/Duplexers

Quantity: N/A
Manufacturer: N/A
Model: N/A
Dimensions: N/A
Weight: N/A
Mounting: N/A

7. Remote Radio Heads (RRHs)

Quantity: (12) Total; (4) per Sector
Manufacturer: Alcatel-Lucent
Model: RRH2X40-07-L-AT; RRH2X40-AWS; RRH2x40-07L-DE; RRH4X25-WCS
Dimensions: 24.8"H x11.5"Wx5.7"D"; 24.4"x10.63"x6.7"; 24.8"Hx11.5"Wx6.1"D";
31.5Hx12"Wx8.7"D
Weight: 52.4 lbs. ea.; 44 lbs. ea.; 46 lbs. ea.; 70 lbs. ea.
Mounting: Pipe

8. Distribution Box

Quantity: (1) Total;
Manufacturer: Raycap
Model: DC6-48-60-18-8F
Dimensions: 16.25"x15.50"x 6.64" / 31" x 11"x9"
Weight: 20.35 lbs. / 32.8 lbs.

9. Sector Box

Quantity: (1) Total;
Manufacturer: Raycap
Model: DC6-48-60-18-8F
Dimensions: 10.38"x11.50"x6.29"
Weight: 16 lbs.

10. DC & Fiber Feeder

Type Hybrid: Commscope
Number of Lines: (5) Total
From Shelter Box to Main Distribution Box at X Sector Cable Model FJ-2SM-002-35M
(1) Fiber Trunk RFFT-36SM-001-XXXM (XXX is length in meters) one of these
(4) DC Trunk PWRT-608-S

11. Frequencies

Svc	Technology	EIRP (WATTS)	Frequencies				
			Standard Frequency	Transmit		Receive	
				Start	Stop	Start	Stop
1	LTE (AWS)	1000		2110	2125	1710	1725
2	GSM	1000		1965	1975	1885	1895
3	UMTS	1000		850/ 1965	880/1975	824/1885	835/1895
4	LTE (700D/WCS)	1000		716/2120	728/2135	704/2310	716/2315

12. Proposed Scope of Work

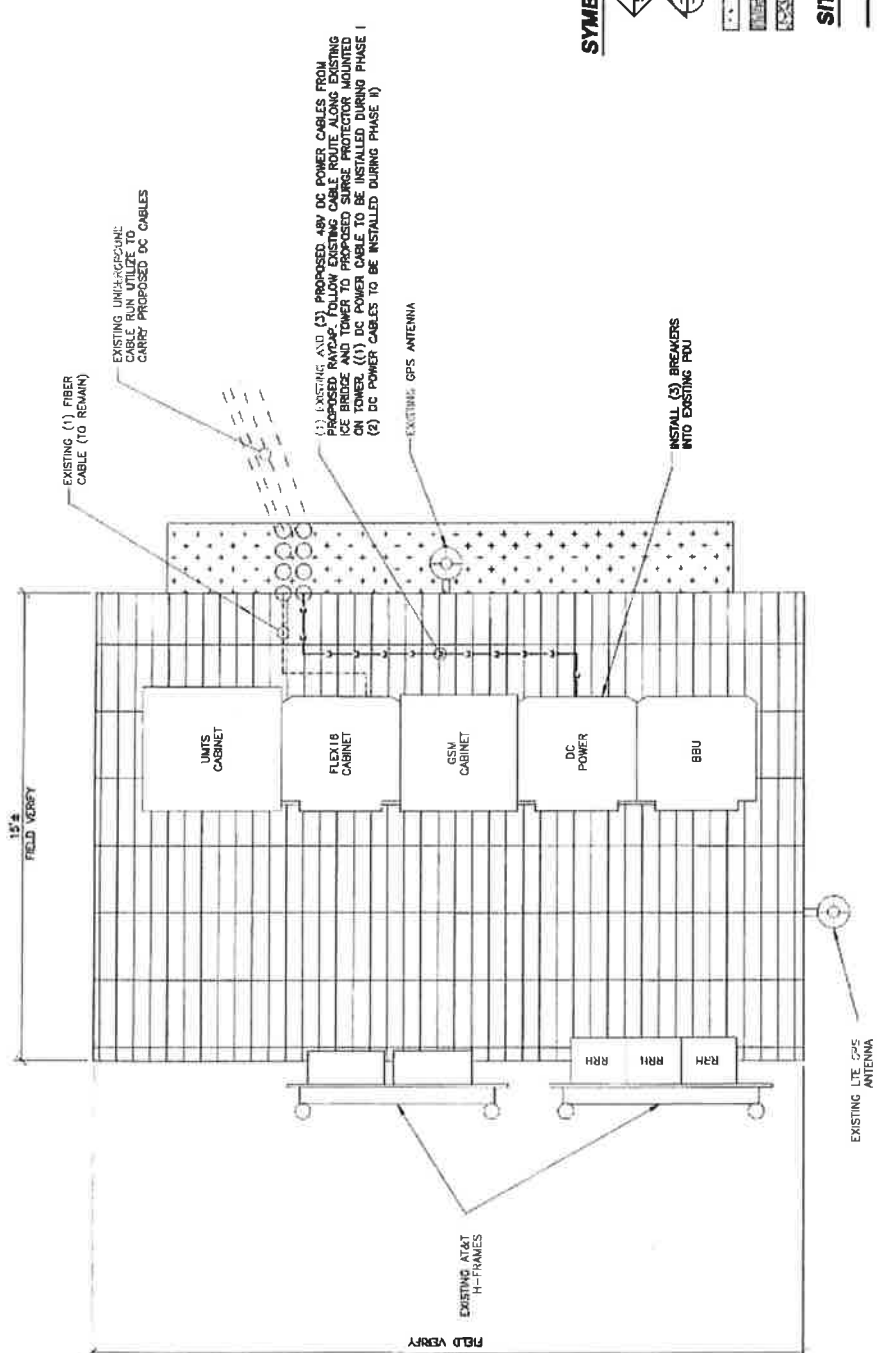
Relocate: (6) Existing antennas (beginning with 9 exiting antennas)
 (6) Twin TMAs
 (3) RRHs

Remove: (3) LTE antennas

Install: (6) LTE antennas
 (9) RRHs
 (1) DC6 Surge Protector
 (3) DC cables

NOTE:
EXISTING EQUIPMENT LAYOUT
BASED ON INFORMATION FROM
PREVIOUS PROJECTS.
CONSTRUCTION SHALL VERIFY EXISTING
LAYOUT AND ORIENTATION PRIOR
TO CONSTRUCTION

NOTE:
CABINET PLACEMENT SHOWN IS
FOR INFORMATION ONLY. FINAL CABINET PLACEMENT
TO BE DICTATED BY AT&T.



CALLED NORTH

SYMBOLS AND MATERIALS

- DETAIL REFERENCE
- SECTIONS AND DETAILS
- CONCRETE
- EARTH
- GRAVEL/STONE
- PROPERTY LINE
- FENCE LINE
- PDU POWER CABLE
- BIAS 1" CABLE
- PDU ALARM CABLE

SITE LEGEND



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
REGISTRATION NO. 41034
DATE: 12/10/14

NAME: WILLIAM PANZER
SIGNATURE: *William Panzer*
DATE: 12/10/14

velocitel
COMPLETE WIRELESS SOLUTIONS
10290 VALLEY VIEW ROAD
SUITE #135
EDEN PRAIRIE, MN 55344
855-944-1888 (WAVE)
852-944-1808 (TOLL)

at&t
MOBILITY
4300 MARKET POINTE DRIVE
BLOOMINGTON, MN 55485

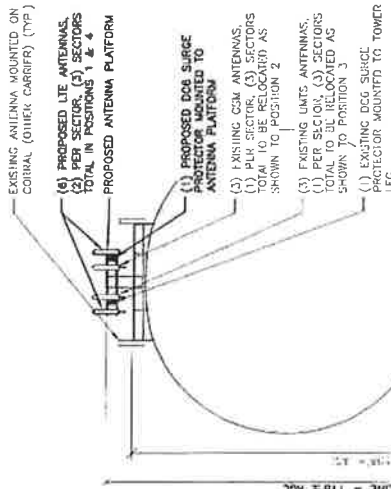
SITE NO. MNL01421
LAUDERDALE
FA# 10116077
1516 NORTH CLEVELAND AVENUE
BANT PAUL, MN 55109

NO.	DATE	REVISIONS	BY	CHECKED
1	12/10/14	ISSUED PER COMMENTS	BP	WJ
2	1/7/15/14	REVISED PER COMMENTS	BP	WJ
3	1/7/22/14	REVISED PER COMMENTS	BP	WJ
4	1/13/15/14	REVISED FOR CONSTRUCTION	DAW	WJ
5	1/15/20/14	REVISED PER COMMENTS	WJ	WJ

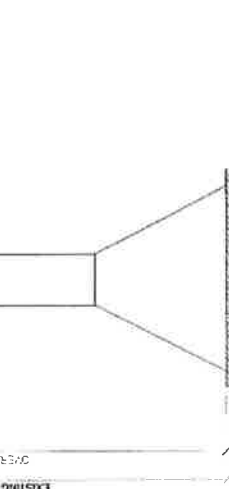
EQUIPMENT LAYOUT PLAN

SCALE:	DATE:	PROJECT NO.:	CLIENT:
1"=3'	12/10/14	MNL01421	AT&T

NOTE:
LITE ANTENNA TIP HEIGHTS NOT TO EXCEED EXISTING ANTENNA TIP HEIGHTS.



A STRUCTURAL ANALYSIS OF THIS MOUNT TO BE PERFORMED BY VELOCITEL INC. ENTITLED "STRUCTURAL ANALYSIS REPORT - REVISION #1" DATED SEPTEMBER 5, 2014. CONTRACTOR SHALL REFER TO STRUCTURAL ANALYSIS (IF APPLICABLE) FOR ANTENNA MOUNTING WITH ASSOCIATED EQUIPMENT MOUNTING AND THE SITE CONSTRUCTION MANAGER AND THE TOWER OWNER.



REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
 REGISTRATION NO. 41034
 DATE: 12/10/14
 NAME: WILLIAM PANIK
 SIGNATURE: *William Panik*

PROPOSED TOWER ELEVATION 1

10250 VALLEY VIEW ROAD
 SUITE #135
 EDEN PRAIRIE, MN 55344
 952-944-1888 (MN)
 866-944-1306 (FAX)



at&t MOBILITY

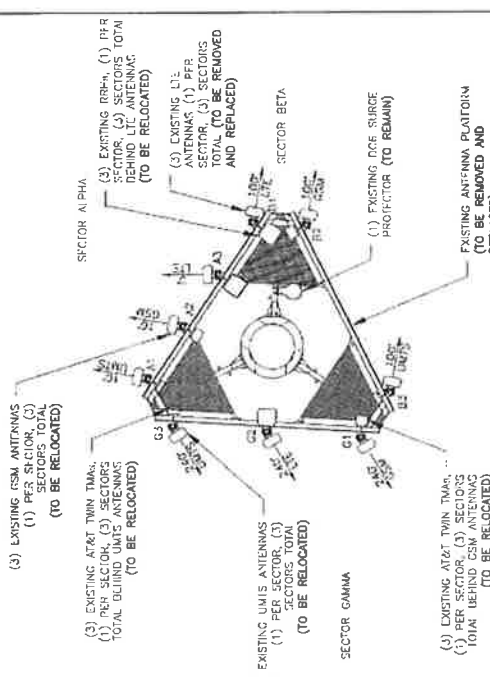
4300 MARKET POINTE DRIVE
 BLOOMINGTON, MN 55435

SITE NO. MN101421
 LAUDERDALE
 FA# 10118077
 1515 NORTH CLEVELAND AVENUE
 SAINT PAUL, MN 55109

EXISTING ANTENNA FRAME DETAIL 2



APPROXIMATE TRUE NORTH



APPROXIMATE TRUE NORTH

CONTRACTOR TO ROTATE NEW MOUNT AS REQUIRED TO ACHIEVE CORRECT AZIMUTHS

CONTRACTOR TO REFER TO FINAL RF CONFIGURATION PRIOR TO CONSTRUCTION

PROPOSED ANTENNA FRAME DETAIL 3

REV	DATE	REVISIONS	BY	CHKD	APP'D
1	12/15/14	ISSUED FOR COMMENTS	VS	BE	
2	12/15/14	ISSUED FOR COMMENTS	VS	BE	
3	12/15/14	ISSUED FOR COMMENTS	VS	BE	
4	12/15/14	ISSUED FOR COMMENTS	VS	BE	
5	12/15/14	ISSUED FOR COMMENTS	VS	BE	
6	12/15/14	ISSUED FOR COMMENTS	VS	BE </tr	

ELEVATION VIEW & RF DETAILS

DRIPPED SIDE

SHARPEL NUMBER

3