



Columbia County
Permitting Department
135 NE Hernando Ave
Lake City, FL 32055
June 19th, 2026

RE: Permission and Owner Documents

To Whom It may Concern,

In lieu of Corporate Articles from the owner, Rocky Harrington, please accept the following enclosed:

- * Site Agreement between Melvin and Nora Harrington and Larsen Cellular Communications (Now New Cingular Wireless, PCS, LLC
- * Warranty Deed showing transfer of ownership from Melvin and Nora Harrington, to Rocky Harrington
- * Secretary Certificate giving Kimberly Williams signing authority for New Cingular Wireless PCS, LLC
- * LOA giving Trisha Purcell authority to sign on behalf of New Cingular Wireless PCS, LLC

Please let me know if you need anything else

Sincerely,

Trisha Purcell

Real Estate Specialist II

- 📞 **614-581-0923**
- ✉ **trisha.purcell@smartlinkgroup.com**
- 📍 **10 Church Circle, Annapolis, MD 21401**
- 🌐 **www.smartlinkgroup.com [smartlinkgroup.com]**

LEASE AGREEMENT

THE STATE OF FLORIDA
COUNTY OF COLUMBIA

This Lease Agreement ("Lease") is entered into as of 7th day October, 1993 between MELVIN V. AND NORA HARRINGTON, ("Lessor"), and LARSEN CELLULAR COMMUNICATIONS, INC., ("Lessee"), as follows:

ARTICLE I TITLE AND QUIET POSSESSION

1.01 Title and Quiet Possession. Lessor covenants that it is the fee simple owner of the real property located in Lake City, Florida, more fully described in Exhibit A ("Leased Premises"), free and clear of all liens and encumbrances except as provided in Exhibit B hereto; that it has full power to lease the Leased Premises and has full power and authority to enter into this Lease; and that by paying the rent and performing its other obligations herein contained, Lessee shall peaceably hold and enjoy the Leased Premises during the lease term, and Lessor agrees to warrant and forever defend the title to the Leased Premises against the claims of any and all persons claiming the same or any part thereof, by, through or under Lessor, but not otherwise.

1.02 Access to Leased Premises. Prior to the Commencement Date and through the duration of the Lease Agreement, Lessee, its agents, employees and invitees, shall have free and unrestricted access to and on the Leased Premises 24 hours a day, 365 days a year, and use thereof, pursuant to this Agreement and the Easement Agreement, Exhibit C for ingress and egress and for running utilities to the Leased Premises (if applicable) between the parties executed contemporaneously with this Agreement.

1.03 Use. Lessee shall use the Leased Premises to construct a communications antenna tower, building and related facilities. Lessee shall use the Leased Premises in an orderly fashion and in a manner that does not interfere with the use and enjoyment by Lessor of the tract of which the Leased Premises is a part, as the tract is presently used and enjoyed.

ARTICLE II
LEASE TERM

2.01 Leasing Clause. Lessor hereby leases and demises the Leased Premises to Lessee.

2.02 Term. The occupancy of the Leased Premises by Lessee shall commence on the date construction of vertical improvements on the Leased Premises commences ("Commencement Date"), at which time Lessor shall deliver to Lessee exclusive possession of the Leased Premises. This Lease shall remain in effect until ten (10) years after the Commencement Date ("Term"), unless sooner terminated pursuant to the terms and provisions hereof.

2.03 Option to Renew. Provided Lessee is not then in default hereunder, Lessor hereby grants to Lessee the right to extend this Lease for three (3) additional periods of ten (10) years each, such that the Lease has a possible total term of forty (40) years. Lessee shall exercise each renewal option by giving Lessor written notice of such renewal at least ninety (90) days prior to the then current expiration date of the Term. Except as otherwise provided herein, all terms of this Lease shall remain the same during any renewal period.

ARTICLE III
ASSIGNMENT AND SUBLETTING

3.01 Assignment and Subletting. Lessee shall have the right to (i) assign or transfer this Lease; (ii) sublet all or any part of the Leased Premises; and (iii) mortgage or otherwise encumber its interest in the Lease Premises, all without the consent of Lessor provided, however, in the event of an assignment or transfer of this Lease (but not a sublease or mortgage), the assignee shall assume in writing the terms and obligations contained in this Lease Agreement. Lessee shall give Lessor notice of any such assignment, sublease or mortgage. In the event of assignment by Lessee of this Lease, Lessee shall be relieved of any liability for performance of this Lease.

ARTICLE IV
RENT

4.01 Rent Amount. Lessee shall pay to Lessor [REDACTED]

[REDACTED] per month during the initial term of this Lease. beginning November 1, 1993.

Rental payment for the renewal option periods shall be adjusted by the increase in the Consumer Price Index ("CPI"). For the purposes of any increase during a renewal option period, the Base Rental shall be defined as the annual rental paid during the year immediately preceding any renewal period. The new annual Base Rent for the three (3) renewal periods shall be determined by multiplying the Base Rent by a fraction, the numerator of which is the CPI for the year immediately preceding the date on which the renewal period shall commence and the denominator of which is the CPI for the initial year of the lease or the initial year of the last renewal period whichever year is closest in time to the current renewal period.

For the purposes hereof, "Consumer Price Index" shall mean the Consumer Price Index for All Urban Consumers (CPI-U) published by the Bureau of Labor Statistics of the United States Department of Labor for U.S. City Average 1982-84 = 100). If the manner in which the Consumer Price Index is determined by the Bureau of Labor Statistics shall be substantially revised, including, without limitation, a change in the base index year, an adjustment shall be made in such revised index which would produce results equivalent, as nearly as possible, to those which would have been obtained if the Consumer Price Index shall become available to the public because publication is discontinued, or otherwise, or if equivalent data is not readily available to make the adjustment referred to in the preceding sentence, the Lessor and Lessee will substitute a comparable index based upon changes in the cost of living or purchasing power of the consumer dollar published by any other government agency. If no such index shall be available, the Lessor and Lessee shall agree to a comparable index published by a major bank, financial institution or university.

Notwithstanding anything to the contrary herein, the monthly rent for any option period shall not be lower than the monthly rental for the 10 year period just terminating.

4.02 Place of Payment. Rent will be paid to Lessor at ~~RRXX, Box 98~~ Rt. 16, Box 219, Lake City, Florida 32055, or at such other place as may from time to time be designated in writing by Lessor, its successors or assigns.

ARTICLE V
AD VALOREM TAXES

5.01 Payment of Ad Valorem Taxes. Lessee shall pay, or reimburse Lessor for, any Taxes attributable to the improvements on the Leased Premises within thirty (30) days after Lessor's request for such payment and Lessor's submission to Lessee of documentation evidencing the amount owed by Lessee. Lessor shall provide Lessee with copies of the actual rendition and the valuation notice for the Leased Premises from the appraisal district promptly after Lessor's receipt of same. Lessor shall, at Lessee's sole cost and expense, cooperate with Lessee in the contest of any disputed Taxes on the improvements to the extent that Lessee may reasonably request. Lessee also shall have the right, at its cost and expense, to seek reduction at any time in the assessed valuation of the improvements on the Leased Premises. Lessor agrees to cooperate with Lessee in any such proceeding at Lessee's sole cost and expense.

5.02 Separate Rendition. Lessee shall request the tax rendition of the improvements on the Leased Premises separate from the rendition of other improvements on the tract owned by Lessor beginning in 1994. Lessor shall cooperate, and sign such approvals, as may be necessary to cause the separate rendition of such improvements and the mailing directly to Lessee of tax information with respect to such improvements. However, if Lessee cannot obtain the separate tax rendition of the improvements, the procedure set forth in Section 5.01 shall continue to apply after 1994.

5.03 Notice. Lessor shall give Lessee prompt notice of any Taxes for which Lessee is responsible pursuant to this Article V. In the event Lessor fails to promptly notify Lessee of Taxes otherwise unknown to Lessee, Lessor shall pay any penalty or interest due on such charges.

ARTICLE VI
ALTERATIONS AND IMPROVEMENTS

6.01 Alterations and Improvements. Beginning on the Commencement Date, Lessee shall have the right to remove or demolish, at its expense, any improvements constructed upon the Leased Premises. Lessee also shall have the

right to make such improvements to or alterations in the Leased Premises as Lessee deems necessary for its use and enjoyment of the same, including, but not limited to, the right to repair, alter, reconstruct, or renovate any structure now or hereafter placed thereon and to alter the topography of the land itself, pursuant to written plans and specifications approved in advance by Lessor, which approval will not be unreasonably withheld or delayed. Only substantial changes in such plans and specifications need to be approved by Lessor after his/her initial consent. Except as provided for in Sections 14.01 and 14.02, for a period of six (6) months after the expiration, termination or cancellation of this Lease, Lessee shall have the right and obligation to remove all improvements, trade fixtures, equipment, and other personal property placed or located by Lessee on the Leased Premises, and to restore the Leased Premises to its original condition, all at the sole cost and expense of Lessee; provided, however, that Lessee must commence such removal and restoration within thirty (30) days after termination of this Lease. Title to any buildings or improvements situated or erected on the Leased Premises, the building equipment and other items installed thereon or contained therein, and any alteration, change or addition thereto, shall remain solely in Lessee, and Lessee alone shall be entitled to deduct all depreciation on Lessee's income tax return for any such buildings, building equipment and/or other items, improvements, additions, changes or alterations. Lessor shall have no obligation to maintain the Leased Premises, and Lessee shall maintain the Leased Premises in a neat and orderly condition.

6.02 Utilities. Lessee shall pay for all services and utilities that it may require in connection with its use and occupancy of the Leased Premises, and Lessor shall have no obligation to furnish or pay for the installation or provision of such services or utilities.

6.03 Use by Lessor. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use any portion of Lessor's properties in any way which interferes with the operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease promptly, Lessee shall have the right, in addition to any other rights that it may have law or in equity, to elect to enjoin such interference or to terminate this Lease. However, this Agreement shall in no way diminish Lessor's right of use to any portion of Lessor's properties which is normal, customary and necessary use of said property; and Lessor is entitled to all rights to, and quiet enjoyment of the property.

6.04 No Liens Upon Fee. The interest of Lessor shall not be subject to liens for improvements made or contracted for by Lessee. The Lessee shall notify the contractor making any such improvement that the Lessor's liability for the improvement is expressly prohibited by the Lease, and Lessee shall record a notice of commencement designating its interest in the property as a leasehold.

6.05 Pre-Construction Testing. Lessor hereby grants Lessee permission to survey the Leased Premises on the ground and to perform the necessary pre-construction tests such as soil tests, soil borings, etc. This permission is effective upon the Lessor's execution of this Agreement, and does not constitute a commencement of construction.

ARTICLE VII CONDEMNATION

7.01 Condemnation. If all or any part of the Leased Premises or any improvements thereon shall be taken under the exercise of the power of eminent domain by any authority, and Lessee's use of the Leased Premises is adversely affected thereby, this Lease shall terminate, at Lessee's option, as of the date of such taking provided that Lessee and Lessor receive their respective portions of the condemnation award for such taking as provided below. The rent shall be apportioned as of the date of such taking, and any remaining balance of prepaid rent shall be repaid to Lessee. If the Leased Premises or any improvements hereon are partially taken under the exercise of the power of eminent domain by any such authority, and this Lease is not terminated by Lessee, the rent provided for herein shall be proportionately abated during the balance of the Term remaining. Lessor shall receive out of such award the value of the Leased Premises (less the value of Lessee's leasehold improvements) and the balance of such award (including the value of Lessee's leasehold estate and improvements) shall belong to Lessee. Any award for improvements constructed by Lessee on the Leased Premises after the Commencement Date shall belong to Lessee. At Lessee's sole cost and expense, Lessor shall cooperate with Lessee in the contest of any condemnation proceeding or award affecting the Leased Premises.

ARTICLE VIII DEFAULT

8.01 Lessee's Default and Rights to Cure. If Lessee shall default in the payment of any installment of rent when it is due, or if it shall default in the performance of any of its other obligations herein stated, Lessor agrees that it will give to Lessee written notice of the existence of such default or claimed default and the Lessee shall have a period of thirty (30) days within which to cure a monetary or sixty (60) to cure a nonmonetary default. In the event Lessor gives notice of a default which cannot be cured solely by the payment of money and is (1) of such a nature that it cannot be cured within such sixty (60) day period or (2) if the curing thereof cannot be completed within said sixty (60) day period due to causes beyond the control of Lessee, then such default shall not be deemed to continue as long as Lessee, after receiving such notice, proceeds to cure the default as soon as reasonably possible, and continues to take all steps necessary to complete the same within a period of time which, under all prevailing circumstances, shall be reasonable. In the event that any defaults of Lessee shall be cured in any manner herein provided prior to the cancellation of this Lease, such defaults shall be deemed never to have occurred and Lessee's rights hereunder shall continue unaffected by such defaults. In the event that the Lessee, during the term of this Lease, should mortgage or otherwise encumber its leasehold estate or interest in any improvements hereafter situated upon the Leased Premises ("Leasehold Mortgage") in accordance with the terms hereof, Lessee (or the Leasehold Mortgage) shall give Lessor written notice of the same and the name and address of any such mortgage and thereafter the provisions in the Leasehold Mortgage Addendum attached hereto as Exhibit D shall apply.

8.02 Default by Lessee and Lessor's Right to Terminate Lease. If any defaults on the part of Lessee are not cured within the time and in one of the manners hereinabove provided, Lessor may, at its option, cancel this Lease and retake possession of the Leased Premises, without prejudice to its right to recover past due rentals or damages. However, notwithstanding anything contained herein to the contrary, Lessor shall not have the right to terminate or attempt to terminate this Lease or take any other action against Lessee hereunder on account of any alleged default of Lessee during the pendency of any good faith arbitration, litigation, or other legal proceedings (including appeals therefrom) determinative of whether

such default did, in fact, occur. If it shall be finally determined that a default did occur, Lessee shall have a period of sixty (60) days after such determination to cure the same. Lessor's repossession of the Leased Premises pursuant to this Section 8.02 shall be subject to Lessee's right and obligation to commence removal of all improvements, trade fixtures, equipment and other personal property placed or located on the Leased Premises and restoration of the Leased Premises within thirty (30) days after cancellation of the Lease, and complete such removal and restoration within six (6) months after cancellation, as provided in Section 6.01.

8.03 Default by Lessor. If Lessor shall default in fulfillment of any of the covenants or agreements of this Lease, Lessor shall have a period of thirty (30) days after receipt of written notice from Lessee of such default within which to cure same. In the event Lessee gives notice of a default which cannot be cured solely by the payment of money and is (1) of such a nature that it cannot be cured within such thirty (30) day period or (2) if the cure thereof cannot be completed within such thirty (30) day period due to causes beyond the control of Lessor, then such default shall not be deemed to continue as long as Lessor, after receiving such notice, proceeds to cure the default as soon as reasonably necessary, and continues to take all steps necessary to complete the same within a period of time which, under all prevailing circumstances, shall be reasonable. In the event that any defaults of Lessor shall be cured in any manner herein provided prior to the cancellation of this Lease, such default shall be deemed never to have occurred and Lessor's rights hereunder shall continue unaffected by such defaults. If Lessor fails to correct such default within thirty (30) days after receipt of written notice from Lessee of such default, in addition to any other remedies available to Lessee at law or in equity, Lessee shall have the right but not the obligation without incurring any liability therefor to either (1) correct such default and deduct any and all costs incurred as a result of such corrections from rent due or becoming due under this Lease until Lessee shall be reimbursed in full for the cost of such correction, and/or (2) terminate this Lease.

ARTICLE IX ENFORCEMENT COSTS

9.01 Enforcement Costs. The court costs and attorneys' fees incurred by either party in a successful prosecution or defense of any legal or equitable

proceedings to construe this Lease or enforce any right or obligation arising from it shall become an obligation due and payable from the other party.

ARTICLE X INSURANCE AND INDEMNITY

10.01 Insurance. Lessee shall procure and maintain, at its sole expense, a standard general liability insurance policy for personal injury and property damage in the minimum amount of \$300,000/\$1,000,000 per person/per occurrence in the names of Lessor and shall provide proof of insurance in the form of a certificate of insurance within fifteen (15) days after the Commencement Date of this Lease Agreement. Such certificate shall provide that there will be at least ten (10) days' written notice given to Lessor of any change in or cancellation of the policy. Lessee may carry such insurance in a blanket policy.

10.02 Indemnity. Each party shall forever protect, save, defend and keep the other party harmless and indemnify said other party against and from any and all claims, demands, losses, costs, damages, suits, judgments, penalties, expenses and liabilities of any kind of nature whatsoever arising directly or indirectly out of the acts, omissions, negligence or willful misconduct of the said party, its employees or agents in connection with the performance of this Agreement. Where such indemnification is sought by a party ("the Claiming Party") (a) it shall notify the other party (the "Indemnifying Party") promptly of any claim or litigation or threatened claim to which the indemnification relates, (b) upon the Indemnifying Party's written acknowledgement of its obligation to indemnify in such instance, in form and substance satisfactory to the Claiming Party, the Claiming Party shall afford the Indemnifying Party the opportunity to participate in and at the option of the Indemnifying Party, control, compromise, settle, defend or otherwise resolve the claim or litigation (and the Claiming Party shall not effect any such compromise or settlement without prior written consent of the Indemnifying Party) and (c) the Claiming Party shall cooperate with the reasonable requests of the Indemnifying Party in its above-described participation in any compromise, settlement, defense or resolution of such claim or litigation.

ARTICLE XI
NOTICES

11.01 Address for Notices. Any notice given to Lessor hereunder shall be sent by certified mail, postage prepaid, addressed to: RR1, Box 98, Lake City, Florida 3205 ; and any notice given to Lessee hereunder shall be sent by certified mail, postage prepaid, addressed to: Larsen Cellular Communications, Inc., 407 Wekiva Springs Road, Suite 213, Longwood, Florida 32779. Each party may from time to time designate another place as the address to which such notices shall be sent, such designation to be in writing and to be sent by certified mail, postage prepaid, to the other party at the last address so designated by such other party; and such change of address shall become effective fifteen (15) days after the mailing of such notice, properly stamped and addressed.

11.02 Date Notice Given. Any such notice shall be deemed to have been given three (3) days following the date of the mailing thereof in the manner above set out, and such mailing shall constitute delivery.

ARTICLE XII
COVENANTS RUN WITH LAND

12.01 Covenants Run With Land. All of the covenants, agreements and conditions contained in this Lease shall be construed as covenants running with the land and shall extend to and be binding upon the successors and assigns of the parties hereto.

ARTICLE XIII
MEMORANDUM

13.01 Memorandum. A memorandum of this Lease shall be filed for record in the Real Property Records of Columbia County, Florida.

ARTICLE XIV
CONTINGENCIES

14.01 Right to Terminate Lease During Contingency Period. For a period of One Hundred and Eighty (180) days after the Effective Date ("Termination Period"),

Lessee may terminate this Lease upon notice to Lessor in the event it is unable to (i) obtain necessary regulatory and development approvals to construct and operate the improvements to be constructed by Lessee on the Leased Premises; (ii) satisfactorily complete its title review and environmental investigation of the Leased Premises and the surrounding property; (iii) obtain an acceptable subordination or nondisturbance agreement from the mortgage(s) holding a mortgage from Lessor on the Leased Premises, if applicable; (iv) satisfy engineering standards with respect to the Leased Premises; (v) obtain Lessor's approval on plans and specifications for improvements to be constructed at Lessee's sole expense on the Leased Premises, which approval shall be obtained prior to commencement of construction; and (vi) license the site to prevent future microwave interference. Regulatory approvals include without limitation Federal Aviation Administration approval. Development approvals include without limitation city, county and state development permits. If required Lessor will assign its interest in this Lease to the Mortgagee(s) of Lessor's interest as additional collateral for payment of the amounts secured by the mortgage and as inducement for a subordination or nondisturbance agreement, if applicable. The parties shall act reasonably and in good faith with respect to satisfaction of the foregoing conditions. During the Termination Period, Lessor shall disclose to Lessee any facts or conditions known or suspected by Lessor relevant to the contingencies set forth in this Section 14.01 or to Lessee's proposed use of the Leased Premises.

14.02 Right to Terminate Lease Upon Termination Payment. Provided Lessee is not in default of this Lease Agreement, Lessee may terminate this Lease, after the Commencement Date, at any time upon payment to Lessor of an amount equal to three (3) monthly rentals, in which event Lessee shall commence the removal of improvements within thirty (30) days and restore the Leased Premises to their original condition within 180 days after such payment.

14.03 Restoration of the Leased Premises. In the event this Lease terminates for any reason, or Lessee abandons the Leased Premises, prior to completion of construction of improvements on the Leased Premises, Lessee shall remove any improvements and restore the Leased Premises to their original condition within 180 days after Lessor's written demand for same and commence such removal and restoration within thirty (30) days after such demand.

14.04 Authorizations. Lessor shall assist Lessee to obtain any permit or authorization for the development of the Leased Premises and for the construction, installation and operation of improvements, including the signing of any

application for such permit or authorization, or taking such other action or providing such other cooperation, as necessary, upon request of Lessee, provided that Lessor shall not be obligated to bear any expense.

ARTICLE XV
SUCCESSORS AND ASSIGNS

15.01 Successors and Assigns. This agreement shall be binding upon and inure to the benefit of each party and their successors and assigns.

ARTICLE XVI
SUBORDINATION AND NON-DISTURBANCE

16.01 Subordination and Non-Disturbance. Lessee agrees that this Lease, at the request of Lessor, shall be subordinate to any mortgage or deed of trust that encumber the Leased Premises or may be placed upon the Leased Premises, provided however, that the aforementioned subordination shall not disturb Lessee's quiet enjoyment of the Leased Premises and any mortgage or holder or a deed of trust shall recognize this Lease, unless Lessee is in default and has failed to cure or begin curing within sixty (60) days following receipt of notice.

ARTICLE XVII
LIEN OF LEASEHOLD AND LESSEE'S PROPERTY

17.01 Lien of Leasehold and Lessee's Property. Lessor shall not have and hereby waives any lien it may have or right to obtain or enforce any lien, statutory or otherwise on any equipment, personal property or trade fixtures of Lessee given as security for the performance of any term of provision of this Lease. In the event that any lien in favor of Lessor cannot be waived as set forth above, Lessor hereby agrees that said lien shall be subordinate to and inferior to any lien, pledge, assignment, security interest, mortgage or encumbrance of any lender, mortgagee or holder of a deed of trust upon any equipment, personal property or trade fixtures of Lessee.

ARTICLE XVIII
MISCELLANEOUS

18.01 Modifications. No modification or change of the terms of this Lease shall be enforceable unless or until such modification or change is reduced to writing and executed by both parties.

18.02 Waiver. The failure of either party to insist upon strict performance of any provision hereof shall not constitute a waiver of, or estoppel against, asserting the right to require such performance in the future, nor shall a waiver or estoppel in any one instance constitute a waiver or estoppel with respect to a later breach of a similar nature or otherwise.

18.03 Applicable Law. This Lease and the obligations of the parties hereunder shall be interpreted in accordance with and controlled by the laws of the State of Florida in effect at the time of execution of this Lease.

18.04 Effective Date. The Effective Date of this Agreement is the date first written above.

18.05 Costs. Each party shall pay its own costs incurred in connection with this Lease Agreement.

18.06 Entire Agreement. This Lease is intended as a full, complete, exclusive and final expression of the terms of the agreement between the parties. Such agreements constitute and expressly supersede all prior or contemporaneous understandings, agreements, promises, representations, warranties, terms and conditions, both oral or written.

18.07 Environmental Condition. Lessor represents and warrants, to his/her knowledge, that the Leased Premises and adjacent land have never been used as a waste or dump site. Lessor also represents and warrants, to his/her knowledge, that the Leased Premises are not the subject of any investigation, administrative order, claim or agreement with respect to the on-site use, storage, treatment, disposal or transportation at, on or under the Leased Premises of materials considered hazardous under applicable local, state or federal law, and that no contamination of the Leased Premises by such materials is proposed, threatened, anticipated or in existence. Lessor agrees to and shall indemnify, hold harmless and defend Lessee from and against liability, damages, losses, actions and demands arising out of or in any way connected with the contamination of any portion of the Leased Premises by the use, storage, treatment or transportation of toxic or other hazardous materials.

18.08 Compliance With Laws. Lessee shall comply with all applicable laws, ordinances and regulations in connection with the construction and operation of the improvements on the Leased Premises.

18.09 Severability. In case any term of this Agreement shall be held invalid, illegal or unenforceable in whole or in part, neither the validity of the remaining part of such term nor the validity of the remaining terms of this Agreement shall in any way be affected thereby.

18.10. Exhibits. Any and all exhibits attached hereto are hereby incorporated herein by reference as though fully set forth herein.

18.11 Mutual Cooperation. Lessor and Lessee hereby mutually agree to reasonably cooperate with one another and not unreasonably withhold or delay any consents or requests of one another concerning the execution of any document either required by this Lease or in furtherance of any term or condition of this Lease.

EXECUTED in multiple counterparts, each of which shall have the force and effect of an original, as of October 7, 1993.

LESSOR

Melvin V. and Nora Harrington

By: M.V. Harrington
Melvin V. Harrington

By: Nora Harrington
Nora Harrington

Marlin Seagle
Witness

LESSEE

Larsen Cellular
Communications, Inc.

By: David H. Larsen
David H. Larsen, President

Witness
Witness

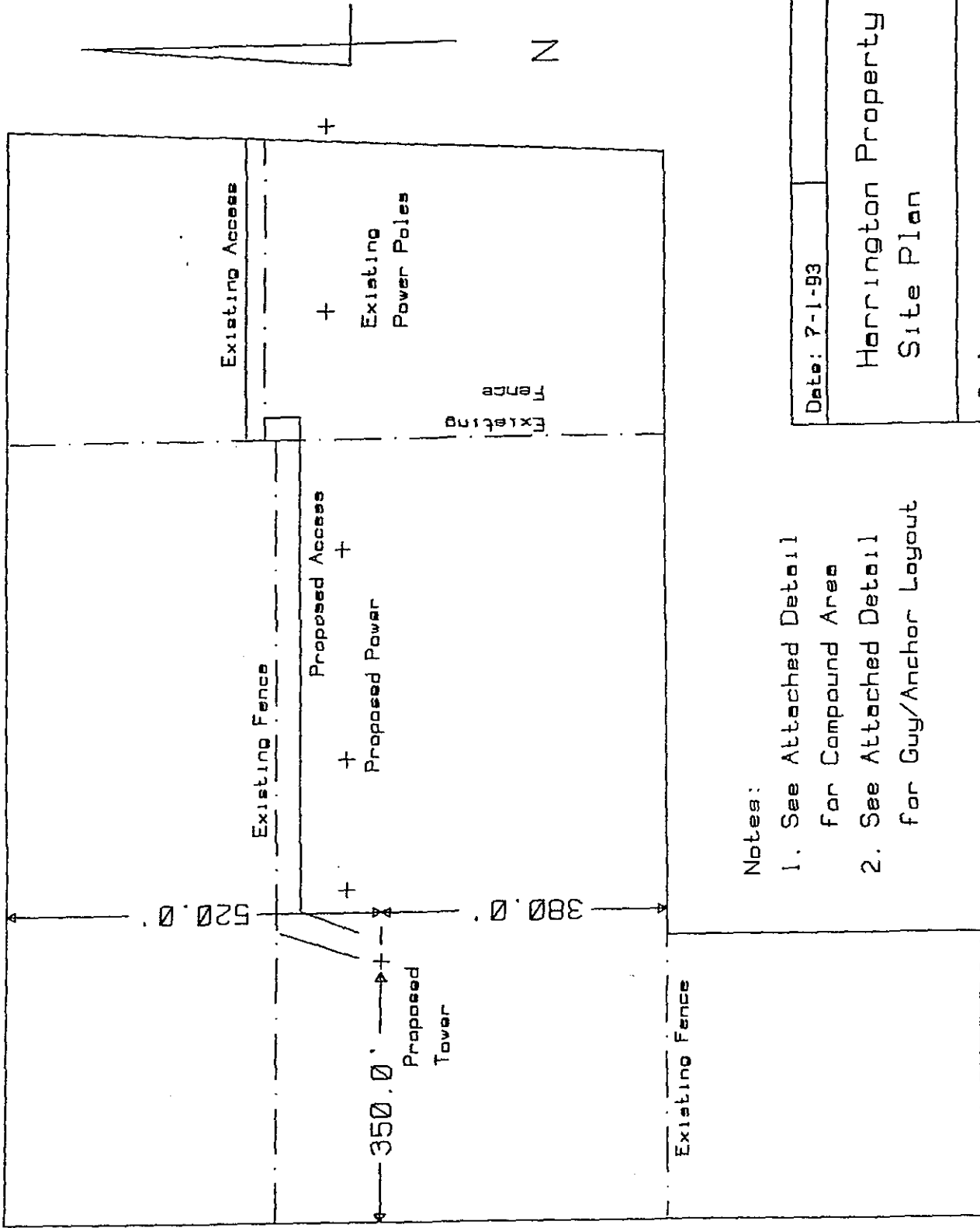
EXHIBIT A
Description of Leased Premises

The North 1/2 of the NW 1/4 as lies West of Road 47 except that beginning at the intersection of the West Right of Way line of Road 47 and the South line of the North 1/2 of the NW 1/4 running West for 1050 feet and then North 420 feet and then East 1050 feet and then South 420 feet to the point of beginning. All with Section 8, Township 3S, Range 17E of Columbia County, Florida.

Actual property occupation on the aforesaid legal description shall consist of the following and approximated by the attached site plan:

A 50 foot by 50 foot fenced in compound area in the general vicinity of a point located approximately 350 feet east of the western property line and approximately 520 south of the northern property line.

In addition, six (6) anchors and guys shall be located at points in a 360 azimuth of the aforementioned point with two (2) anchors and guys located on each of three (3) legs spaced 120 degrees apart. Each guy and anchor point (six) shall be fenced for a width of approximately 5 feet and approximately 20 feet in length.



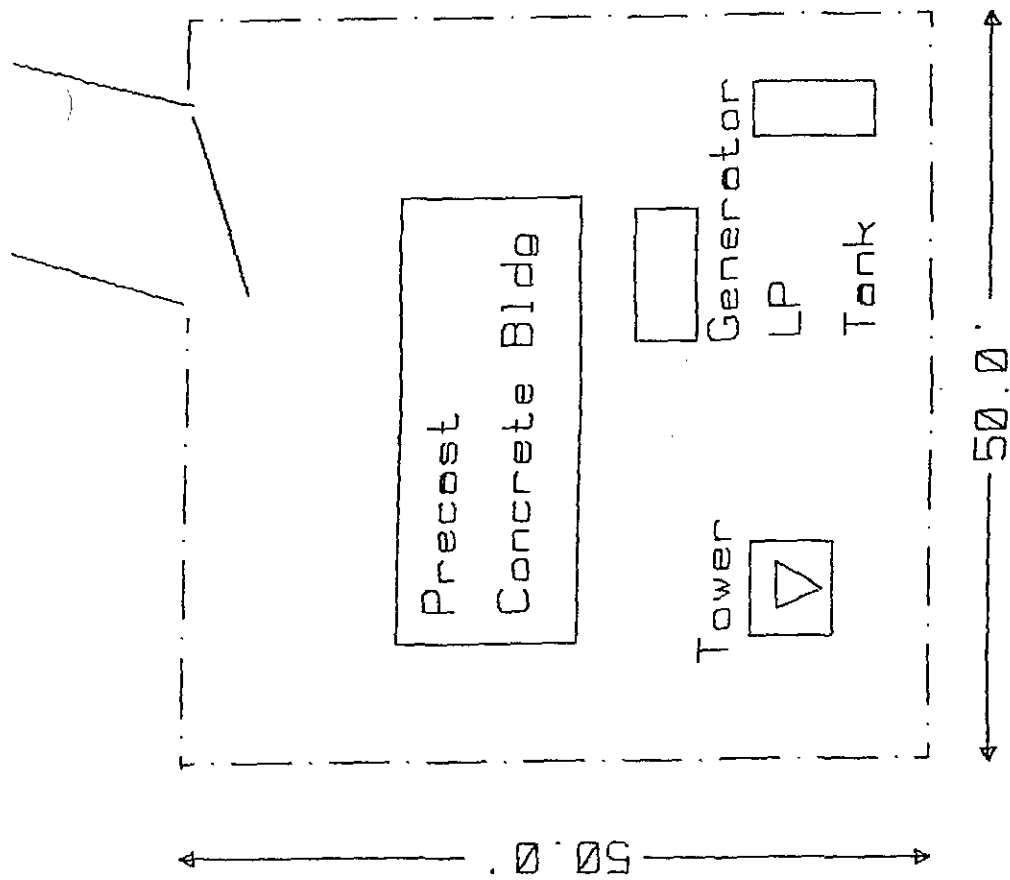
Notes:

1. See Attached Detail for Compound Area
2. See Attached Detail for Guy/Anchor Layout

Date: 7-1-93

Harrington Property
Site Plan

Scale:



Notes:

1. Compound surface will be leveled with crushed rock finish
2. Fence will be 6.0' chain link w/ 2 layers of barbed wire on top

7-1-93	
Compound Area	
Harrington Property	
Scale:	1

RAM

Courtesy of RF specialties

TOWER HEIGHT: 330 Feet Not Including Top Beacon.

Guy Ratio Is 80 Percent Of Tower Height.

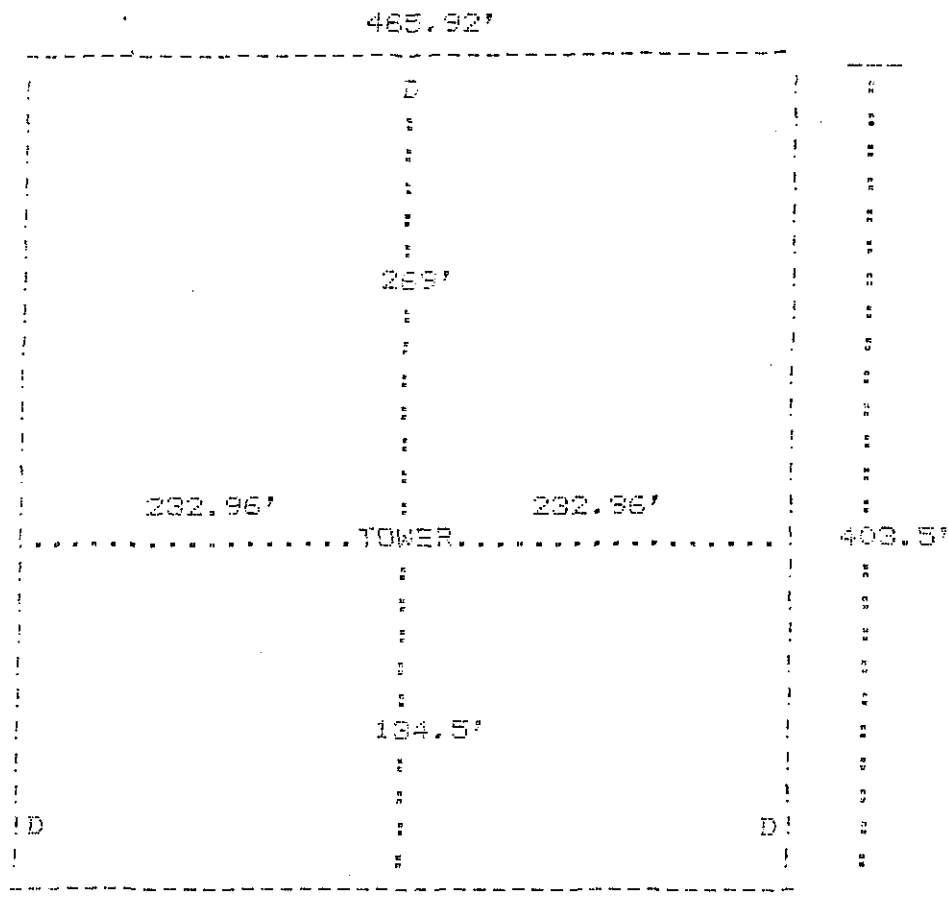
Minimum Plot Size Is 465.92 By 403.5 Feet.

Tower To Be Located 134.5 Feet From Near Side And 269 Feet From Far Side.

Tower To Be 232.96 Feet From Other Two Opposing Sides.

Minimum Acres Required Is 4.31 Acres.

The Length Of Longest Guy Wire Is 425.74 Feet.



Note: The above figures include an additional 5 feet added beyond the guy anchor tie point to allow for burial of the guy anchor. Acreage listed is minimum and is determined from listed dimensions. Other dimensions will require additional acreage. Data based on tower guyed three ways and with equal angles of 120 degrees between guys. A flat plot is assumed. The D indicates the location of guy anchor (deadmen). SKETCH IS NOT TO SCALE.

EXHIBIT B
Title Exception

First mortgage with Small Business Administration (S.B.A.).

EXHIBIT C
Easement Agreement

A strip of land 30 feet in width running east and west across Lessor's property. The east end of said strip shall be Highway 47 (also known as U.S. Highway 441) and the West end of said strip being the tower site. Said 30 foot strip will be designated by Lessor at a location south of the existing fence located near the center of Lessor's property. If a survey of this easement becomes necessary, it shall be at Lessee's expense.

EXHIBIT D
Leasehold Mortgage Addendum

1. While any Leasehold Mortgage or encumbrance of the Leased Premises is in force, Lessor shall give any such Leasehold Mortgagee a duplicate copy of any and all notices of default or other notices in writing which Lessor may give or serve upon Lessee pursuant to the terms of this Lease, and any such notice shall not be effective until a duplicate copy is actually delivered to such Leasehold Mortgagee at such address as such Leasehold Mortgagee may from time to time designate. Such Leasehold Mortgagee may change its address for notice by written notice delivered to Lessor from time to time.

2. Any such Leasehold Mortgagee, at its option, at any time before this Lease has been canceled and terminated by Lessor as provided for in this Lease, may pay any of the rents or other sums of money herein stipulated to be paid by Lessee or do any other thing required of the Lessee by the terms of this Lease, and all payments so made and all things so done or performed by any such Leasehold Mortgagee shall be as effective to prevent a termination of the rights of Lessee hereunder as the same would have been if done and performed by Lessee instead of by any such Leasehold Mortgagee.

3. It is further agreed that Lessor shall not have the right to terminate this Lease for any non-monetary default by Lessee during such time as the Leasehold Mortgagee in good faith and with reasonable diligence either attempts to cure such default or commences and thereafter prosecutes with diligence appropriate proceedings for foreclosure or other enforcement of the liens securing such Leasehold Mortgage loan.

4. Any such Leasehold Mortgage so given by Lessee may, if Lessee so desires, be conditioned to provide that, as between any such Leasehold Mortgage and Lessee, said Leasehold Mortgagee, on making good and correcting any such defaults on the part of Lessee, shall be thereby subrogated to any and all of the rights of the person or persons to whom any payment is made by said Leasehold Mortgagee, and to all of the rights of Lessee under the terms and provisions of this Lease, but any such subrogation shall not impair Lessor's rights under this Lease.

5. No such Leasehold Mortgagee shall be or become liable to Lessor as an assignee of this Lease until such time as said Leasehold Mortgage shall by foreclosure or other appropriate proceedings in the nature thereof, or as the result of any other action or remedy provided by such Leasehold Mortgage, or by proper conveyance from Lessee, either acquires the rights and interests of Lessee under the terms of this Lease or actually takes possession of the Leased Premises, in which event the Leasehold Mortgagee shall assume all obligations of Lessee under this Lease, including the obligation in Section 6.01 to remove the improvements and restore the Leased Premises upon termination of the Lease. Upon such Leasehold Mortgagee assigning such rights and interest to another party or relinquishing such possession, as the case may be, such Leasehold Mortgagee shall have no further liability hereunder.

6. Upon termination of this Lease for any reason other than expiration by the passage of time of the Term, the Leasehold Mortgagee of first priority upon Lessee's leasehold estate shall have the option, upon written notice delivered to Lessor not later than sixty (60) days after receipt of written notice from Lessor of such termination, to elect to receive, in its own name or in the name of its nominee or assignee, from Lessor a new lease of the terms and conditions as in this Lease set forth, and Lessor agrees to execute such lease provided said Leasehold Mortgagee shall undertake forthwith to remedy any curable default of Lessee. Any such new lease shall have priority equal to this Lease, and notice of such priority is hereby given.

7. Notwithstanding the provisions of this Lease, it is agreed that as long as there is a mortgage on Lessee's interest in this Lease, the effective termination of this Lease by reason of the occurrence of any of the actions specified herein as events of default or reasons for Lessor to have the right to terminate this Lease shall be postponed provided that (i) within a period of one hundred twenty (120) days after such event of default, a Leasehold Mortgagee shall complete the prosecution of a foreclosure proceeding or sale under its mortgage, (ii) all current rentals and other monetary obligations of Lessee under and in connection with this Lease are timely paid in full or complied with, and (iii) title to said leasehold passes in due course (subject, in the case of Lessee's bankruptcy, to delay caused by enjoinder of such foreclosure by a bankruptcy court).

8. No amendment or modification of this Lease shall be valid without first obtaining the prior written consent of any Leasehold Mortgagee or secured party of Lessee's interest in the Leased Premises or property located thereon.

807 7.1885
col.
BK 0807 PG 1885

OFFICIAL RECORDS

95-08566

Rec. 10.50
FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FLA.

1995 JUL -7 PM 4:19

RECORDED & INDEXED
P. DEWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY, FLA.
BY: *[Signature]*

WARRANTY DEED

THIS INDENTURE, made this 5th day of July, 1995,
between M.V. HARRINGTON, JR. (a/k/a MELVIN V. HARRINGTON, JR.) and
his wife, NORA J. HARRINGTON, Social Security Number: 267-34-6113,
of the County of Columbia, in the State of Florida, party of the
first part, Grantor, and ROCKY D. HARRINGTON, a single person,
Social Security Number: 263-27-7626, whose post-office address is
Route 16, Box 219, Lake City, Florida 32055, parties of the second
part, Grantee,

W I T N E S S E T H:

That said grantor, for and in consideration of the sum of TEN
AND NO/100 (\$10.00) Dollars, and other good and valuable
considerations to said grantors in hand paid by said grantee, the
receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said grantee, and grantee's heirs, successors and
assigns forever, the following described land, situate, lying and
being in Columbia County, Florida, to-wit:

TOWNSHIP 3 SOUTH, RANGE 17 EAST

Section 8: The North 1/2 of the NW 1/4 as lies West of
State Road No. 47, except Begin at the Intersection of
the West right-of-way line of Road No. 47 and the South
line of the N 1/2 of the NW 1/4 and run West 1050 feet,
North 420 feet, East 1050 feet, South 420 feet, to the
POINT OF BEGINNING. Containing 34.50 acres more or less.
All being in Section 8, Township 3 South, Range 17 East.

N.B. SUBJECT TO existing lease on a portion of the
property which will continue to be honored by the
Grantee.

N.B. SUBJECT TO that mortgage dated June 4, 1978, by
M.V. Harrington Jr., a/k/a Mevin B. Harrington Jr. and
Nora J. Harrington, his wife to Small Business
Administration recorded Jan. 10, 1978 in Official Records
Book 394, Pages 54-59, as modified by MODIFICATION OF
NOTE AND MORTGAGE dated Jan. 4, 1978, recorded April 25,

DOCUMENTARY STAMP
\$ 428.40
INTANGIBLE TAX
P. DEWITT CASON, CLERK OF
COURTS, COLUMBIA COUNTY
BY: *[Signature]*

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1978 in Official Records Book 562, Page 366, public records, Columbia County, Florida.

N.B. Sellers, jointly and severally, retain a life estate in the foregoing property including all timber rights and other uses and benefits appurtenant thereto during the lifetime of either Grantor. Notwithstanding anything to the contrary, in the event the Grantors or the survivor thereof cease to use the property as their principal residence for a period of time longer than one continuous year, then Grantee may elect to terminate the life estate.

Property Appraisers Parcel Identification Number:
08-3S-17-04881-000

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Marlin Feagle
MARLIN FEAGLE
Printed Name of Witness

M.V. Harrington, Jr. (SEAL)
M.V. HARRINGTON, JR.
(a/k/a MELVIN V. HARRINGTON, JR.)

Betsy Potter
Betsy POTTER
Printed Name of Witness

Nora J. Harrington (SEAL)
NORA J. HARRINGTON

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared M.V. HARRINGTON, JR. (a/k/a MELVIN V. HARRINGTON, JR.) and his wife, NORA J. HARRINGTON, who are personally known to me or who have produced N/A as identification and who did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of July, 1995.

(NOTARIAL SEAL)

Marlin Feagle
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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NEW CINGULAR WIRELESS PCS, LLC

ASSISTANT SECRETARY'S CERTIFICATE

I, Paul M. Wilson, do hereby certify that I am a duly elected, qualified and acting Assistant Secretary of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company (the "Company"), and as such I am authorized to execute this certificate. In such capacity, I further certify that:

Kimberly Williams is authorized and empowered to execute and deliver in the name of and on behalf of the Company the Letter of Authorization regarding premises located at 4194 N HWY 441, Lake City, FL 32055, AT&T Site: Lake City/ 10091907, attached hereto.

IN WITNESS WHEREOF, the undersigned has affixed his signature this 26th day of August 2026.

A handwritten signature in blue ink that reads "Paul M. Wilson". The signature is written in a cursive style and is positioned above a horizontal line.

Paul M. Wilson
Assistant Secretary
AT&T Mobility Corporation, as Manager of
New Cingular Wireless PCS, LLC



AT&T Mobility
12150 Research Parkway
Orlando, FL 32826

Letter of Authorization

August 20, 2026
Columbia County
Building Department
135 NE Hernando Ave
Lake City, FL 32055

RE: 4194 N HWY 441 , Lake City, FL 32055
AT&T Site: Lake City/ 10091907

We the undersigned, hereby authorize Trisha Purcell to act on our behalf in manners relating to leasing and permit applications, including signing of documents relating to these matters. Any acts carried out by the above referenced names on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from (New Cingular Wireless PCS, LLC a Delaware limited liability company, d/b/a AT&T Mobility).

Sincerely,

Kimberly Williams

Kimberly Williams

AT&T Mobility
12150 Research Parkway Orlando, FL 32826
m 904.412.7929 | kw4086@att.com

MOBILIZING YOUR WORLD