

**ANTENNA SITE LICENSE SCHEDULE ("SCHEDULE")**  
**ISSUED PURSUANT TO THE MASTER LICENSE AGREEMENT ("LICENSE")**  
**DATED OCTOBER 17, 2013**  
**BETWEEN**  
**MUNICIPAL COMMUNICATIONS, LLC**  
As Assigned to Municipal Bay, LLC dated December 22, 2017 ("LICENSOR")  
**AND**  
**SOUTHERN COMMUNICATIONS SERVICES, INC.**  
d/b/a Southern Linc f/d/b/a SouthernLINC Wireless ("LICENSEE")

Pursuant to the License, this Schedule is made and entered into by and between the Licensor and Licensee. Licensor and Licensee may be referred to in this Schedule individually as a "Party" and collectively as the "Parties". This Schedule is effective on the date it is executed by the later of Licensor and Licensee (the "Effective Date").

Licensor owns or leases the Land described in Attachment "A" of this Schedule. Licensee licenses the Premises described in Attachment "B" of this Schedule. Licensee's Facilities are shown in Attachment "C" of this Schedule. Exceptions to title are shown in Attachment "D" of this Schedule. Additional terms and conditions are set forth in Attachment "E" of this Schedule. The Scope of Work for Co-location Installation-LTE Scope of Work ("SOW") is described on Attachment "F" of this Schedule. The preceding Attachments appended hereto are hereby incorporated into this Schedule by this reference.

1. Site. Licensee Site Name/ #: Round Lake / F8147 Licensor Site Name/ #: Round Lake / N/A  
Address: 2449 Reedy Creek Road City: Alford County: Jackson State: Florida  
Coordinates: 30° 39' 01.56" N 85° 23' 58.29" W  
Tower Type/Height: Guyed / 300'  
If required, tower top lighting shall be as per FAA and/or local permitting/zoning lighting requirements
2. Commencement Date, Monthly License Fee, Escalations and Terms.
  - A. Commencement Date: The Schedule shall commence on February 1, 2018 (the "Commencement Date") and shall terminate on the fifth (5<sup>th</sup>) anniversary of the Commencement Date, unless sooner terminated or extended as herein provided.
  - B. Monthly Fees During the Initial Term:  
☒ Master Lease monthly rent (\$600.00) plus \$900.00 plus microwave overage, if applicable N/A  
= \$1,500.00 per month.
  - C. Rent Escalations: 12.5% upon commencement of each additional (5) year term.
  - D. Initial Term: Five (5) years.
  - E. Extension Terms: Option to extend for seven (7) additional five (5) year terms.

3. Rent Reduction for Co-location of Additional Wireless Carriers.

\$ 250.00 per month per the 1<sup>st</sup> and 2<sup>nd</sup> additional wireless carrier.

All capitalized words and phrases used herein shall have the same meanings ascribed to them in the License.

If there is a conflict between the terms of this Schedule and the License, this Schedule shall prevail.

This Schedule will replace and supersede any and all previous agreements for this site, *if any*, made between Licensor and Licensee.

(NO FURTHER TEXT ON THIS PAGE. SIGNATURE PAGE FOLLOWS ON NEXT PAGE)

IN WITNESS WHEREOF, each Party hereto acknowledges that it has read the terms and conditions contained herein, understands and agrees to the same and agrees to be bound thereby, and has caused this Schedule to be executed by its duly authorized representative.


"LICENSOR":

Municipal Bay, LLC

By: 

Name: Peter R. Corry

Title: CEO

Witness: 

Name: John Throckmorton  
(typed or printed)

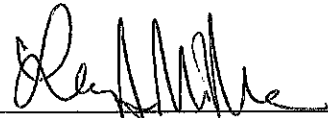
"LICENSEE":

SOUTHERN COMMUNICATIONS  
SERVICES, INC. d/b/a Southern Line

By: 

Name: Carmine Reppucci

Title: ~~CEO, Vice President and Treasurer~~

Witness: 

Name: Leigh Ann Miller  
(typed or printed)

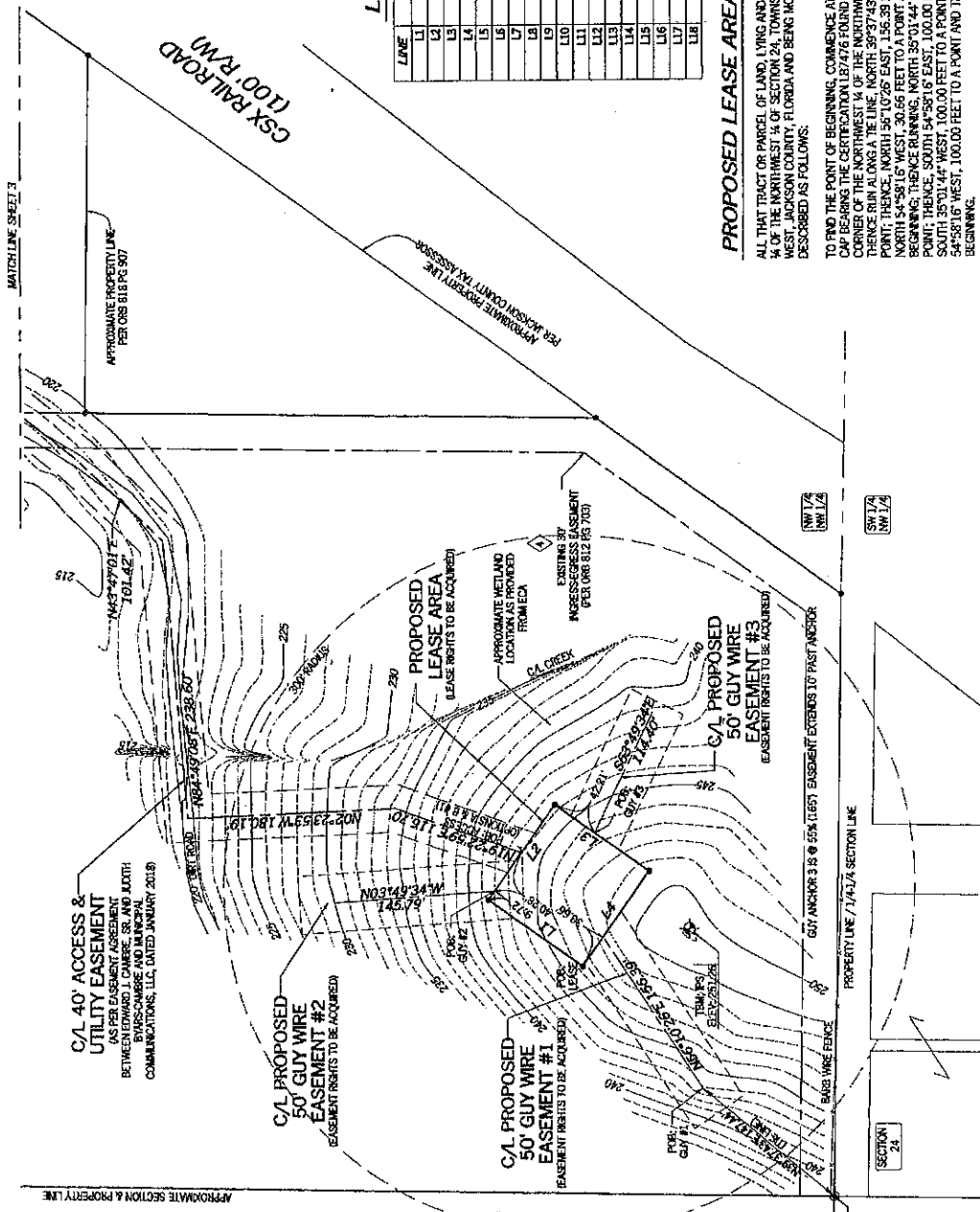
Lindsey D. Curtis  
Financial Planning & Budgeting Mgr.  
Southern Line  
(678) 443-1583  
ldcurtis@southernco.com

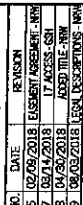
**Attachment "A"**

Land

(SEE ATTACHED SURVEY AND LEGAL DESCRIPTIONS)







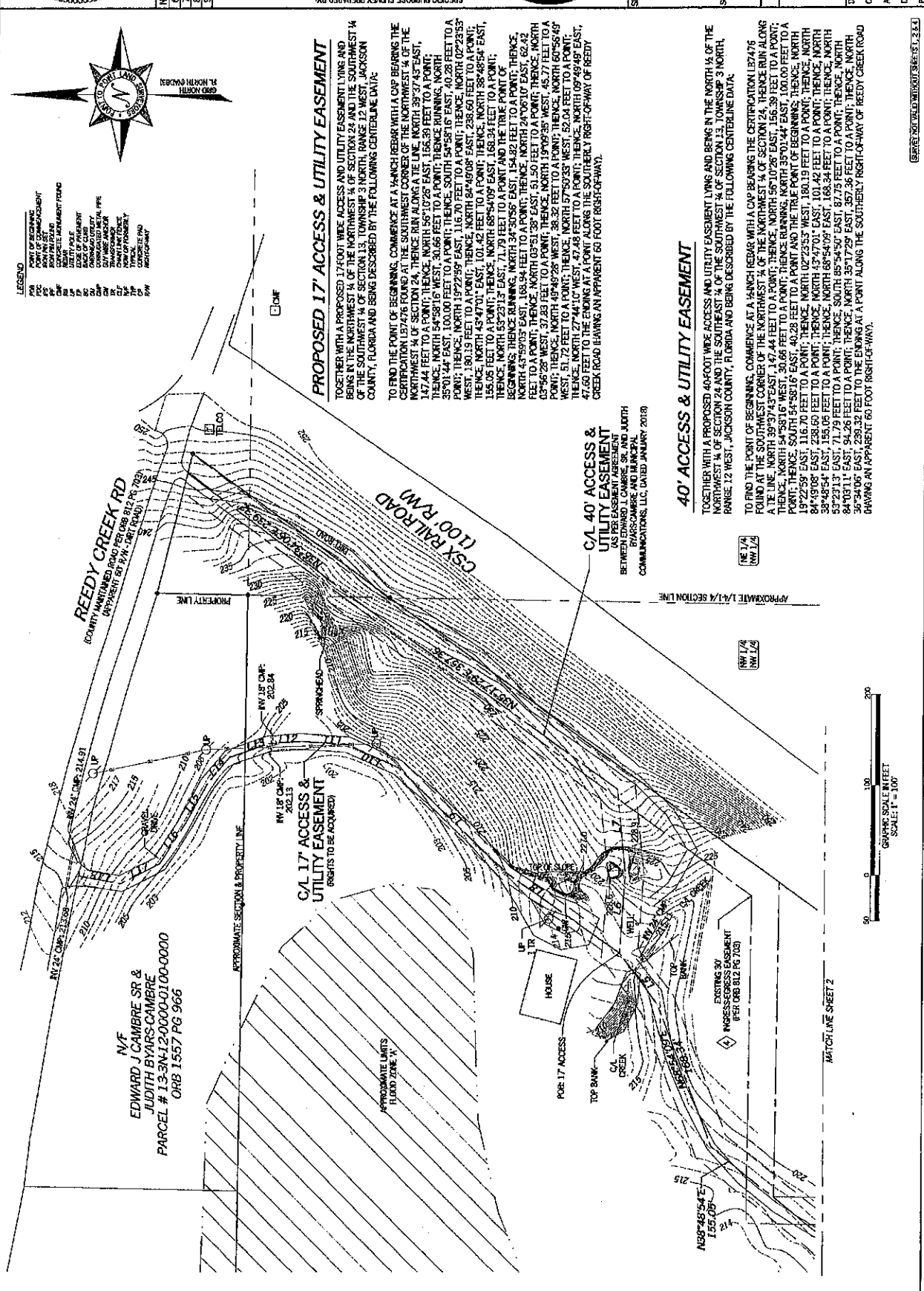
POINT TO POINT  
LAND SURVEYORS  
1010 Pennsylvania Avenue  
McDonough, GA 30253  
(p) 678.565.4440 (f) 678.565.4497  
(w) pointtopointsurvey.com



**Southern Linc**  
SOUTHERN COMMUNICATIONS SERVICES, INC.  
D/B/A SOUTHERN LINC  
4601 SOUTHLANE PARKWAY BLDG 500800  
SPECIFIC PURPOSE SURVEY PREPARED FOR:

HOOPER, AL 36244  
"ROUND LAKE"  
SITE NO.: F8147  
SECTIONS 13 & 24  
TOWNSHIP 3 NORTH, RANGE 12 WEST,  
JACKSON COUNTY, FLORIDA

DRAWN BY: GSH  
CHECKED BY: JQL  
APPROVED: C. NER  
DATE: MARCH 21, 2017



**PROPOSED GUY WIRE EASEMENT #1**

TOGETHER WITH A PROPOSED 50-FOOT WIDE GUY WIRE EASEMENT LYING AND BEING IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 12 WEST, JACKSON COUNTY, FLORIDA AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR WITH A CAP BEARING THE CERTIFICATION LB17476 FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, THENCE RUN ALONG A TIE LINE, NORTH 39° 37' 43" EAST, 147.44 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 56° 10' 26" EAST, 156.39 FEET TO THE ENDING AT A POINT.

## PROPOSED GUY WIRE EASEMENT #2

TOGETHER WITH A PROPOSED 50-FOOT WIDE GUY WIRE EASEMENT LYING AND BEING IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 12 WEST, JACKSON COUNTY, FLORIDA AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/4-ACRE REBAR WITH A CAP BEARING THE CERTIFICATION 157476 FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T10N, R10E, S32. T10N, R10E, S32. 157.45 FEET TO A POINT; THENCE, NORTH 95°10'28" EAST, 147.44 FEET TO A POINT; THENCE, NORTH 95°10'28" EAST, 156.39 FEET TO A POINT; THENCE, NORTH 54°58'16" WEST, 30.68 FEET TO A POINT; THENCE, NORTH 38°01'44" EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 54°58'16" EAST, 9.72 FEET TO THE TRUE POINT OF BEGINNING, THENCE, NORTH 10°34'49" WEST, 145.79 FEET TO THE ENDING AT A POINT.

**PROPOSED GUY WIRE EASEMENT #3**

TOGETHER WITH A PROPOSED 50FOOT WIDE GUY WIRE EASEMENT LYING AND BEING IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 12 WEST, JACKSON COUNTY, FLORIDA AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/4-ANCH REBAR WITH A CAP BEARING THE IDENTIFICATION 137476 FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, THENCE RUN ALONG A LINE, NORTH 39°37'43"EAST, 147.144 FEET TO A POINT; THENCE, NORTH 58°19'26"EAST, 156.39 FEET TO A POINT; THENCE, NORTH 54°58'16"WEST, 30.656 FEET TO A POINT; THENCE, NORTH 35°01'44"EAST, 100.00 FEET TO A POINT; THENCE, SOUTH 54°58'16"WEST, 100.00 FEET TO A POINT; THENCE, SOUTH 35°01'44"WEST, 42.21 FEET TO A POINT, 114.40 FEET TO THE POINT OF BEGINNING; THENCE RUNNING, SOUTH 63°49'34"EAST, 114.40 FEET TO THE ENDING AT A POINT.

**SUBJECT PROPERTY**

(AS PROVIDED IN TITLE REPORT FILE NO. 24928810)

PROPERTY LOCATED IN JACKSON, FL

**TRACT 1:**

ALL THAT PART OF NE 1/4 OF NW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 12 WEST,  
LYING SOUTH OF REEDY CREEK ROAD AND WEST OF ST. ANDREWS BAY RAILROAD.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BULEY BY CARROLL ON MAY 6, 1948 AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO EDWARD J. CARROLL, SR., AND JOHN E. PERKINS AND LESLIE E. JENKINS BY DEED DATED FEBRUARY 05, 1948 AND RECORDED MAY 06, 1948 IN DEED BOOK 412, PAGE 564, AND FURTHER CONVEYED TO WILLIAM JESSE CARROLL AND JOHNNIE C. CARROLL FROM BULEY BY CARROLL AND BONNIE C. CARROLL BY QUITCLAIM DATED JANUARY 14, 1982 AND RECORDED JANUARY 15, 1982 IN DEED BOOK 259, PAGE 517; AND FURTHER CONVEYED TO TOMMIE JO PARSHALL FROM WILLIAM JESSE CARROLL, PAGE 517; AND CARROLL BY QUIT CLAIM DEED DATED AUGUST 07, 1956 AND RECORDED AUGUST 13, 1956 IN DEED BOOK 367, PAGE 108; AND FURTHER CONVEYED TO EDWARD J. CARROLL, SR., AND JOHN E. PERKINS AND LESLIE E. JENKINS BY QUITCLAIM DATED MAY 30, 2001 IN DEED BOOK O.R. 816, PAGE 0596.

\* SURVEYOR'S NOTE: THE DESCRIPTION RECORDED IN DEED BOOK 81.8 PAGE 906 ALSO INCLUDES THE PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 13, LYING SOUTH OF REEDY CREEK ROAD AND WEST OF ST. ANDREWS BAY RAILROAD.

## TRACT 2:

ALL THAT CERTAIN LAND SITUATE IN JACKSON COUNTY, FLORIDA, VIZ:

ALL THAT PART OF THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 AND ALL THAT PART OF THE SW 1/4 OF THE NW 1/4 OF NW 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 12 WEST, JACKSON COUNTY, FLORIDA LYING WEST OF ST. ANDREWS BAY RAILROAD.

AND BEING THE SAME PROPERTY CONVEYED TO EDWARD J. CAMBER, SR. AND JUDITH WAGARSTACAMBER FROM TONABE JO SHARRATT F/A/TOMABE JO PARRISH AND GREG SHARRATT BY DEED BOOK O.R. 818, PAGE 0907.

TAX PARCEL NO. 24-3N-12-0000-0200-0000

## TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEING FILE NO. 24928810, FOR THE DATE OF 04/11/2014, BEING FILE NO. 24928810, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

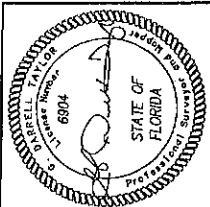
13. **Warranty Deed**  
Francis Hardaway Contracting Company, a corporation  
The Atlanta & St. Andrews Bay Railway Company

Deed: 05/20/1961  
 Recorded on: 05/26/1961  
 Recorded in: Deed Book 511, Page 107  
 THIS DEED ESTABLISHES THE RIGHT-OF-WAY OF CSX RAILROAD

4. Enclosure  
in favor of Toussaint Parish  
Recorded on: 04/16/2007

5. Unrecorded Land Option and Lease Agreement:  
 Dated: 02/16/2017  
 Landlord: Edward L. Carlsberg, Sr. and wife, Judy Beyer Carlsberg, as Landlord/Lessor  
 Tenant: John Carlsberg, Jr., a German corporation, as Tenant/Lessee

DOCUMENT NOT PROVIDED.



NO.	DATE	REVISION
6	02/09/2018	EASEMENT AGREEMENT - NEW
7	03/14/2018	17 ACCESS - GSH
8	04/30/2018	ADDED TITLE - NEW
9	08/03/2018	LEGAL DESCRIPTIONS - NEW

POINT TO POINT LAND SURVEYORS  
1010 Pennsylvania Avenue  
McDonough, GA 30253  
(p) 678.565.4440 (f) 678.565.4497  
(w) pointtopointsurvey.com



FOR INFORMATION: 508-255-1111, ext. 3333



SOUTHERN COMMUNICATIONS SERVICES, INC.  
D/B/A SOUTHERN LINC  
4601 SOUTH LAKE PARKWAY SW 5P-0800

**"POLYMERIZATION"**

Q. Now, you said that you were not sure whether the person was a man or a woman, is that correct?

FILE NO. 10141

SECTION 20 & 24  
TOWNSHIP 3 NORTH, RANGE 12 WEST,

INDEPENDENT COUNCIL, EUROPE

DRAWN BY: GSH	SHEET:
---------------	--------

CHECKED BY: JKL

APPROVED: C. INER

DATE: MARCH 21, 2017



PROPOSED LEASE AREA  
SOUTHERNLINC  
ROUND LAKE  
F8147

All that tract or parcel of land, lying and being in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 3 North, Range 12 West, Jackson County, Florida and being more particularly described as follows:

To find the point of beginning, COMMENCE at a  $\frac{1}{2}$ -inch rebar with a cap bearing the certification LB7476 found at the southwest corner of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 24, thence run along a tie line, North  $39^{\circ}37'43''$  East, 147.44 feet to a point; thence, North  $56^{\circ}10'26''$  East, 156.39 feet to a point; thence, North  $54^{\circ}58'16''$  West, 30.66 feet to a point and the true POINT OF BEGINNING; Thence running, North  $35^{\circ}01'44''$  East, 100.00 feet to a point; Thence, South  $54^{\circ}58'16''$  East, 100.00 feet to a point; Thence, South  $35^{\circ}01'44''$  West, 100.00 feet to a point; Thence, North  $54^{\circ}58'16''$  West, 100.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.2296 acres (10,000 square feet), more or less, as shown in a survey prepared for SOUTHERNLINC by POINT TO POINT LAND SURVEYORS, INC. dated February 6, 2017 and last revised August 03, 2018.

PROPOSED 40' ACCESS & UTILITY EASEMENT  
SOUTHERNLINC  
ROUND LAKE  
F8147

Together with a proposed 40-foot wide access and utility easement lying and being in the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 24 and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 3 North, Range 12 West, Jackson County, Florida and being described by the following centerline data:

To find the point of beginning, COMMENCE at a  $\frac{1}{2}$ -inch rebar with a cap bearing the certification LB7476 found at the southwest corner of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 24, thence run along a tie line, North  $39^{\circ}37'43''$  East, 147.44 feet to a point; thence, North  $56^{\circ}10'26''$  East, 156.39 feet to a point; thence, North  $54^{\circ}58'16''$  West, 30.66 feet to a point; thence running, North  $35^{\circ}01'44''$  East, 100.00 feet to a point; thence, South  $54^{\circ}58'16''$  East, 40.28 feet to a point and the true POINT OF BEGINNING; Thence, North  $19^{\circ}22'59''$  East, 116.70 feet to a point; Thence, North  $02^{\circ}23'53''$  West, 180.19 feet to a point; Thence, North  $84^{\circ}49'08''$  East, 238.60 feet to a point; Thence, North  $43^{\circ}47'01''$  East, 101.42 feet to a point; Thence, North  $38^{\circ}48'54''$  East, 155.05 feet to a point; Thence, North  $68^{\circ}54'09''$  East, 168.34 feet to a point; Thence, North  $53^{\circ}23'13''$  East, 71.79 feet to a point; Thence, South  $85^{\circ}54'50''$  East, 87.75 feet to a point; Thence, North  $84^{\circ}03'11''$  East, 94.26 feet to a point; Thence, North  $35^{\circ}17'29''$  East, 357.36 feet to a point; Thence, North  $36^{\circ}34'06''$  East, 239.32 feet to the ENDING at a point along the southerly right-of-way of Reedy Creek Road (having an apparent 60 foot right-of-way).

As shown in a survey prepared for SOUTHERNLINC by POINT TO POINT LAND SURVEYORS, INC. dated March 21, 2017 and last revised August 03, 2018.

PROPOSED 17' ACCESS & UTILITY EASEMENT  
SOUTHERNLINC  
ROUND LAKE  
F8147

Together with a proposed 17-foot wide access and utility easement lying and being in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24 and the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 3 North, Range 12 West, Jackson County, Florida and being described by the following centerline data:

To find the point of beginning, COMMENCE at a  $\frac{1}{2}$ -inch rebar with a cap bearing the certification LB7476 found at the southwest corner of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 24, thence run along a tie line, North  $39^{\circ}37'43''$  East, 147.44 feet to a point; thence, North  $56^{\circ}10'26''$  East, 156.39 feet to a point; thence, North  $54^{\circ}58'16''$  West, 30.66 feet to a point; thence running, North  $35^{\circ}01'44''$  East, 100.00 feet to a point; thence, South  $54^{\circ}58'16''$  East, 40.28 feet to a point; thence, North  $19^{\circ}22'59''$  East, 116.70 feet to a point; thence, North  $02^{\circ}23'53''$  West, 180.19 feet to a point; thence, North  $84^{\circ}49'08''$  East, 238.60 feet to a point; thence, North  $43^{\circ}47'01''$  East, 101.42 feet to a point; thence, North  $38^{\circ}48'54''$  East, 155.05 feet to a point; thence, North  $68^{\circ}54'09''$  East, 168.34 feet to a point; thence, North  $53^{\circ}23'13''$  East, 71.79 feet to a point and the true POINT OF BEGINNING; Thence running, North  $34^{\circ}30'56''$  East, 154.82 feet to a point; Thence, North  $43^{\circ}59'03''$  East, 168.94 feet to a point; Thence, North  $24^{\circ}06'10''$  East, 62.42 feet to a point; Thence, North  $03^{\circ}51'38''$  East, 51.50 feet to a point; Thence, North  $03^{\circ}56'28''$  West, 37.83 feet to a point; Thence, North  $19^{\circ}09'35''$  West, 45.77 feet to a point; Thence, North  $49^{\circ}49'28''$  West, 38.32 feet to a point; Thence, North  $60^{\circ}56'49''$  West, 51.72 feet to a point; Thence, North  $57^{\circ}50'33''$  West, 52.04 feet to a point; Thence, North  $27^{\circ}44'10''$  West, 47.48 feet to a point; Thence, North  $09^{\circ}49'49''$  East, 47.60 feet to the ENDING at a point along the southerly right-of-way of Reedy Creek Road (having an apparent 60 foot right-of-way).

As shown in a survey prepared for SOUTHERNLINC by POINT TO POINT LAND SURVEYORS, INC. dated March 21, 2017 and last revised August 03, 2018.

PROPOSED GUY WIRE EASEMENT #1  
SOUTHERNLINC  
ROUND LAKE  
F8147

Together with a proposed 50-foot wide guy wire easement lying and being in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 3 North, Range 12 West, Jackson County, Florida and being described by the following centerline data:

To find the point of beginning, COMMENCE at a  $\frac{1}{2}$ -inch rebar with a cap bearing the certification LB7476 found at the southwest corner of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 24, thence run along a tie line, North  $39^{\circ}37'43''$  East, 147.44 feet to a point and the true POINT OF BEGINNING; Thence running, North  $56^{\circ}10'26''$  East, 156.39 feet to the ENDING at a point.

As shown in a survey prepared for SOUTHERNLINC by POINT TO POINT LAND SURVEYORS, INC. dated March 21, 2017 and last revised August 03, 2018.

PROPOSED GUY WIRE EASEMENT #2  
SOUTHERNLINC  
ROUND LAKE  
F8147

Together with a proposed 50-foot wide guy wire easement lying and being in the Northwest ¼ of the Northwest ¼ of Section 24, Township 3 North, Range 12 West, Jackson County, Florida and being described by the following centerline data:

To find the point of beginning, COMMENCE at a ½-inch rebar with a cap bearing the certification LB7476 found at the southwest corner of the northwest ¼ of the northwest ¼ of Section 24, thence run along a tie line, North 39°37'43" East, 147.44 feet to a point; thence, North 56°10'26" East, 156.39 feet to a point; thence, North 54°58'16" West, 30.66 feet to a point; thence running, North 35°01'44" East, 100.00 feet to a point; thence, South 54°58'16" East, 9.72 feet to a point and the true POINT OF BEGINNING; Thence running, North 03°49'34" West, 145.79 feet to the ENDING at a point.

As shown in a survey prepared for SOUTHERNLINC by POINT TO POINT LAND SURVEYORS, INC. dated March 21, 2017 and last revised August 03, 2018.

PROPOSED GUY WIRE EASEMENT #3  
SOUTHERNLINC  
ROUND LAKE  
F8147

Together with a proposed 50-foot wide guy wire easement lying and being in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 3 North, Range 12 West, Jackson County, Florida and being described by the following centerline data:

To find the point of beginning, COMMENCE at a  $\frac{1}{2}$ -inch rebar with a cap bearing the certification LB7476 found at the southwest corner of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of Section 24, thence run along a tie line, North  $39^{\circ}37'43''$  East, 147.44 feet to a point; thence, North  $56^{\circ}10'26''$  East, 156.39 feet to a point; thence, North  $54^{\circ}58'16''$  West, 30.66 feet to a point; thence running, North  $35^{\circ}01'44''$  East, 100.00 feet to a point; thence, South  $54^{\circ}58'16''$  East, 100.00 feet to a point; thence, South  $35^{\circ}01'44''$  West, 42.21 feet to a point and the true POINT OF BEGINNING; Thence running, South  $63^{\circ}49'34''$  East, 114.40 feet to the ENDING at a point.

As shown in a survey prepared for SOUTHERNLINC by POINT TO POINT LAND SURVEYORS, INC. dated March 21, 2017 and last revised August 03, 2018.

## **Attachment "B"**

### **Premises**

The location of Licensee's ground equipment is shown on the **attached Site Plan**, and the location of Licensee's antennas on the Tower is shown on the **attached Tower Elevation**.

By agreement of the Parties, an As-Built survey may be incorporated herein as part of this Attachment "B" upon Licensee's completion of an "AS-BUILT" survey of the Premises.







## Attachment "C"

### Licensee's Facilities

A. Licensee's Facilities Being Reserved and Installed:

1. Reserved: Up to Six (6) 8' Panel Antennas, RAD Center Mounted at the elevation shown in the **Tower Elevation Drawing** shown in Attachment "B", on the tower with up to Six (6) Remote Radio Heads and Six (6) Public Safety Notch Filters  
Being Installed: Three (3) 8' Panel Antennas, Three (3) Remote Radio Heads, and Three (3) Public Safety Notch Filters
2. Reserved: Up to Two (2) runs of Hybrid cable (fiber and copper) and associated jumpers  
Being Installed: One (1) run of Hybrid cable (fiber and copper) and associated jumpers
3. Reserved: None  
Being Installed: Three (3) (Sky Mount) antenna mounts
4. Reserved: None  
Being Installed: Two (2) Equipment Cabinets (one (1) measuring approximately 3' x 3' and one (1) measuring approximately 4' x 4') and a canopy in a 10' x 12' lease area as shown on the **Site Plan in Attachment "B"**
5. Reserved: None  
Being Installed: Two (2) GPS Antennas Mounted on Equipment Cabinet or ice bridge
6. Reserved Microwave Dish(es): Up to 8' of microwave dish(es) with coax. Anything greater than 8' of microwave priced at \$100.00/nominal diameter ft.  
Microwave Dish(es) Being Installed: (1) 4' microwave dish(es) being installed as more particularly shown on the attached **LTE Microwave Spec Sheet Preliminary**.

B. Future Reserved Space Remaining After Install of Items in Section A above:

1. Per Section A. 1. above, Licensee has up to Three (3) 8' panel antennas at the RAD center described in Section A. 1. above with up to three (3) Remote Radio Heads and three (3) Public Safety Notch Filters (all at no additional cost)
2. Per Section A. 2. above, Licensee has up to One (1) run of Hybrid cable (fiber and copper) and associated jumpers (all at no additional cost)
3. Per Section A. 6 above, Licensee has up to 4' of microwave dish(es) with coax at no additional cost at the microwave dish(es) RAD center shown in the Tower Elevation drawing shown in Attachment "B". Anything greater than 4' of microwave with coax priced at \$100.00/nominal diameter ft. The height(s) of the dish(es) to be mutually agreed upon between the Parties in an Amendment to this Schedule.

Licensee Site Name/#: Round Lake / F8147

Licensors Site Name/#: Round Lake / N/A

**LTE Microwave Spec Sheet Preliminary**  
(See Attached)

**LTE MICROWAVE SPEC SHEET**  
**PRELIMINARY 08/21/17**

<b>Site #:</b>	F8147
<b>Site Name:</b>	Round Lake
<b>Structure Type/Owner:</b>	Guyed
<b>Latitude &amp; Longitude: (DD-MM-SS)</b>	30-39-01.56 N, 85-23-58.29 W
<b>Number of MW Antennas:</b>	1
<b>Comments:</b>	Rev.1 – 08/21/17 – Site nailed down. Corrected coordinates. Rev.0 – 07/06/16 – Initial loading of datasheet.

NOTE: Each antenna listed below will have two (2) runs of Andrew LDF2-50 3/8" Coaxial Cable unless otherwise noted.

**Dish 1 (Fountain)**

<b>Azimuth:</b>	208.94
<b>Frequency Band:</b>	11 GHz
<b>Antenna Size:</b>	4ft
<b>Antenna Model:</b>	ANT2 1.2 11 HPX_22017dc15_r4
<b>Antenna Height:</b>	200
<b>RAU Height:</b>	200
<b>Cable Length:</b>	TBD
<b>Comment:</b>	

**Dish 2 ()**

<b>Azimuth:</b>	
<b>Frequency Band:</b>	Choose an item.
<b>Antenna Size:</b>	Choose an item.
<b>Antenna Model:</b>	Choose an item.
<b>Antenna Height:</b>	
<b>RAU Height:</b>	
<b>Cable Length:</b>	
<b>Comment:</b>	

**Attachment "D"**

## Exceptions to Licensor's Title

1. Master Lease. Licensor has only a leasehold interest in the Land pursuant to that certain Land Option and Lease Agreement (the "Master Lease"), dated February 16th, 2017 by and between Edward J. Cambre, Sr. and wife, Judith Byars-Cambre, a married couple (the "Land Owner"), as Master Lease Landlord, and Value Concepts, Inc. The Master Lease was assigned from Value Concepts, Inc. to Licensor ("Assignee") pursuant to that certain Assignment and Assumption of Land Option and Lease Agreement ("Assignment") dated September 28th, 2017. Master Lease Landlord and Assignee entered into an Easement Agreement dated January 2018. Assignee exercised the option by providing to the Master Lease Landlord written Notice to Exercise the Option February 14th, 2018 and commencing the Master Lease on February 1st, 2018 (the "Master Lease Commencement Date"). The Notice to Exercise the Option is attached hereto as Addendum 1 to this Attachment "D". Licensor and Licensee acknowledge and agree that both Parties have reviewed a full and complete copy of the fully executed Master Lease and Assignment. Licensor warrants that Licensor has the power and authority under said Master Lease to enter into this Schedule and that the terms and conditions set forth herein are consistent with said Master Lease.

In the event Licensor terminates the Master Lease, or allows same to expire, then Licensor shall provide Licensee with written notice thereof, upon the earlier of: 1) Licensor's actual knowledge of such termination or expiration; or 2) Licensor's receipt of termination notice by the Master Lease Landlord, which shall be forwarded to Licensee in writing by Licensor within five (5) days of Licensor's receipt thereof.

2. Subject to the following title exceptions:

Easement in favor of Tommie Parrish dated April 12, 2001, recorded April 16, 2001 in Deed Book 812, Page 703 in the Office of the Clerk of Jackson County, Florida.

**Addendum 1 to Attachment "D"**

Notice to Exercise the Option  
(See Attached)

# Municipal LLC Communications

February 14th, 2018

Eddy and Judy Cambre  
2441 Reedy Creek Road  
Alford, FL 32420

Re: "Round Lake" Wireless Tower Land Option and Lease Agreement

Dear Eddy and Judy,

In accordance with the above referenced agreement, please accept this letter as written confirmation that Municipal Communications, LLC has been assigned the Option & Lease Agreement you entered into with Value Concepts, Inc, and has exercised the option to lease your property effective February 1<sup>st</sup>, 2018.

An annual rent check in the amount of \$7,200.00 is enclosed. Normal monthly payments will begin on February 1<sup>st</sup>, 2019.

Thank you for your assistance and cooperation with Municipal Communications, LLC. If you have any questions regarding your payments, please contact me at (404) 995-1893.

Regards,

  
John Throckmorton  
Vice President

## Attachment "E"

### Additional Terms and Conditions

1. Site Development; Reimbursement Amount. The Parties acknowledge that Licensee conducted certain site development activities for the Land prior to entering into this Schedule and will be conducting site development activities following the Schedule Commencement Date, including, but not limited to, surveying, engineering, permitting, and various construction activities. The Parties agree that Licensor shall reimburse the party referenced below for site acquisition labor costs and certain other site acquisition costs, legal fees for zoning hearings, if applicable, and costs for construction services, if applicable, related to the site development of the Land and Tower Facilities, not including the costs of Licensee's Facilities (the "Reimbursement Amount") in accordance with a cost breakdown identified on the Site Acquisition and Site Permitting Costs Addendum which shall be signed and dated by each Party and attached as "Addendum 1" to this Attachment "E."

The Reimbursement Amount shall be paid by Licensor to:

☒ **Gulf Power Company** by check or cash on or before the Commencement Date, and if paid by check, sent to: Lease Administration Supervisor, Southern Communications Services, Inc., d/b/a Southern Linc, 5555 Glenridge Connector, Suite 500, Atlanta, Georgia 30342.



Attachment "E"  
"Addendum 1"  
Site Acquisition and Site Permitting Costs

1. Licensor Reimbursement to Licensee for Site Development Services: Actual up to \$25,000. 50/50 split of fee total in excess of \$25,000

Initial 12 Months Ground Lease Option Fee	\$500.00
6 Month Renewal Option Fee (if required)	N/A
Title Reports (Site Parcel, Easement Parcel & Updates)	\$2,266.00
Topographic Survey and 2C Letter + re-stakes	\$7,650.00
Construction Drawings	\$6,375.00
Phase 1	\$1,355.00
NEPA & Cultural Resource Survey/Tribal Fees + ASR	\$22,025.00
Geotechnical Survey + clearing	\$6,495.00
Utility Company Charges for Electrical Service Routing	N/A
Utility Company Charges for Telco Routing	N/A
SHPO Mitigation	N/A
Other: _____	N/A
Other: _____	N/A
Total:	\$46,666.00

☐ Site Development Services total less than or equal to \$25K:  
Actual Total Amount: N/A

☒ Site Development Services above \$25K:  
Actual Total \$46,666.00 - \$25,000.00 = \$21,666.00 ÷ 2 = \$10,833.00 + \$25,000.00 = \$35,833.00

2. Licensor Reimbursement to Licensee for Site Acquisition, Leasing and Project Management Expenses

<input type="checkbox"/> Sites with no permitting and no zoning required: \$ 15,000.00	Total: N/A
<input type="checkbox"/> Sites with permitting but no zoning required: \$ 17,500.00	Total: N/A
<input checked="" type="checkbox"/> Sites with permitting and zoning required: \$ 25,000.00 plus \$7,710.00 third party costs listed below =	Total: <u>\$32,710.00</u>

Application Fees	\$5,000.00
Photo Sims	\$1,310.00
Property Appraisal	N/A
Other: <u>Zoning Sheet by Surveyor</u>	\$1,250.00
Other: <u>Advertising Fee</u>	\$150.00
Total Third Party Costs:	\$7,710.00

3. Licensor Reimbursement to Licensee of Legal Fees for Zoning Hearings

Licensor to reimburse Licensee for the 1<sup>st</sup> \$15K, Licensee to Split Legal Fees 50/50 above \$15K

☐ Legal Fees not applicable

☒ Legal Fees less than or equal to \$15K:

Total Amount: \$5,298.32

☐ Legal Fees above \$15K:

Actual Total N/A - \$15,000.00 = N/A ÷ 2 = N/A + \$15,000.00 = N/A

4. Licensee Construction Services Reimbursed to Licensor:

A. ☒ Licensee to reimburse Licensor in the amount of \$13,000.00 for Co-location Construction Services per Attachment "F" to this Schedule, Scope of Work for Co-location Installation LTE Scope of Work.

Total Reimbursement to Licensor: \$13,000.00

B. ☐ Licensee's Facilities shall be installed and constructed by Licensee at Licensee's sole cost and expense.

Total Reimbursement to Licensor: N/A

5. Calculation of Licensor Total Reimbursement Amount to Licensee:

Total Item 1: Site Development Services: \$35,833.00

Total Item 2: Site Acquisition, Leasing and Project  
Management Expenses:

\$32,710.00

Total Item 3: Legal Fees for Zoning Hearings

\$5,298.32

LESS Total Item 4: Construction Services Reimbursed to Licensor

\$13,000.00

TOTAL REIMBURSEMENT AMOUNT TO LICENSEE: \$60,841.32

Accepted and Approved this 14<sup>th</sup> day of September, 2018.

"LICENSOR":

Municipal Bay, LLC

By: 

Name: Peter R. Corry

Title: CEO

"LICENSEE":

Southern Communications Services, Inc.  
d/b/a Southern Linc

By: 

Name: Carmine Reppucci

Title: ~~CEO, Vice-President and Treasurer~~

Lindsey D. Curtis

Financial Planning & Budgeting Mgr.

Southern Linc

(678) 443-1583

ldcurtis@southernco.com

Attachment "F"

SCOPE OF WORK FOR CO-LOCATION INSTALLATION

LTE Scope of Work

☒ If Section 4. A. of Attachment "E"-"Addendum 1"-Site Acquisition and Site Permitting Costs is selected see the **attached LTE Scope of Work**.

☐ If Section 4. B. of Attachment "E"-"Addendum 1"-Site Acquisition and Site Permitting Costs is selected the LTE Scope of Work in this Attachment "F" is not applicable.

### Added LTE Scope of Work

- Form and pour a 10'x12'x6" thick reinforced concrete foundation for our equipment and hydrogen storage cabinets, as shown on the attached details. Cabinets to be installed by others.
- Provide and install ground ring/system in accordance with the ground plan as shown on the attached details.
- Provide and install ice-bridge w/ posts and trapeze as shown on the attached details.
- Provide and install 2 each, 2" schedule 80 pvc conduits w/ 200 # pull strings, underground from the tower owner provided H-Frame to Linc concrete equipment foundation slab as shown on the attached details.
- For guyed and self-supporting towers, provide an 18" wide (minimum) wave-guide ladder (or equivalent) up the tower to our highest rad center, on the tower face closest to our equipment cabinets.