

RECEIVED
JUL 02 2019
Kittitas Co. CDS

Site No. 388317

GROUND LEASE

This Lease is made and entered into as of the 4th day of ~~February~~ ^{April}, 2002, by and between City of Cle Elum, a municipal corporation, Kittitas County, Washington, 119 West First Street, Cle Elum, Washington 98922, (hereinafter referred to as "Landlord"), and WESTERN SUB-RSA LIMITED PARTNERSHIP, a Delaware limited partnership, by its' general partner WASHINGTON RSA #5, Inc., a Washington Corporation, doing business as U. S. Cellular®, Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois 60631 (hereinafter referred to as "Tenant").

In consideration of the mutual promises, conditions, and other good and valuable consideration of the parties hereto, it is covenanted and agreed as follows:

1. Option to Lease. (a) Landlord hereby grants to Tenant an option ("the Option") to lease from Landlord the following described Leasehold Parcel:

Approximate dimensions: Not to Exceed 50'x50'

Approximate acreage: Not to Exceed .059 acres

Location: Near the NW corner of the newest City Water Tank compound in the NE ¼ of Section 27, Township 20 North, Range 15 EWM, Kittitas County, Washington.

(collectively the "Leasehold Parcel") together with unrestricted access for Tenant's uses from the nearest public right-of-way along the Landlord's property. Tenant shall provide access to compound to the Landlord for emergency purposes.

(b) During the Option period and any extension thereof, and during the term of this Agreement, Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Leasehold Parcel to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Leasehold Parcel (collectively the "Tests"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises and include without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively referred to as "Governmental Approvals"), and otherwise to do those things on or off the Leasehold Parcel that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Leasehold Parcel, the environmental history of the Leasehold Parcel, Landlord's

Prepared by, and when recorded please return to:
U.S. CELLULAR
ATTN: REAL ESTATE
8410 W. BRYN MAWR AVENUE
SUITE 700
CHICAGO, IL 60631

title to the Leasehold Parcel, and the feasibility or suitability of the Leasehold Parcel for Tenant's Permitted Use, all at Tenant's expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Leasehold Parcel, unless such defect or condition is disclosed by Tenant's inspection and Tenant chooses to proceed with the project.

(c) In consideration of Landlord granting Tenant the Option, Tenant hereby agrees to pay Landlord the sum of [REDACTED] upon execution of this Agreement. The Option will be for an initial term of eighteen months (the "Initial Option Term") and may be renewed by Tenant for an additional six months upon written notification to Landlord and the payment of an additional [REDACTED] no later than ten (10) days prior to the expiration date of the Initial Option Term.

(d) During the Initial Option Term and any extension thereof, Tenant may exercise the Option by notifying Landlord in writing. If Tenant exercises the Option then Landlord leases the Leasehold Parcel to the Tenant subject to the following terms and conditions.

2. Grant of Easement Parcel(s). Unless the Leasehold Parcel is immediately adjacent to public rights-of-way for ingress, egress, and utilities, Landlord hereby grants to Tenant the following described Easement Parcel(s) appurtenant to the Leasehold Parcel:

Use: Access. Dimensions are not to exceed:

Width 20 feet; Approximate length: ½ mile
between the Leasehold Parcel and the public road known as East 6th Street
over existing traveled ways where practical, and establishing a new route as
necessary.

Use: Utilities. Dimensions are not to exceed:

Width: 20 feet; Approximate length: ½ mile
between the Leasehold Parcel and suitable utility company service connection points.
Landlord agrees to make such direct grants of easement as the utility companies may
require.

Further described in Exhibit "A" attached hereto and incorporated herein.

3. Grant of Easement Rights. To effect the purposes of this Lease, Landlord hereby grants to Tenant the following Easement Rights: (a) the right to clear vegetation, cut timber, and move earthen materials upon the Easement Parcels; (b) the right to improve an access road within the Access Easement Parcel; (c) the right to place utility lines and related infrastructure within the Utilities Easement Parcel; (d) the right to enter and temporarily rest upon Landlord's adjacent lands for the purposes of installing, repairing, replacing, and removing the leasehold improvements (the "Improvements") and any other personal property of Tenant upon the Leasehold Parcel and improving the Easement Parcels, including the right to bring in and use all necessary tools and machinery upon proper notice to Landlord and (e) the right of pedestrian and vehicular ingress and egress to and from the Leasehold Parcel at any time over and upon the

Access Easement Parcel. The Leasehold Parcel and Easement Parcels are collectively referred to herein as the "Premises."

4. Survey / Site Plan. Tenant shall, at Tenant's expense, cause a survey, site plan, and/or legal description of the Premises to be prepared, to further delineate and identify the land underlying the Premises, and to attach the same as exhibits to this Lease.

5. Use of the Premises. Tenant shall be entitled to use the Premises to construct, operate, modify as necessary, and maintain thereon a communications antenna tower (including aviation hazard lights when required), an access road, one or more equipment buildings, and a security fence, together with all necessary lines, anchors, connections, devices, and equipment for the transmission, reception, encryption, and translation of voice and data signals by means of radio frequency energy and landline carriage.

6. Term of Lease. In the event Tenant exercises the Option, the initial lease term will be FIVE (5) years (the "Initial Term"), commencing upon the Commencement Date, as defined below. The Initial Term will terminate on the last day of the month in which the FIFTH (5) annual anniversary of the Commencement Date occurred.

7. Option to Renew. Tenant shall have the option to renew this Lease for up to FIVE (5) additional terms of FIVE (5) years each, upon a continuation of all the same provisions hereof, by giving written notice to Landlord of Tenant's exercise of this option at least sixty (60) days before the expiration of the term then present at the time of such notice.

8. Option to Terminate. Tenant shall have the unilateral right to terminate this Lease at any time by giving written notice to Landlord of Tenant's exercise of this option and paying Landlord the amount of \$3000.00 as liquidated damages.

9. Base Rent. Commencing on the date that Tenant commences construction (the "Commencement Date"), Tenant shall pay Base Rent to Landlord in the amount of [REDACTED] annually, which shall be due when construction begins and then regularly thereafter on the anniversary date of the "Commencement Date". Landlord shall specify the name, address, and taxpayer identification number of a sole payee (or maximum two joint payees) who shall receive rent on behalf of the Landlord. Rent will be prorated for any partial year.

10. Adjusted Rent. On every TWO (2) years' anniversary of the commencement date of the term of this Lease, and throughout the duration hereof as renewed and extended, the Base Rent shall be adjusted in proportion to the cumulative change in the latest published Consumer Price Index compared to the same index as historically recorded for the month and year in which the term of this Lease commenced. "Consumer Price Index" shall mean the Consumer Price Index for All Urban Consumers, All Items, U.S. City Average, 1982-84 = 100, (U.S. Department of Labor, Bureau of Labor Statistics). If the said Index ceases to be published, then a reasonably comparable index shall be used.

11. Possession of Premises. Tenant shall not be entitled to take possession of the Premises and commence work to construct the Improvements until Tenant makes the first payment of rent.

12. Utilities. Tenant shall solely and independently be responsible for all costs of providing utilities to the Premises, including the separate metering, billing, and payment of utility services consumed by Tenant's operations.

13. Property Taxes.

(a) Tenant shall pay the personal property taxes levied against the Improvements and the real estate taxes levied against the land underlying the Leasehold Parcel. If the classification of the land for tax purposes changes as a result of Tenant's commercial use, then Tenant shall be responsible for increases attributable to such commercial use. Increases in property values reflected in Landlord's property tax bill received after the first assessment date following Tenant's completion of construction shall be deemed to best indicate the impact attributable to Tenant.

(b) Although Tenant will be receiving a separate tax bill for its personal property, the parties assume that the Leasehold Parcel will not be eligible for a separate assessor's parcel number. Therefore, Tenant shall contribute to the payment of real estate taxes on the underlying land promptly following Landlord's demand therefor, provided that Tenant's proportionate share shall be computed as follows: Area of Leasehold Parcel, divided by area of total tract shown on tax bill, times total tax attributable to land only. The parties agree to cooperate in good faith to identify the portion of Landlord's property tax increases for which Tenant is fairly responsible, and Tenant agrees to subsidize such increases.

(c) Landlord's requests to Tenant for contribution or reimbursement of property taxes should be addressed to U. S. Cellular, P.O. Box 31369, Chicago, IL 60631-0369. All requests must be accompanied by a copy of Landlord's tax bill. Tenant shall comply with requests for contribution by issuing a check for Tenant's proportionate share made payable to the tax collector. Tenant shall comply with requests for reimbursement by issuing a check to Landlord, provided that a paid tax receipt accompanies such request.

(d) Tenant shall have the right, but not the obligation, to pay Landlord's real estate taxes on the underlying land if the same become delinquent, to ensure that Tenant's leasehold interest does not become extinguished. Tenant shall be entitled to take a credit against rent for the portion of Landlord's taxes which it was not Tenant's obligation to pay, as such amount shall reasonably be substantiated.

14. Repairs. Tenant shall be responsible for all repairs of the Improvements, and may at its own expense alter or modify the Improvements to suit its needs consistent with the intended use of the Premises.

15. **Mutual Indemnification.** Tenant shall indemnify and hold Landlord harmless from and against any loss, damage, or injury caused by, or on behalf of, or through the fault of the Tenant, or in any way resulting from Tenant's presence upon Landlord's lands. Landlord shall indemnify and hold Tenant harmless from and against any loss, damage, or injury caused by, or on behalf of, or through the fault of the Landlord. Nothing in this Article shall require a party to indemnify the other party against such other party's own willful or negligent misconduct.

16. **Insurance.** Tenant shall continuously maintain in full force and effect a policy of commercial general liability insurance with limits of [REDACTED] covering Tenant's work and operations upon Landlord's lands. Tenant shall provide the Landlord with a Copy of the Certificate of Insurance, naming the Landlord, it's employees, officers, and agents as additional insureds.

17. **Monetary Default.** Tenant shall be in default of this Lease if Tenant fails to make a payment of rent when due and such failure continues for fifteen (15) days after Landlord notifies Tenant in writing of such failure.

18. **Opportunity to Cure Non-Monetary Defaults.** If Landlord or Tenant fails to comply with any non-monetary provision of this Lease which the other party claims to be a default hereof, the party making such claim shall serve written notice of such default upon the defaulting party, whereupon a grace period of 30 days shall commence to run during which the defaulting party shall undertake and diligently pursue a cure of the default. Such grace period shall automatically be extended for an additional 30 days, provided the defaulting party makes a good faith showing that efforts toward a cure are continuing.

19. **Assignment of Lease by Tenant.** This Lease and the Premises hereunder shall be freely assignable by the Tenant to any other party without the necessity of obtaining Landlord's consent. Tenant's right to effect an outright transfer of the Premises, and the right of any collateral assignee to seize the Premises as defaulted security, is subject only to the limitation that the Premises shall be used for the purposes permitted herein. Tenant shall notify Landlord in writing of the name and address of any assignee or collateral assignee. Assignee shall provide the Landlord a proof of insurance as required in Paragraph 16.

20. **Subleasing.** Tenant shall have the right to sublet tower, building and ground space upon the Premises to subtenants for telecommunication purposes and to confer licenses for access over routes which Tenant is entitled to use as a necessary appurtenance to such subleases: provided, however that Tenant shall be obligated to pay over to Landlord one quarter (1/4) of all rents actually received or collected by Tenant under such subleases within thirty(30) days following Tenant's receipt thereof. Such sublessee's shall provide to the Landlord such proof of Insurance as required in Paragraph 16.

21. **Execution of Other Instruments.** Landlord agrees to execute, acknowledge, and deliver to Tenant other instruments respecting the Premises, as Tenant or Tenant's lender may reasonably request from time to time, provided that any such instruments are in furtherance of,

and do not substantially expand, Tenant's rights and privileges herein established. Such instruments may include a memorandum of lease which may be recorded in the county land records. Landlord also agrees to reasonably cooperate with Tenant's efforts to obtain all private and public consents related to Tenant's use of the Premises, as long as Landlord is not expected to bear the financial burden of any such efforts.

22. Removal of Improvements. The Improvements are agreed to be Tenant's personal property and shall never be considered fixtures to the real estate. Tenant shall at all times be authorized to remove the Improvements from the Premises. Upon the expiration or earlier termination of this Lease, Tenant shall, if requested by Landlord and at Tenant's expense, remove any above-ground Improvements from the Premises. If Landlord does not notify Tenant that Tenant must remove such Improvements, then Tenant shall have the option of either removing or abandoning such Improvements, and in any event Tenant shall be entitled to abandon all footings, foundations, and other below-ground Improvements in place. **If Tenant elects to abandon the "Improvements", ownership of such "Improvements" will be transferred to Landlord.**

23. Quiet Enjoyment. Landlord covenants that Tenant shall have quiet and peaceable possession of the Premises throughout the Lease term as the same may be extended, and that Landlord will not intentionally disturb Tenant's enjoyment thereof as long as Tenant is not in default under this Lease.

24. Subordination. Tenant agrees to subordinate this Lease to any mortgage or trust deed which may hereafter be placed on the Premises, provided such mortgagee or trustee thereunder shall ensure to Tenant the right to possession of the Premises and other rights granted to Tenant herein so long as Tenant is not in default beyond any applicable grace or cure period, such assurance to be in form reasonably satisfactory to Tenant. If requested by Tenant, Landlord agrees to use Landlord's best efforts to assist Tenant in obtaining from any holder of a security interest in the land underlying the Premises a non-disturbance agreement in form reasonably satisfactory to Tenant.

25. Environmental Warranty. Landlord hereby represents and warrants to Tenant that Landlord has never generated, stored, handled, or disposed of any hazardous waste or hazardous substance upon the Leasehold Parcel, and that Landlord has no knowledge of such uses historically having been made of the Leasehold Parcel or such substances historically having been introduced thereon.

26. Compliance with FCC Radio Frequency Requirements

(a) It shall be the responsibility of the Tenant to ensure that Tenant's use, installation, or modification of Tenant's Equipment at the Site does not cause radio frequency exposure levels of all the existing equipment located at the Site including Tenant's Equipment, Landlord's equipment and all other transmitting equipment at the Site to exceed those levels permitted by the Federal Communications Commission ("FCC"). Landlord shall require other communications users of the

Site, including without limitation, Landlord and any party or entity which uses, leases or occupies any portion of the Tower (collectively, the "Users") to bear the same responsibility.

(b) Tenant agrees that in the event that there is any change to applicable rules, regulations, and procedures governing exposure to RF radiation which place the Site in non-compliance, Tenant will cooperate with Landlord and other Users of the Site to bring the Site into compliance, which cooperation shall include, but not be limited to, sharing pro rata the costs associated with bringing the Site into compliance with other Users that are not attributable to any User; provided that Landlord agrees that each of the Users shall be treated equally and no Users shall be disproportionately impacted by any such reconfiguration.

27. Attorney's fees. In any action on this Lease at law or in equity, the prevailing party shall be entitled to recover the reasonable costs of its successful case, including reasonable attorney's fees and costs of appeal.

28. Binding Effect. All of the covenants, conditions, and provisions of this Lease shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

29. Entire Agreement. This Lease constitutes the entire agreement between the parties and supersedes any prior understandings or oral or written agreements between the parties respecting the within subject matter.

30. Modifications. This Lease may not be modified, except in writing signed by the party against whom such modification is sought to be enforced.

31. Additional Considerations.

(a). Tenant shall cause to have it's structure painted a neutral color selected in consultation with the Landlord, in an effort to blend the structure into the surrounding environment.

(b). Landlord asks that Tenant consider allowing the Landlord to place a "holiday" themed display on the structure during the month of December each year. If approved by Tenant, such display will not interfere with the Tenant's and subtenants business operations and safety requirements.

IN WITNESS WHEREOF, the parties hereto bind themselves to this Ground Lease as of the day and year first above written.

LESSOR: City of Cle Elum
a Washington municipal corporation

By: Michael J. Ceeka

Michael J. Ceeka
Printed Name
City Administrator
Title
91-6001239
SSN or FEIN

LESSEE: WASHINGTON SUB-RSA
LIMITED PARTNERSHIP, a Delaware
limited partnership, by its' general partner
WASHINGTON RSA #5, Inc., a
Washington corporation

By: HICHEM GARNAOUI

Printed: HICHEM GARNAOUI

Title: VP - Network Network Engineering

CORPORATION ACKNOWLEDGMENT

State of Washington

County of Kittitas

BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Cecka, known to me to be the person whose name is subscribed to the foregoing instrument, and upon being duly sworn did state and acknowledge that he/she is City Administrator of City of Cle Elum a corporation organized under the laws of the State of Washington and that he/she executed the foregoing instrument in the capacity stated under authority of its Board of Directors and had affixed thereto the corporate seal for the uses, purposes, and considerations therein expressed as the free and voluntary act and deed of the corporation.

Given under my hand and seal of office this the 19th day of April, A. D. 2002.

Kathleen Swanson
Notary Public

My Commission Expires: September 1, 2003

CORPORATION ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

BEFORE ME, the undersigned authority, on this day personally appeared NICHEM GARWAOU, known to me to be the person whose name is subscribed to the foregoing instrument, and upon being duly sworn did state and acknowledge that he/she is VICE PRESIDENT of WESTERN SUB-SEA LIMITED PARTNERSHIP a corporation organized under the laws of the State of DELAWARE and that he/she executed the foregoing instrument in the capacity stated under authority of its Board of Directors and had affixed thereto the corporate seal for the uses, purposes, and considerations therein expressed as the free and voluntary act and deed of the corporation.

Given under my hand and seal of office this the 22nd day of NOVEMBER, A. D. 2002.

Donald R Dicke
Notary Public

My Commission Expires: 8/23/03

