

ASR Application Search

**Application A0922733****Application Detail**

File Number	A0922733	Constructed	
Registration Number		Dismantled	
NEPA		EMI	No

**Application Information**

Status	Pending	Received	09/24/2014
Purpose	Amendment	Entered	09/24/2014
Mode	Interactive		

**Antenna Structure**

Structure Type MTOWER - Monopole

**Location** (in NAD83 Coordinates)

Lat/Long	42-37-07.7 N 088-34-35.5 W	Address	1313 W. Second St
City, State	Delavan Lake , WI		
Zip	53115	County	WALWORTH
Center of AM Array		Position of Tower in Array	

**Heights (meters)**

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
292.9	57.9
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
350.8	54.9

**Proposed Marking and/or Lighting**

None

**FAA Notification**

FAA Study	2014-AGL-9863-OE	FAA Issue Date	09/15/2014
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**Owner & Contact Information**

FRN	0004372322	Owner Entity Type	Corporation
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**Owner**

United States Cellular Corporation  
 Attention To: Regulatory Affairs 786492  
 8410 W Bryn Mawr Ave, Ste 700  
 Chicago , IL 60631

P: (773)399-8900  
 F: (773)399-4206  
 E: regulatoryaffairs@uscellular.com

**Contact**

Connolly , Peter M Esq  
 800 17th Street, NW, Suite 1100  
 Washington , DC 20006-3906

P: (202)862-5989  
 F:  
 E: peter.connolly@hklaw.com

**Environmental Compliance**

Does the applicant request a Waiver of the Commission's rules for environmental notice?	Is the applicant submitting an Environmental Assessment?
No	No
Is another Federal Agency taking responsibility for environmental review?	Does the applicant certify to No Significant Environmental Effect pursuant to Section
No	
Reason for another Federal Agency taking responsibility for environmental review	Basis for Certification

Name of Federal Agency	Local Notice Date
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National Notice Date

10/03/2014

**Certification**

Authorized Party	Nwaeze, Shannon	Title	Construction Manager - WI
Receipt Date	09/24/2014		

**Comments**

**Comments**

None

**History**

Date	Event
09/24/2014	New Application Received

**Trans Log**

Date	Description	Existing Value	Requested Value
09/24/2014	Application : Identify the change type as Major or Minor	Minor	Major
09/24/2014	Environmental Compliance : National Notice Date	10/24/2014	10/03/2014

**Pleadings**

Pleading Type	Description	Date Entered
None		

**Automated Letters**

Date	Description
None	

**Attachments**

Type	Description	Date Entered
None		

MEMORANDUM OF LEASE

Document Number

THIS MEMORANDUM OF LEASE is made and entered into by and between Town of Delavan, a \_\_\_\_\_, having an address at 5621 Town Hall Road, Delavan, Wisconsin 53115, hereinafter referred to as "Landlord", and United States Cellular Operating Company LLC, a Delaware limited liability corporation, whose address is Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois, 60631, hereinafter referred to as "Tenant."

WITNESSETH:

WHEREAS, by the terms of a certain Ground Lease, entered into on the 27th of October, 2014, ("the Lease"), the Landlord granted Tenant the option to lease certain property and agreed to grant Tenant certain easements, all being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises") upon the terms and conditions set forth in the Lease; and

Recording Area

Name and Return Address:  
United States Cellular Operating Company LLC  
8410 W. Bryn Mawr Ave.  
Chicago, IL 60631  
Site Name/Number: Delavan Lake / 786492

WHEREAS, the Landlord and the Tenant desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Walworth County, State of Wisconsin.

This is not a Real Estate conveyance. No transfer tax is required under Wis. Statutes 77.21 & 77.22. This is a lease for less than 99 years.

Parcel Identification Number (PIN) FA418800001 and FD2300005A

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord does hereby grant Tenant the option to lease the Premises and obtain certain easements upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

1. The Lease gives Tenant the option to lease the property, exercisable at Tenant's sole discretion, for a period of eighteen (18) months commencing on the \_\_\_\_ day of \_\_\_\_\_, 2014. Tenant may, at its sole discretion, extend the option term for an additional six (6) months.
2. In the event Tenant exercises the option, in its sole discretion, then the Landlord shall lease the property to the Tenant for an initial lease term of five (5) years commencing on the date that Tenant begins construction. The Lease provides for renewal terms that may extend the term of the lease for up to five (5) additional five (5) year terms which may be exercised upon the terms and conditions more particularly as set forth in the Lease.
3. If Tenant exercises the option, then Landlord also makes certain grants of easement for access and utilities, as more particularly described on the attached Exhibit A, which easements are in effect throughout the term of the Lease as renewed or extended, subject to terms and conditions as set forth in the Lease.
4. Tenant (or its assignee or designee) shall have a right of first refusal to purchase one or more of the following interests, (a) fee ownership of all or any part of the Premises; (b) any easement rights in or over all or any part of the Premises; or (c) all or any part of Landlord's interest in or rights under the Lease (each, "Landlord's Interest") whenever Landlord receives a bona fide offer from an unrelated third party to purchase directly or indirectly, all or any part of Landlord's Interest that Landlord desires to accept in accordance with the terms and conditions more particularly set forth in the Lease.

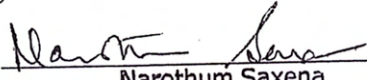
5. This Memorandum of Leases is subject to all the terms and provisions of the Lease which is incorporated herein and made part hereof by reference as if all the provisions thereof were copied in full herein. Any conflict between the provisions of the Memorandum of Lease will be resolved in favor of the Lease.

IN WITNESS WHEREOF, the Landlord and Tenant hereto have caused this Memorandum of Lease to be executed by their duly authorized officers as of the date of full execution.

LANDLORD: Town of Delavan

TENANT: United States Cellular Operating Company  
LLC

By: 

By: 

Printed: RYAN SIMONS

Printed: \_\_\_\_\_

Title: Chairman

Title: Vice President

Date: 6-26-14

Date: 10.23.14

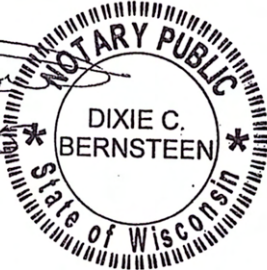
[NOTARY PAGE TO FOLLOW]

STATE OF WISCONSIN )  
 )  
COUNTY OF WALWORTH )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Ryan Simons, known to me to be the same person whose name subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that he signed the said Memorandum as his free and voluntary act on behalf of the named Landlord limited liability corporation for the uses and purposes therein stated.

Given under my hand and seal this 26 day of June, 2014

Dixie C. Bernstein  
Notary Public  
My commission expires 5/31/15



STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Narothum Saxena, Vice President, known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Memorandum as his free and voluntary act on behalf of the named Tenant limited liability company, for the uses and purposes therein stated.

Given under my hand and seal this 22 day of October, 2014.

Robert Palmer  
Notary Public  
My commission expires \_\_\_\_\_

OFFICIAL SEAL  
ROBERT PALMER  
Notary Public - State of Illinois  
My Commission Expires Aug 22, 2016

## EXHIBIT A

### Legal Description of Leasehold Parcel, Access Easement, and Utility Easement

#### LEASE PARCEL

A part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 2,508 square feet (0.058 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet to the point of beginning; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 76.00 feet; thence N01°-16'-40"W 33.00 feet; thence N88°-43'-20"E 76.00 feet to the point of beginning.

#### 30 FEET WIDE ACCESS/UTILITY EASEMENT

A 30 feet wide Access/Utility Easement being a part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 9,474 square feet (0.218 acres) of land and being 15 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 91.00 feet to the point of beginning; thence N01°-16'-40"W 17.34 feet to a point herein after referred to as Point "A"; thence N89°-21'-39"W 235.42 feet; thence N00°-40'-35"W 62.40 feet to the South right-of-way line of Townhall Road and the point of termination. Also the following described line: Beginning at aforementioned Point "A"; thence N01°-16'-40"W 15.66 feet to the point of termination.

#### 10 FEET WIDE UTILITY EASEMENT

A 10 feet wide Utility Easement being part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 1,694 square feet (0.039 acres) of land and being 5 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet; thence S88°-43'-20"W 71.00 feet to the point of beginning; thence N01°-16'-40"W 46.94 feet; thence N89°-19'-25"E 122.49 feet to the East line of said Lot 1 of Certified Survey Map No. 4188 and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate at said East line of Lot 1.

**GROUND LEASE**

This Ground Lease (“Lease”) is made and entered into by and between the Town of Delavan, Wisconsin, having an address at 5621 Town Hall Road, Delavan, Wisconsin 53115, hereinafter referred to as “Landlord,” and United States Cellular Operating Company LLC, a Delaware limited liability company, having an address at Attention: Real Estate, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631, hereinafter referred to as “Tenant.”

WHEREAS, Landlord is the fee owner of property with an address of 5621 Town Hall Road located in the Town of Delavan, County of Walworth, State of Wisconsin legally described in Exhibit A attached hereto and incorporated by reference (the "Landlord's Parcel").

WHEREAS, Tenant desires to occupy, and Landlord is willing to provide Tenant such Premises (as hereinafter defined) on the Landlord’s Parcel for Tenant’s use, as set forth in this Lease.

NOW THEREFORE, 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 parcel (the “Leasehold Parcel”):

Approximate dimensions: 50’ x 50’

Approximate square footage: 2500

Legal descriptions of the Landlord’s Parcel and the Tenant’s Premises are attached hereto as Exhibit A and a Site Plan of the Leasehold Parcel is attached to the lease as Exhibit B.

- b. During the Initial Option Term (as hereinafter defined) and any Extended Option Term (as hereinafter defined), and during the Initial Term (as hereinafter defined) and any Renewal Term (as hereinafter defined) of this Lease, 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 (as hereinafter defined) 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 title to the Leasehold Parcel, and the feasibility or suitability of the Leasehold Parcel for Tenant’s Permitted Use (as hereinafter defined), 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, whether or not such defect or condition is disclosed by Tenant's inspection.

- c. In consideration of Landlord granting Tenant the Option, Tenant hereby agrees to pay Landlord the sum of One Thousand dollars (\$1000.00) within fifteen (15) days of full execution of this Lease by Landlord and Tenant. The Option will be for an initial term of eighteen (18) months (the "Initial Option Term") and may be renewed by Tenant, at the election of Tenant, for an additional six (6) months ("Extended Option Term") upon written notification to Landlord and the payment of an additional One Thousand dollars (\$1000.00) no later than fifteen (15) days prior to the expiration date of the Initial Option Term. Landlord shall provide a complete and accurate IRS form W9 to Tenant for the Payee of the Option sum prior to payment thereof.
  - d. During the Initial Option Term and during the Extended Option Term, if any, as the case may be, Tenant may exercise the Option by notifying Landlord in writing at any time prior to the expiration of the Initial Option Term and the Extended Option Term, if any, as the case may be. If Tenant exercises the Option, then Landlord shall lease the Leasehold Parcel to the Tenant on, and subject to, the terms and conditions of this Lease.
2. Grant of Easements. Landlord hereby grants to Tenant an access/utility easement thirty (30) feet in width from the Leasehold Parcel to the nearest accessible public right-of-way (the "Access Easement") and a utility easement ten (10) feet in width to the nearest suitable utility company-approved service connection points (the "Utility Easement"); the Access Easement and the Utility Easement are collectively referred to herein as the "Easements"; the lands underlying the Access Easement and the Utility Easement are collectively referred to herein as the "Easement Parcels," which Easement Parcels are further described in Exhibits "A" & "B" attached hereto and incorporated herein). The Easements granted herein shall include, but not be limited to,
- 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 use, repair, replace, modify and upgrade utility lines and related infrastructure and equipment within the Utility Easement Parcel,
  - d. The right to enter and temporarily rest upon Landlord's adjacent lands for the purposes of
    - (i) Installing, repairing, replacing and removing the Improvements (as defined below) and any other personal property of Tenant from the Leasehold Parcel and
    - (ii) Improving the Easement Parcels, including the right to bring in and use all necessary tools and machinery, 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 the Easement Parcels are collectively referred to herein as the "Premises." Landlord agrees to make such additional direct grants of easement, such grants not to



be unreasonably withheld, conditioned or delayed, as Tenant may request in order to further the purposes for which Tenant has been granted the easements set forth in this Section 2.

3. 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, back-up power devices and a security fence, together with all necessary lines, anchors, connections, devices, legally required signage and equipment for the transmission, reception, encryption, and translation of voice and data signals by means of radio frequency energy and landline carriage (collectively, the "Improvements"); Tenant's use described in this Section 3 is hereinafter referred to as the ("Permitted Use"). Tenant shall have unlimited access to the Premises 24 hours per day, 7 days a week.
4. Term of Lease. In the event Tenant, in Tenant's sole discretion, exercises the Option, the initial Lease term will be five (5) years (the "Initial Term"), commencing upon the Commencement Date (as hereinafter defined) and terminating at midnight on the day in which the fifth (5<sup>th</sup>) anniversary of the Commencement Date falls.
5. Option to Renew. The Initial Term of this Lease shall automatically extend for up to five (5) additional terms of five (5) years each (each, a "Renewal Term"), upon a continuation of all the same provisions hereof, unless Tenant gives Landlord written notice of Tenant's intention to terminate the Lease at least sixty (60) days before the expiration of the Initial Term or any Renewal Term.
6. Option to Terminate. Tenant shall have the unilateral right to terminate this Lease at any time by giving Landlord six (6) months prior written notice of the date of such termination ("Termination Date"). The Indemnification obligations of each party contained in Section 12 and Tenant's requirement to remove improvements as provided in Section 20 shall survive termination of the Lease.
7. Base Rent. Commencing on the date that Tenant commences construction (the "Commencement Date"), Tenant shall pay Base Rent to Landlord in the amount of One Thousand dollars (\$1000.00) per month, the first payment of which shall be due within thirty (30) days of the Commencement Date, and installments thereafter on the first day of each calendar month, provided that Landlord shall submit to Tenant a complete and accurate IRS form W9 prior to Tenant's first payment of Rent. 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 month. Any change to the Payee must be requested in accordance with the Notice provision herein, and a new IRS form W9 must be supplied prior to payment by Tenant to the new Payee.
8. Adjusted Rent. At the beginning of each subsequent year throughout the duration of the Lease as renewed and extended, the Rent shall be increased by three (3%) percent over the previous year's Rent.
9. 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. The word "utilities" shall mean any service that

is necessary for the Tenant to conduct its operations on the Premises and “utility services” shall mean any provider who provides utility services or utility related infrastructure so that the Tenant can conduct its Permitted Use on the Premises.

10. Property Taxes. Landlord shall pay prior to delinquency any real estate taxes attributable to Landlord’s Parcel. Tenant shall pay prior to delinquency any personal property taxes levied against Tenant’s Improvements. Tenant shall pay to Landlord upon Landlord’s demand, any increase in real property taxes levied against Landlord’s Parcel which is attributable to Tenant’s use or Improvements, provided that Landlord agrees to furnish reasonable documentation of such increase to Tenant. Furthermore, Landlord agrees to give timely notice to Tenant in the event it is notified of an assessment valuation change, or a change in property status. Landlord agrees that Tenant shall have the right to appeal any such change in status or any increase in real estate assessment for the Leasehold Parcel or Tenant’s Improvements, and Landlord will reasonably cooperate, but at no cost to Landlord, with any such appeal by Tenant. Tenant shall only be responsible for property tax reimbursements requested by Landlord within one (1) year of payment of such property taxes by Landlord. Landlord’s requests to Tenant for reimbursement of such property taxes should be addressed to:

U. S. Cellular  
P.O. Box 31369  
Chicago, IL 60631-0369

In order to ensure that Tenant’s leasehold interest is not extinguished in the event that the real property taxes related to Landlord’s Parcel become delinquent, Tenant shall have the right, but not the obligation, to pay delinquent real property taxes related to Landlord’s Parcel. Tenant shall be entitled to take a credit against the Rent under this lease for any such taxes paid by Tenant that exceed Tenant’s proportionate share thereof.

11. Repairs and Maintenance. Tenant shall be responsible for all repairs and maintenance of the Improvements, including, if applicable, snow removal if Tenant has exclusive control over its access road, and may at its own expense alter or modify the Improvements to suit its needs consistent with the intended use of the Premises. Landlord will maintain the areas surrounding Tenant’s Premises. Landlord’s maintenance shall include, but is not limited to, if applicable, to snow removal if all of part of Access Easement is shared between the parties.
12. Mutual Indemnification.
- a. To the extent permitted by law, Tenant agrees to defend, indemnify and save harmless Landlord from and against all claims, losses, costs, expenses, or damages from a third party, arising from
- (i) The negligence or willful misconduct of Tenant, or its agents, employees, or contractors; or
  - (ii) Any material breach by Tenant of any provision of this Lease. This indemnity and hold harmless agreement will include indemnity against all reasonable costs, expenses, and liabilities incurred in or in connection with any such claim, and the defense thereof. Notwithstanding the foregoing,

Tenant will have no liability to Landlord to the extent any claims, losses, costs, expenses, or damages arise out of or result from any act, omission, or negligence of Landlord, or of Landlord's agents, employees or contractors.

- b. To the extent permitted by law, Landlord agrees to defend, indemnify and save harmless Tenant from and against all claims, losses, costs, expenses, or damages from a third party, arising from
  - (i) The negligence or willful misconduct of Landlord or its agents, employees, or contractors; or
  - (ii) Any material breach by Landlord of any provision of this Lease. This indemnity and hold harmless agreement will include indemnity against all reasonable costs, expenses, and liabilities incurred in or in connection with any such claim, and the defense thereof. Notwithstanding the foregoing, Landlord will have no liability to Tenant to the extent any claims, losses, costs, expenses, or damages arise out of or result from any act, omission, or negligence of Tenant, or of Tenant's, agents, employees or contractors

Provided, however, that Landlord's liability under this section shall be limited as set forth in section 893.80, Wis. Stats., the provisions of which are incorporated herein, to the extent of any limitation which would apply if the third party claimant had made a direct claim against the Landlord.

13. Insurance.

- a. Tenant shall maintain commercial general liability insurance insuring against liability for bodily injury, death or damage to personal property with combined single limits of One Million and No/100 Dollars (\$1,000,000). In addition, Tenant shall maintain worker's compensation in statutory amounts, employer's liability insurance with combined single limits of One Million and No/100 Dollars (\$1,000,000); automobile liability insurance insuring against claims for bodily injury or property damage with combined single limits of One Million and No/100 Dollars (\$1,000,000); and all risk property insurance covering all personal property of Tenant for full replacement value. Tenant shall provide Landlord with evidence of such insurance in the form of a certificate of insurance prior to obtaining occupancy of the Premises and throughout the term of this Lease or any Renewal Term.
- b. Landlord shall maintain general liability insurance insuring against liability for bodily injury, death or damage to personal property with combined single limits of One Million and No/100 Dollars (\$1,000,000). In addition, to the extent required by law, Landlord shall maintain worker's compensation in statutory amounts and employer's liability insurance with combined single limits of One Million and No/100 Dollars (\$1,000,000). Landlord shall provide Tenant with evidence of such insurance in the form of a certificate of insurance prior to Tenant obtaining occupancy and throughout the term of this Lease or any Renewal Term.

14. 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. If Landlord or Tenant fails to comply with any non-monetary provision of this Lease, the other party shall serve written notice of such failure upon the defaulting party, whereupon a grace period of thirty (30) days shall commence to run during which the defaulting party shall undertake and diligently pursue a cure of such failure at its sole cost and expense. Such grace period shall automatically be extended for an additional thirty (30) days, provided the defaulting party makes a good faith showing that efforts toward a cure are continuing.
15. Compliance with Laws. Tenant shall, at Tenant's cost and expense, comply with all federal, state, county or local laws, rules, regulations and ordinances now or hereafter enacted by any governmental authority or administrative agency having jurisdiction over the Premises and Tenant's operations thereupon.
16. Assignment of Lease by Tenant. The Lease shall be freely assignable, without Landlord's consent, to an affiliate, subsidiary, Parent Corporation or a company that controls a majority of Tenant's assets, whether by acquisition or merger or transfer of FCC license to operate a wireless voice/data services. All other assignments will need Landlord's consent, which shall not unreasonably withheld, conditioned or delayed. Tenant's right to effect an outright transfer of the Lease, 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.
17. Subleasing. Tenant shall have the unreserved and unqualified right to sublet and/or license all or any portion of the Premises to a subtenant or a sublicensee ("subtenant(s)") without the necessity of obtaining Landlord's consent. Tenant shall pay a co-location fee equivalent to twenty percent (20%) of the rent the subtenant actually pays to the Tenant, to the Landlord, for each subtenant that is a FCC licensed provider of wireless voice services. The co-location fee shall be due and payable to the Landlord upon the first full month after the commencement of a sublease between Tenant and subtenant and each month thereafter until the sublease expires or is otherwise terminated. Such additional collocation fee shall not apply to police, fire, or emergency services, any governmental service, wireless Internet providers, or paging companies. Partial months will not be prorated. In the event the Leasehold Parcel is insufficient for the purposes of placing a subtenant's (as contemplated under this Lease) equipment shelter and/or cabinet/ground equipment within the Leasehold Parcel, then said subtenant shall be required to acquire such ground rights directly from Landlord, with regard to said subtenant, shall have no obligation to pay any collocation fee(s) to Landlord. Sublease Fee will be a separate payment not subject to increase per Section 8 of this Lease.
18. Right of First Refusal. Tenant (or its successor in interest, assignee or designee) shall have a right of first refusal ("Right of First Refusal") to purchase (a) all or any part of the fee ownership of the Premises; (b) any easement rights in or over all or any part of the Premises; (c) all or any part of Landlord's interest in or rights under this Lease, including, without limitation, the right to collect rents, or (d) any other legally recognizable interest in the Premises that Landlord make seek to transfer (each, "Landlord's Interest") whenever

Landlord receives a bona fide offer from an unrelated third party to purchase, directly or indirectly, all or any part of Landlord's Interest that Landlord desires to accept ("Offer"). If the Offer is part of a larger transaction, including, without limitation, involving Landlord's Parcel, equity of Landlord or a larger package of assets which includes the Landlord's Interest, Landlord shall make a good faith estimate of the portion of such larger offer price attributable to the Landlord's Interest and provide that price to Tenant. Prior to accepting such Offer, Landlord shall give Tenant a copy of the Offer and other relevant documents, including the price and the terms and conditions upon which Landlord proposes to transfer Landlord's Interest (collectively, the "Right of First Refusal Notice"). Tenant shall have forty-five (45) days from the receipt of such notice to agree to purchase Landlord's Interest for the price and upon the terms and conditions specified in the Offer ("Tenant Approval Period").

If Tenant elects to so purchase Landlord's Interest, Tenant shall give to Landlord written notice thereof within said Tenant Approval Period ("Acceptance Notice"). If Tenant delivers an Acceptance Notice as provided herein, then Landlord and Tenant shall enter into a mutually acceptable purchase and sale agreement pertaining to such Landlord's Interest (the "Purchase and Sale Agreement"), reflecting the terms of the Offer, as well as other customary covenants, representations and warranties contained in purchase and sale agreements for similar acquisitions in the metropolitan area in which the Premises is located. The parties agree to act reasonably and cooperatively in negotiating, executing and delivering the Purchase and Sale Agreement. Except as otherwise specified in the Offer, at the closing for the sale of all or any part of the Premises, Landlord shall deliver to Tenant a special warranty deed (or local equivalent), sufficient to convey to Tenant fee simple title. In the case of an assignment of the Lease or the grant of an easement, Landlord shall instead deliver to Tenant a customary assignment of the Lease or a customary easement.

If Tenant does not exercise the Right of First Refusal during the Tenant Approval Period, then Landlord may proceed to transfer Landlord's Interest upon the same terms and conditions set forth in the Offer; provided such transfer occurs within three (3) months following the end of the Tenant Approval Period, the transfer is made in accordance with all the other terms and conditions of this Lease, and such purchaser assumes the obligations of Landlord under this Lease including, without limitation, this Right of First Refusal which shall be an ongoing Right of First Refusal during the lease term. If Landlord has not transferred Landlord's Interest within such three (3) month period, or in the event any terms or conditions of the proposed deal change from the terms and conditions provided in the initial Right of First Refusal Notice, then Landlord shall not thereafter transfer Landlord's Interest to an unrelated third party without first renewing the Right of First Refusal Notice to Tenant in the manner provided above. Tenant's failure to exercise its Right of First Refusal or its express waiver of its Right of First Refusal in any instance shall not be deemed a waiver of Tenant's Right of First Refusal for subsequent instances when Landlord proposes to transfer Landlord's Interest to an unrelated third party during the lease term. Notwithstanding the foregoing, Landlord's right to sell all or any part of the Premises to a third party shall not be encumbered or restricted, except to the extent set forth in this Section.

19. Execution of Other Instruments. Landlord agrees to execute, acknowledge, and deliver to Tenant such other instruments respecting the Premises as Tenant or Tenant's lender may reasonably request from time to time. Such instruments may include, but are not limited to, a memorandum of lease that may be recorded in the appropriate local land records. Landlord also agrees to cooperate with Tenant's efforts to obtain all private and public consents related to Tenant's use of the Premises.
20. Removal of Improvements. The Improvements are agreed to be Tenant's personal property and shall never be considered fixtures to the Premises. 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 remove all improvements, to a depth of four feet (4') below grade, from the Premises. Tenant shall be entitled to abandon, in place, all footings, foundations and other below ground improvements that are located deeper than four feet (4') below grade.
21. Quiet Enjoyment. Landlord covenants that Tenant shall have quiet and peaceable possession of the Premises throughout the Initial Lease Term and any Renewal Term, if any, as the case may be, and that Landlord will not intentionally disturb Tenant's enjoyment thereof as long as Tenant is not in default under this Lease.
22. Subordination and Non-Disturbance. Tenant agrees to subordinate this Lease to any mortgage or trust deed which may hereafter be placed on the Premises, provided the 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 writing and otherwise in form and substance 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 Landlord's Parcel a non-disturbance agreement in form and substance reasonably satisfactory to Tenant.
23. Environmental Matters.
  - a. Landlord represents, to the best of Landlord's knowledge, (i) the Property, as of the date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.
  - b. Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the effective date of this Agreement or from such contamination caused

by the acts or omissions of the Landlord during the Term provided, however, that Landlord's liability under this section shall be limited as set forth in section 893.80, Wis. Stats., the provisions of which are incorporated herein, to the extent such statutory limitations are applicable.. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant and arising subsequent to Tenant's occupancy.

24. Notices. Any notice, request or demand required or permitted to be given pursuant to this Lease shall be in writing and shall be deemed sufficiently given if delivered by messenger at the address of the intended recipient, sent prepaid by Federal Express (or a comparable guaranteed overnight deliver service), or deposited in the United States first class mail (registered or certified, postage prepaid, with return receipt requested), addressed to the intended recipient at the address set forth below or at such other address as the intended recipient may have specified by written notice to the sender in accordance with the requirements of this paragraph. Any such notice, request, or demand so given shall be deemed given on the day it is delivered by messenger at the specified address, on the day after deposit with Federal Express (or a comparable overnight delivery service), or on the day that is five (5) days after deposit in the United States mail, as the case may be.

TENANT: United States Cellular Operating Company LLC  
Attention: Real Estate Department  
8410 West Bryn Mawr Avenue  
Chicago, Illinois 60631  
Phone: 1-866-573-4544

LANDLORD: Town of Delavan  
5621 Town Hall Road  
Delavan, WI 53115  
Phone: 262-728-3471

25. Contingencies. Tenant shall have the right to terminate this Lease upon written notice to Landlord, relieving both parties of all further obligations hereunder, if Tenant, acting reasonably and in good faith, shall be unable to obtain any or all licenses or permits required to construct its intended improvements upon the Premises or conduct Tenant's business at the Premises at any time during the Term; if Tenant's technical reports fails to establish to Tenant's satisfaction that the Premises are capable of being suitably engineered to accomplish Tenant's intended use of the Premises; if the Premises are taken by eminent domain by a governmental entity or a title commitment or report obtained by Tenant with respect to the Premises shows as exceptions any encumbrances or restrictions which would, in Tenant's opinion, interfere with Tenant's intended use of the Premises.
26. Attorneys' Fees. In any action on this Lease at law or in equity, the prevailing party shall be entitled to recover from the other party the reasonable costs incurred by such party in such action, including reasonable attorneys' fees and costs of appeal.

27. Governing Law. This Lease will be governed by and construed in accordance with the laws of the State in which the Premises is located.
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. Also, that Landlord is duly authorized and empowered to enter into this Lease; and that the person executing this Lease on behalf of the Landlord warrants himself to be duly authorized to bind the Landlord hereto.
29. Entire Agreement; Waiver. This Lease constitutes the entire agreement of the parties, and may not be modified except in writing signed by the party against whom such modification is sought to be enforced. No waiver at any time of any of the provisions of the Lease will be effective unless in writing. A waiver on one occasion will not be deemed to be a waiver at any subsequent time.
30. Modifications. This Lease may not be modified, except in writing signed by both parties.
31. Recording. Each party, on request of the other, agrees to execute a short form lease in recordable form and complying with applicable laws and reasonably satisfactory to both parties, which will be recorded in the appropriate public records.
32. Headings. The section headings throughout this instrument are for convenience and reference only, and are not to be used to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.
33. Invalidity of Particular Provision. If any term or provision of this Lease, or the application of such term or provision to any person or circumstance, to any extent, is invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected and each term and provision of this Lease will be valid and be enforced to the fullest extent permitted by law.
34. Remedies. The parties shall be entitled to the application of all appropriate remedies available to them under state and federal law in the enforcement of this Lease.
35. Errors and Omissions. Landlord and Tenant agree as part of the basis of their bargain for this Ground Lease to cooperate fully in executing any and all documents (including amendments to this Ground Lease) necessary to correct any factual or legal errors, omissions, or mistakes, and to take any and all additional action, that may be necessary or appropriate to give full force and effect to the terms and intent of this Ground Lease.
36. Non-Binding Until Full Execution. Both parties agree that this Lease is not binding on both parties until both parties execute the Lease.
37. Electronic Reproductions. The Parties agree that a scanned or electronically reproduced copy of image of this Lease, as executed, shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of such agreement, notwithstanding the failure or inability of either party to produce or tender an original executed counterpart.

[END OF LEASE - SIGNATURE PAGE FOLLOWS]



Site Name: Delavan Lake

Site Number: 786492

**SIGNATURE PAGE**

IN WITNESS WHEREOF, the parties hereto bind themselves to this Ground Lease as of the date of full execution of this Ground Lease.

LANDLORD: Town of Delavan

TENANT: United States Cellular Operating Company LLC

By: 

By:   
Narethum Saxena

Printed: Ryan Simons

Printed: \_\_\_\_\_

Title: Chairman

Title: Vice President

Date: 6-26-14

Date: 10-22-14

Site Name: Delavan Lake

Site Number: 786492

STATE OF Wisconsin )  
COUNTY OF Walworth )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Ryan Simons, known to me to be the same person whose name is subscribed to the foregoing Ground Lease, appeared before me this day in person acknowledged that he/she signed the said Lease as his/her free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 26 day of June, 2014.



Dixie C. Bernsteen  
Notary Public

My commission expires 5-10-15

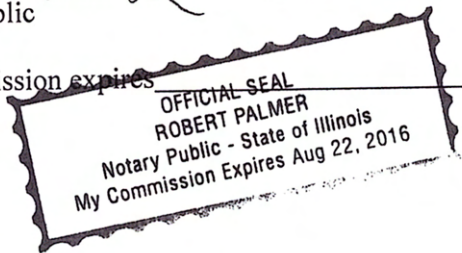
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Narothum Saxena, Vice President, for United States Cellular Operating Company LLC, known to me to be the same person whose name is subscribed to the foregoing Ground Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this 22 day of October, 2014.

Rob R  
Notary Public

My commission expires



**Exhibit A**

## Legal Descriptions

**LEASE PARCEL**

A part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 2,508 square feet (0.058 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet to the point of beginning; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 76.00 feet; thence N01°-16'-40"W 33.00 feet; thence N88°-43'-20"E 76.00 feet to the point of beginning.

**30 FEET WIDE ACCESS/UTILITY EASEMENT**

A 30 feet wide Access/Utility Easement being a part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 9,474 square feet (0.218 acres) of land and being 15 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet; thence S01°-16'-40"E 33.00 feet; thence S88°-43'-20"W 91.00 feet to the point of beginning; thence N01°-16'-40"W 17.34 feet to a point herein after referred to as Point "A"; thence N89°-21'-39"W 235.42 feet; thence N00°-40'-35"W 62.40 feet to the South right-of-way line of Townhall Road and the point of termination. Also the following described line: Beginning at aforementioned Point "A"; thence N01°-16'-40"W 15.66 feet to the point of termination.

**10 FEET WIDE UTILITY EASEMENT**

A 10 feet wide Utility Easement being part of Lot 1 of Certified Survey Map No. 4188, recorded in Volume 26 of Certified Survey Maps on Page 253 as Document No. 747027, being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Two (2) North, Range Sixteen (16) East, Town of Delavan, Walworth County, Wisconsin containing 1,694 square feet (0.039 acres) of land and being 5 feet each side of and parallel to the following described line:

Commencing at the West Quarter Corner of said Section 23; thence N89°-21'-26"E along the North line of the SW1/4 of said Section 23, a distance of 1041.32 feet; thence S00°-38'-34"E 83.88 feet; thence S88°-43'-20"W 71.00 feet to the point of beginning; thence N01°-16'-40"W 46.94 feet; thence N89°-19'-25"E 122.49 feet to the East line of said Lot 1 of Certified Survey Map No. 4188 and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate at said East line of Lot 1.

### Exhibit B Site Plan

