



April 8, 2026

Attn: MINGUS UNION HIGH SCHOOL

Site Name: Mingus Union High School

Contract: 61486

Dear Melody Herne,

I am following up with you regarding our recent telephone conversation setting forth Verizon Wireless's Lease Renewal. As discussed during our conversation, Verizon Wireless is interested in making certain modifications to the cell site lease regarding the Verizon Wireless communications facility on your property to extend the lease. These lease modifications will allow the cell site on your property to better meet Verizon Wireless's current operational needs and enhance its long-term value to the overall network.

Criteria for Cell Site Retention

As we discussed, Verizon Wireless would like to include this site in its long-term portfolio under the following terms:

- **New Rent Amount:** \$15,200.00 Annually, commencing on (3/1/2030)
- **New Rent Escalator:** Three Percent (3%) every Annually years (next increase on 3/1/2031)
- **Additional Renewal Terms:** Four (4) additional 5-year renewal terms

The foregoing proposal does not constitute a binding offer to amend the lease. No legal obligation is created by this letter or any other written or oral communications until a written amendment to the lease has been signed by both Landlord and Verizon Wireless. Verizon Wireless will continue to abide by the terms of the current lease until an amendment has been executed or the existing lease has been terminated or expires. Verizon Wireless values its affiliation with you and hopes that you choose to secure your site(s) to continue a long and mutually profitable relationship in the years to come. After having reviewed this proposal, please contact me prior to **April 30th, 2026**

Sincerely,



Christopher Gandy

Lease Consultant

Lease Optimization/National Renewals – CENREV

Additionally, in order to maintain long-term operational flexibility, Verizon Wireless requires that the following language, substantially in the form of the following, be added to the Lease:

180 Washington Valley Road, Bedminster, NJ 07921



Right of First Refusal. Notwithstanding anything contained in the [Lease] to the contrary, if at any time after the Effective Date, [LESSOR] receives an offer or letter of intent, from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the [Property] or any portion thereof or to acquire any interest in the [Lease], or an option for any of the foregoing, [LESSOR] shall provide written notice to [LESSEE] of said offer ("[LESSOR]'s Notice"). [LESSOR]'s Notice shall include the prospective buyer's name, the purchase price being offered, and any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the [Property] and/or the [Lease] which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to [LESSOR] by the third-party offeror. [LESSEE] shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer ~~or by effectuating a transaction with substantially equivalent financial terms.~~ If [LESSEE] fails to provide written notice to [LESSOR] that [LESSEE] intends to ~~match~~ such bona fide offer within 60 days after receipt of [LESSOR]'s Notice, [LESSOR] may proceed with the proposed transaction in accordance with the terms and conditions of such third-party offer, in which event the [Lease] shall continue in full force and effect and the right of first refusal described in this Section shall survive any such conveyance to a third party. If [LESSEE] provides [LESSOR] with notice of [LESSEE]'s intention to meet the third party offer within 60 days after receipt of [LESSOR]'s Notice, then ~~if [LESSOR]'s Notice describes a transaction involving greater space than the [Premises], [LESSEE] may elect to proceed with a transaction covering only the [Premises] and the purchase price shall be prorated on a square footage basis. Further, [LESSOR] acknowledges and agrees that if [LESSEE] exercises this right of first refusal, [LESSEE] may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third-party offer. [LESSEE] may elect to amend the [Lease] shall be amended~~ to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the [Premises]. ~~For purposes of this Section, any transfer, bequest or devise of [LESSOR]'s interest in the [Property] as a result of the death of [LESSOR], whether by will or intestate succession, or any conveyance to [LESSOR]'s family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which [LESSEE] has any right of first refusal.~~