

AMENDMENT NO. 1 TO THE SITE LEASE WITH OPTION (RESO 11-119)

This Amendment No. 1 to the Site Lease with Option (the "**Amendment**") is effective as of the date of execution by the last party to sign (the "**Effective Date**") by and between County of Nevada, a political subdivision of the State of California ("**Landlord**") and T-Mobile West LLC, a Delaware limited liability company ("**Tenant**") (each a "**Party**", or collectively, the "**Parties**"). Said Amendment will amend the prior agreement between the Parties entitled "Site Lease with Option" executed on March 22, 2011.

WHEREAS, Landlord and Tenant (or their predecessors-in-interest) entered into that certain Site Lease with Option dated March 22, 2011 (the "**Lease**") regarding Landlord's leased area ("**Premises**") located at 980 Helling Way, Nevada City, CA 95959 (the "**Property**"). The original term of the Lease is ten (10) years; and

WHEREAS, the Lease is in full force and effect and neither Landlord nor Tenant is in breach under the terms of the Lease; and

WHEREAS the Parties desire to amend their agreement to provide four (4) additional five (5) year terms as provided below.

NOW THEREFORE, the Parties hereto agree as follows:

1. That this Amendment shall be effective as of the Effective Date, as defined above.
2. Section 2 of the Lease entitled **Term** is amended by adding the following:

At the expiration of the original Lease, the Term of the Lease will automatically be extended for four (4) additional and successive five (5) year terms (each a "**Renewal Term**"), provided, that Tenant may elect not to renew by providing Landlord thirty (30) days' notice prior to the expiration of the then current Renewal Term.

3. Section 3 of the Lease entitled **Rent** is amended by adding the following:

At the commencement of the first Renewal Term, Tenant shall pay Landlord Two Thousand Two Hundred and No/100 Dollars (\$2,200.00) per month ("**Rent**") in advance, by the fifth (5th) day of each month. Any Rent previously paid from and after the commencement of the first Renewal Term provided for in this Amendment shall be offset against the new Rent. Rent shall be adjusted annually, effective on each anniversary of the Renewal Term, by an amount equal to three percent (3%) over the Rent for the immediately preceding year. This new Rent and Rent adjustment shall supersede and replace any prior Rent or Rent adjustments.

4. Any charges payable under the Lease other than Rent shall be billed by Landlord to Tenant within twelve (12) months from the date in which the charges were incurred or due; otherwise the same shall be deemed time-barred and be forever waived and released by Landlord.
5. Section 11 of the Lease entitled Notices is hereby deleted in its entirety and replaced with the following:

All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. Landlord or Tenant may from time to time designate any other address for this purpose by providing written notice to the other Party.

If to Tenant:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/ SC56222A

If to Landlord:

County of Nevada
950 Maidu Avenue
Nevada City, CA 95959

6. Tenant and Landlord will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property.
7. Except as expressly set forth in this Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this Amendment conflicts with the terms of the Lease, the terms and provisions of this Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this Amendment.
8. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic copies of this Amendment will legally bind the Parties to the same extent as originals.
9. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Amendment. Landlord represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of this Amendment.

10. This Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this Amendment as of the Effective Date.

Landlord:

**County of Nevada, a political subdivision of
the State of California**

By: _____

Print Name: _____

Title: _____

Date: _____

Tenant:

**T-Mobile West LLC, a Delaware limited
liability company**

DocuSigned by:
Mike Taylor
By: _____

Print Name: Mike Taylor

Title: VP Technology Procurement

Date: 12/21/2019

Kelly Dunham 11/20/19
T-Mobile Contract Attorney
as to form

