

TOWER SITE AGREEMENT

Lessor Skyline Mountain Special Service District (SMSSD) leases to CentraCom Lessee, the site described below:

- o 20'x20' Space for 140' self-supporting tower and outdoor enclosure

In the location(s) ("Site") shown on Exhibit A, together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of Lessee, source of electric and telephone facilities. The Site will be used by Lessee for the purpose of installing, removing, replacing, modifying, maintaining and operating, at its expense, communications service system facility, including, without limitation, antenna equipment, cable wiring, related fixtures and, if applicable to the Site, an antenna structure. Lessee will use the Site in a manner which will not unreasonably disturb the occupancy of Lessor's other tenants. Lessee will have unrestricted access to the Site 24 hours per day, 7 days per week.

1. Term. The term of this Agreement (the "Initial Term") is ten (10) years, commencing on date both Lessee and Lessor have executed this Agreement. This Agreement will need to be reviewed for renewal in person by both parties before the one (1) term unless notified in writing within 30 days of expiration of initial term by either party.

2. Compensation. Compensation (as hereinafter defined) will commence upon installation of Lessee's Antenna Facilities, (the "Compensation Commencement Date"). Thereafter, Lessee will provide Lessor with \$500 (five hundred dollars) payment per month that will be applied to Lessor's checking account for the duration of the agreement. Lessee has also agreed to install fiber to Skyline Mountain Resort (HOA/SMR) clubhouse at no cost to Lessor.

The HOA/SMR will be responsible for any services purchased and both agreements will be negotiated in a separate contract between the HOA/SMR and SMSSD.

3. Title and Quiet Possession. Lessor represents and agrees (a) that it is the Lessor of the Site; (b) that it has the right to enter into this Agreement; (c) that the person

signing this Agreement has the authority to sign; (d) that Lessee is entitled to access to the Site at all times and to the quiet possession of the Site throughout the Initial Term and each Renewal Term so long as Lessee is not in default beyond the expiration of any cure period; (e) that Lessor shall not have unsupervised access to the Site or to the equipment; and (f) that Lessor will upon sale or transfer of the underlying property, provide an assignment letter to Lessee that instructs Lessee to make future compensation rights to the transferee. Lessor further agrees to defend, indemnify and assume all liability for failure to provide Lessee with proper transfer information or required documentation pertaining to subsequent Lessor.

4. Assignment/Subletting. Lessee shall not have the right to sublease and/or assign its rights under this Agreement without notice to and consent of Lessor as this will be also evaluated on a yearly basis as to lease rate adjustments, in advance if there are subleases.

5. Notices: All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested or sent by recognized overnight carrier to the addresses specified below. Notices, requests, demands and other communications may also be given by facsimile transmission, provided that notice is concurrently given by one of the above methods. Communication by electronic or computerized mail shall not be accepted as effective notice under this Agreement. Notices to Lessee must be sent to the address shown underneath Lessee's signature. Notices to Lessor must be sent to the address shown underneath Lessor's signature.

6. Improvements. Lessee may, at its expense, make such improvements on the Site, as it deems necessary from time to time, for the operation of the facility. Upon termination or expiration of this Agreement, Lessee shall remove its equipment and improvements and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss.

7. Compliance with Laws. Lessor represents that Lessor's property (including the Site), and all improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. Lessee will substantially comply with all applicable laws relating to its possession and use of the Site.

8. Interference. Lessee will resolve technical interference problems with other equipment located at the site on the commencement date or any equipment that becomes attached to the site at any future date when Lessee desires to add additional equipment to the site. Subsequent users: Lessor will not permit or suffer the installation

of any future equipment, which (a) results in technical interference problems with Lessee's then existing equipment, (b) encroaches onto the site, or (c) shall not permit the use of any portion of Lessor's property by any subsequent users following installation of Lessee's facilities in a way which materially interferes with the rights of Lessee hereunder.

9. Utilities. Lessor represents that utilities adequate for Lessee's use of the Site are available. Lessee will pay for all installation and utilities used by it at the Site.

10. Indemnity. Lessor and Lessee each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees) and claims of liability or loss which arise out of the Lessorship, use and/or occupancy of the Site by the indemnifying party. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct of the indemnified party. The indemnity obligations under this Paragraph will survive termination of this Agreement.

11. Insurance. Lessee will procure and maintain commercial general liability insurance, with limits of not less than One Million Dollars combined single limit per occurrence for bodily injury and property damage liability, with a certificate of insurance to be furnished to Lessor within 30 days of written request. Such policy will provide that cancellation will not occur without at least 15 days prior written notice to Lessor. Each party hereby waives its right of recovery against the other for any property loss or damage covered by any insurance policies maintained by the waiving party. Each party will cause each insurance policy obtained by it to provide that the insurance company waives all rights of recovery against the other party in connection with any property loss or damage covered by such policy.

12. Maintenance. Lessee will be responsible for repairing and maintaining the tower site and facility and any other improvements installed by Lessee at the Site in a proper operating and reasonably safe condition; provided, however if any such repair or maintenance is required due to the acts of Lessor, its agents or employees, Lessor shall reimburse Lessee for the reasonable costs incurred by Lessee to restore the damaged areas to the condition which existed immediately prior thereto. Lessor will maintain and repair all other portions of the property of which the Site is a part in a proper operating and reasonably safe condition.

13. SMSSD/SMR Rules and Regulations: Lessee and all employees must follow all rules and regulations of SMR / SMSSD

SMSSD REVISED FOR CONTRACTORS

INTRODUCTION

Skyline Mountain Resort (SMR) has approximately 1,500 acres of land situated adjacent to the Manti-La Sal National Forest and is located 2.8 miles southeast of the town of Fairview, UT. The elevation is from 6,015 feet to 9,100 feet. The CentraCom lessee tower will be located at Thad's Peak Well site called SMSSD #6. Skyline Mountain Resort has much to offer with the swimming pool, golf course, tennis, clubhouse, cabins, RV park, and property to purchase. There is something for everyone here at SMR. There are approximately (35) miles of roads that are excellent for ATV's and snowmobiles. The beautiful surroundings with its panoramic views and spectacular sunsets make SMR one of the most beautiful resorts in the world. SMSSD is the water Special Service District and provides water access (pressurized to the valley members) and fill- station water access to those members on the Upper Mountain and Birch Creek.

Briefly stated, membership in Skyline Mountain Resort entitles an individual and his immediate family (which includes husband and wife, plus all single members of the household and living in the same place of residence) to use the resort development and participation in resort-sponsored activities. This section has been prepared to answer your questions and is supplemental to the SMR By-Laws and Declaration of Covenants, Conditions and Restrictions (CC&R's). Reading these should give a good knowledge of this unique recreation development.

MAIN OFFICE

The main office is located at the Resort Clubhouse. Office hours: Memorial Day thru Labor Day are 9:00 a.m. to 5:00 p.m. daily. Labor Day —Memorial Day Tuesday through Saturday 9:00 a.m. to 5:00 p.m.

The mailing address for SMR is:

Skyline Mountain Resort

22130 North 11750 East

Fairview, UT 84629

Office: (435) 427-9590

Emergency: (435) 315-7226

Email: skylinemountainresort@gmail.com

Website: www.skvlinemountainresort.com

The mailing address for SMSSD is:

Skyline Mountain Special Service District

2201 SMR

Fairview, UT 84629

Office: (435) 469-1661

Emergency: (801)362-8387

Email: SMSSD2013@gmail.com

Website: SMSSDUTAH.com

The following Exhibits are attached to and made a part of this Agreement: Exhibits A (Site Description

LESSOR: Skyline Mountain Special Service District

2201 SMR Fairview, UT 84629

Office: (435) 469-1661

LESSEE: CentraCom

Attn: Contracts

PO Box 7

Fairview, UT 84629

EXHIBIT A: Site Description

Tower will be located at Thad's Peak Well site called SMSSD #6

39.618135, -111.360029

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

LESSOR:

LESSOR TITLE:

DATE:

LESSEE:

LESSEE TITLE:

DATE:
