



Crown Castle
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April 23, 2015

Sent via email to: Councilman Kevin Barry
kevinbarrylaw@yahoo.com

Re: Business Unit # 874657
Site Name: Thruway-New Paltz Landfill

Parent Parcel: 3000 Clearwater Rd New Paltz, NY

Current Lease: By and between STC Five LLC by Global Signal Acquisitions II LLC its Attorney In Fact (Sprint) ("Grantee") and Town of New Paltz, NY ("Grantor"), for a 1600 square foot leased area upon which a cell tower has been erected.

Grantor: Town of New Paltz, NY

Grantee: Crown Castle Towers 09 LLC

Property Interest: 50 year term easement for the 1600 square foot leased premises together with a non-exclusive access and utility easement, the same as provided for in the Lease. Said purchase shall include an Assignment of the Lease by the Town of New Paltz, NY to Crown Castle Towers 09 LLC. It is understood by the parties that fee title to the property shall remain with the Grantor.

Purchase Price: Four Hundred Twenty Five Thousand Dollars (\$425,000.00). It is understood by the parties that rent shall be prorated to the day of closing, that is, Grantor shall be entitled to rent to the day of closing and Grantee shall be entitled to rent after the day of closing. Per Exhibit D of the Lease, Grantor will receive the 20% revenue share provision for future collocators (not to include Sprint or AT&T) as described.

Upon receipt of this document evidencing Grantor's acceptance of the easement purchase under the terms herein, Grantee shall submit these terms to its property committee. Upon approval by its property committee, Grantee shall begin its due diligence, at Grantee's sole expense, including obtaining a survey, and shall prepare a Grant of Easement and Assignment of Lease that incorporates the terms and conditions described in this document. In connection therewith, the parties acknowledge and agree that this document is intended to summarize the business terms and conditions to be included in the Grant of Easement and Assignment of Lease. Upon receipt of said document, Grantor hereby agrees to execute the Grant of Easement and Assignment of Lease without any unreasonable delay.

If this document accurately sets forth our understanding regarding the foregoing, please so indicate by signing and returning to Grantee via fax to 724-416-6452 or by e-mail to Linda.doherty@crowncastle.com.

Grantor:

Town of New Paltz, NY

Dated: _____

Print Name

Grantee:

Dated:

Rhonda Lullo, Land Acquisition Manager

Print Name