

LEASE SUPPLEMENT

This Lease Supplement (“**Supplement**”), between **VERTICAL BRIDGE S3 ASSETS, LLC**, a Delaware limited liability company, with its principal offices located at 22 W Atlantic Ave, Suite 310, Delray Beach, Florida 33444, hereinafter designated **LESSOR** and **CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS**, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated **LESSEE**.

1. This Supplement is a Supplement as referenced in that certain Master Tower Lease Agreement between Vertical Bridge REIT, LLC and Cellco Partnership d/b/a Verizon Wireless dated **REDACTED** (the “**Original MLA**”), as amended by that certain First Amendment to Master Tower Lease Agreement (the “**First Amendment**” and collectively with the Original MLA, the “**Agreement**”). All of the terms and conditions of the Original MLA are incorporated hereby by reference and made a part hereof without the necessity of repeating or attaching the Original MLA. In the event of a contradiction, modification or inconsistency between the terms of the Original MLA and this Supplement, the terms of this Supplement shall govern. Capitalized terms used in this Supplement shall have the same meaning described for them in the Original MLA unless otherwise indicated herein.

2. The Premises leased by the LESSOR to the LESSEE hereunder is described as follows:

(i) Approximately One Hundred Sixty Five (165) square feet of Ground Space for the installation of an equipment platform and (ii) a ten foot (10’) contiguous vertical envelope of space on the Tower with a centerline at the Fifty Seven foot (57’) level for the placement of LESSEE’s Equipment, as depicted on Exhibit 1 attached hereto and incorporated herein. LESSOR also grants LESSEE, in the location set forth on Exhibit 1, a non-exclusive easement for access and utilities (the rights related thereto more particularly set forth in the Original MLA).

3. In the event an Exhibit 1 is attached hereto describing the Premises, the LESSEE shall have the right to survey the Premises and said survey shall then become Exhibit 2 which shall be attached hereto and made a part hereof and shall control in the event of any discrepancies between it and Exhibit 1. The cost for such work shall be borne by the LESSEE.

4. Notwithstanding anything to the contrary in this Original MLA, LESSOR and LESSEE hereby agree that at LESSEE’s option, LESSEE shall have the right to lease additional space from LESSOR for the continued installation, operation and maintenance of its Communications Facility on the Property (the “**Additional Leased Area**”). Upon LESSOR’s approval of the Additional Leased Area, which approval shall not be unreasonably withheld, conditioned or delayed, the Parties agree to negotiate in good faith an amendment to the Supplement to memorialize the location of the Additional Leased Area. LESSEE shall be permitted to use the Additional Leased Area for the same purposes LESSEE is permitted to use

the Property. Once the Supplement is amended to include the Additional Lease Space, such space shall be deemed to be included within the Premises.

5. If the Property is subject to a Prime Lease, license or other such agreement, a copy of such agreement is attached hereto as Exhibit 3 (the "**Prime Lease**"). This Supplement shall not be effective until LESSEE has approved the Prime Lease, and Lessee shall be under no obligation to proceed under this Supplement unless and until the form and substance of the Prime Lease is acceptable to LESSEE. By its signature below, LESSEE acknowledges that it has reviewed and approved of the Prime Lease.

6. The term of this Supplement shall be as set forth in Paragraph 5 of the Original MLA, and specifically as follows (check and initial one):

The Site covered by this Supplement is a "**Collocation Site**" with an initial Term of five (5) years.

7. The rent due for the Term of this Supplement shall be **REDACTED**.

8. Special Provisions:

a. **REDACTED**.



EXHIBIT 1 TO SUPPLEMENT

PREMISES

Initial Permitted Equipment Installation at 57' AGL

See attached the Collocation Application and Construction Drawings



EXHIBIT 2 TO SUPPLEMENT

SURVEY

To be attached, if at all, at a later date.



EXHIBIT 3 TO SUPPLEMENT

PRIME LEASE

Option and Lease Agreement dated March 29, 2016
Assignment and Assumption of Lease dated February 21, 2018



EXHIBIT 4 TO SUPPLEMENT

WRITTEN ACKNOWLEDGMENT OF LEASE COMMENCEMENT



VERIZON WIRELESS HQ NETWORK REAL ESTATE WRITTEN ACKNOWLEDGEMENT OF LEASE COMMENCEMENT

The Verizon Wireless representative is responsible for completing Section 1, then providing to the Landlord for completion of Section 2.

SECTION 1 – This section to be completed by Verizon Wireless. When filling out this section, please be sure to refer to the commencement language per the Agreement.

Site Name: _____	
Site Address: _____	
Contract Number: _____	GL Location Number: _____
Commencement Date: _____	
Printed Name of Verizon Representative: _____	Date: _____
For Agreements that require Written Acknowledgement of Node and Network Operational Notice , please also provide the following:	
Node Acceptance Date _____	Node Name or Cluster Name/Number _____
Is the Node the FINAL NODE in the Supplement? <input type="checkbox"/> YES <input type="checkbox"/> NO	

SECTION 2 – This section to be completed by Lessor / Landlord and then returned to the Verizon Wireless representative.

Company Name: (if applicable) _____	
Acknowledged by Lessor / Landlord: _____ / _____	Date: _____
Printed Name of Lessor / Landlord: _____	Title: (if applicable) _____

Special Instructions:

The Verizon Wireless representative is responsible for sending this completed form, along with a fully completed Commence a Lease / Exercise an Option Form to HQ Network Real Estate using the HQNRE Commencement Mailbox.