

LEASE PROPOSAL FORM
PROPERTY LEASE FOR INSTALLATION OF
WIRELESS COMMUNICATION FACILITY

Hereinafter called the “BIDDER” organized and existing under the laws of the state of Vermont _____, doing business as a _____ limited liability _____ (corporation; partnership; or an individual).

TO: THE BOARD OF WATER COMMISSIONERS FOR THE COTUIT FIRE DISTRICT / WATER DEPARTMENT, COTUIT, MA (Hereinafter called the “DISTRICT”)

The BIDDER proposes to lease the designated space at the Site in accordance with the BIDDER’S approved Site Development Plan, accompanying drawings, specifications, and supporting documentation for 414 Main Street Cotuit, MA:

For a first year lease payment:	\$ <u>42,000.00</u>
For a second year lease payment:	\$ <u>43,260.00</u>
For a third year lease payment:	\$ <u>44,557.80</u>
For a fourth year lease payment:	\$ <u>45,894.53</u>
For a fifth year lease payment:	\$ <u>47,271.37</u>
For a sixth year lease payment:	\$ <u>48,689.51</u>
For a seventh year lease payment:	\$ <u>50,150.20</u>
For an eighth year lease payment:	\$ <u>51,654.70</u>
For a ninth year lease payment:	\$ <u>53,204.34</u>
For a tenth year lease payment:	\$ <u>54,800.47</u>
For an eleventh year lease payment:	\$ <u>56,444.49</u>
For a twelfth year lease payment:	\$ <u>58,137.82</u>
For a thirteenth year lease payment:	\$ <u>59,881.96</u>
For a fourteenth year lease payment:	\$ <u>61,678.42</u>
For a fifteenth year lease payment:	\$ <u>63,528.77</u>
For a sixteenth year lease payment:	\$ <u>65,434.63</u>
For a seventeenth year lease payment:	\$ <u>67,397.67</u>
For an eighteenth year lease payment:	\$ <u>71,502.19</u>
For a nineteenth year lease payment:	\$ <u>73,647.25</u>
For a twentieth year lease payment:	\$ <u>75,856.67</u>
TOTAL VALUE OF TWENTY YEARS:	\$ <u>1,162,412.40</u>

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(continued)

Percentage of 1st Carrier Revenue:	% <u> 0 </u>
Percentage of 2nd Carrier Revenue:	% <u> 0 </u>
Percentage of 3rd Carrier Revenue:	% <u> 0 </u>
Percentage of 4th Carrier Revenue:	% <u> 10 </u>
Percentage of 5th Carrier Revenue:	% <u> 75 </u>
Percentage of 6th Carrier Revenue:	% <u> 75 </u>

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(continued)

The BIDDER agrees, that, if he is selected, he will within thirty (30) days after presentation thereof by the awarding authority, execute a lease in accordance with the terms of this bid.

The BIDDER hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work and that he will comply fully with all laws and regulations applicable to awards made in the Commonwealth of Massachusetts.

The BIDDER further certifies under the penalties of perjury that his bid is in all respects bona fide, fair, and made without collusion or fraud with any other person. As used herein, the word "person" shall mean any natural person, joint venture, partnership, corporation, or other business or legal entity.

The BIDDER also certifies that he has visited the site, and received and reviewed the requirements contained in the REQUEST FOR PROPOSAL for "Lease of Land to Erect a Wireless Communications Facility at 414 Main Street, Village of Cotuit".

The bid must bear the written signature of the BIDDER or an authorized agent of the BIDDER. If the BIDDER is a corporation or a partnership, the bid must be signed by a duly authorized officer of such corporation or by a partner and the title of such officer must be stated.

Company Name: TowerNorth Development, LLC Seal (if incorporated)

Signed: Joshua Delman

Title: Managing Member

Address: 95 Ryan Drive, Suite 1

Raynham, MA 07267

Contact Person: Bert Stern

Title: Director of Site Development

Phone Number: 215.803.4858