



August 11, 2021

City Of Clinton Ok
PO BOX 1177
CLINTON, OK, 73601

RE: American Tower Site No. 35900 / Clinton #4 ("Tower Site")

Dear Valued Landlord,

As the leading independent operator of wireless and broadcast communication sites, American Towers LLC (together with its affiliates and subsidiaries, "American Tower") understands the importance of maintaining productive long-term relationships with its landlords. American Tower has therefore engaged MD7 to reach out to its landlords to review ways to grow and develop those relationships.

Based upon current market conditions, we need to adjust the financial terms of this Tower Site's contract in order to ensure the long-term stability of the Tower Site and allow all parties to benefit. The proposal below outlines two options available for the tower on your property:

Option 1: Rent Reduction

- A one-time signing bonus of \$2,000
- \$400 per month commencing October 1, 2021
- 7.5% annual escalation will commence November 1, 2025
- Providing 2 terms of 5 years each; final expiration date will be October 31, 2060
- 5 Year Rent Guarantee

Option 2: Perpetual Easement

Option 1 – Lump Sum.

- Purchase price of \$84,975 in exchange for perpetual easement.

Option 2 – Monthly installments over 5 years.

- Purchase price of \$82,500 in exchange for perpetual easement.
- 60 monthly installment payment of \$1,514.32 totaling \$90,858.92 after all installments paid out.

Option 3 – Monthly installments over 10 years.

- Purchase price of \$82,500 in exchange for perpetual easement.
- 120 monthly installment payments of \$832.50 totaling \$99,899.69 after all installments paid out.

****PLEASE NOTE:** All proposals are good for a limited time and for discussion purposes only. The parties will not be bound in any respect and with regard to any proposal until and unless a written agreement is signed by all applicable parties. Further, all proposals are contingent upon: 1) American Tower's confirmation, review and approval, in its sole discretion, of a title report and if necessary, a land survey of the property; and 2) final approval and authorization by American Tower's Executive Team. Nothing contained herein shall be construed as, or deemed to create, an agency, joint venture, or partnership relationship between American Tower and MD7.

I look forward to working with you to secure this mutually beneficial relationship for the years to come. After you review the options outlined above, please contact me to discuss further.

Respectfully,
Joshua Plaza
jplaza@md7.com
(858) 900-9782

MD7 | Lease Consultant
An authorized vendor of American Towers LLC and its subsidiaries and affiliates

****PLEASE NOTE: *This conditional offer expires and is for discussion purposes only. The parties will not be bound in any respect until and unless a written agreement is signed by all applicable parties.***



Account Data And Map Image
Data provided by County Assessor

Date 08/11/2021
Time 16:22:26

Map Image



<p>Assessment Data</p> <p>Account 200013064 Parcel ID 0720-00-017-016-0-000-00 Cadastral ID 0720-017-016-00-0-000-00 Property Type REAL - Real Property Property Class E Tax Area 205 - Cli City I-99 Situs 00413 ORIENT Subdivision CLINTON ORIGINAL Lot/Block 0016 / 0017 Sec/Twn/Rng / / / Neighborhood 72000 - ORIGINAL CLI CITY OF CLINTON</p> <p>P O BOX 1177 CLINTON OK 73601-0000</p>	<p>Primary Image</p>																				
<p>Legal Description</p> <p>CLINTON ORIGINAL ALL OF LT 16, W22' OF LT 17 BLK 17</p>	<p>Assessed Valuation</p> <table border="0"> <tr> <td>Land Value</td> <td>0</td> <td>Assessed Value</td> <td>0</td> </tr> <tr> <td>Improvements</td> <td>0</td> <td>Assessment Level</td> <td>11%</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>Penalty Amount</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>0</td> <td>Exemption</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>Total Taxable</td> <td>0</td> </tr> </table>	Land Value	0	Assessed Value	0	Improvements	0	Assessment Level	11%	Mobile Home	0	Penalty Amount	0	Total Value	0	Exemption	0			Total Taxable	0
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