

**THIS LEASE IS THE PROPERTY OF:**

Woodbury County, Iowa  
620 Douglas Street, Suite 104 -  
Sioux City, Iowa 51101

**AND THE PROPERTY OF:**

Senet Inc.  
1000 Market Street Suite 102  
Portsmouth, NH 03801  
ATTN: Chauncey G. Morgan  
Phone: (603) 821-0003  
Fax: (603) 821-0199

C/O Starcomm Public Safety Board  
P.O. Box 447  
Sioux City, Iowa 51102  
ATTN: Glenn Sedivy  
Phone: (712) 279-6959  
Fax: (712) 279-6157

And

The City of Sioux City, Iowa  
405 6<sup>th</sup> Street, P.O. Box 447  
Sioux City, Iowa 51102

**SITE LEASE AGREEMENT**

THIS SITE LEASE AGREEMENT (hereinafter called "Lease"), is made and entered into as of this 23<sup>RD</sup> day of JANUARY, 2017, by and between Woodbury County, Iowa, whose address is 620 Douglas Street, Suite 104, Sioux City, Iowa 51101 under the direction of the Starcomm Public Safety Board, whose address is P.O. Box 447 Sioux City, Iowa 51102 and the City of Sioux City, Iowa whose address is 405 6<sup>th</sup> Street, P.O. Box 447, Sioux City, IA 51102, hereinafter called "Lessors", and Senet, Inc. having an 1000 Market Street Suite 102 Portsmouth, NH 03801, hereinafter called "Lessee".

In consideration of the covenants and agreements hereinafter set forth, the parties hereto agree as follows:

**1. Leased Premises.** Lessors hereby Lease to the Lessee, for the period, at the rental, and upon the terms and conditions hereinafter set forth, the following Leased "Premises" located within the city limits of Sioux City, IA.

a. Space on the Woodbury County radio tower for one (1) antenna as shown in Exhibit A, Senet Inc. Site Sketch and Plans.

b. Space for equipment in Woodbury County Compound, which is the fenced in area around the tower, including the building shelter, as shown in Exhibit A, Senet Inc. Site Sketch and Plans.

c. The legal description for the location of the above tower and equipment is:

All that part of the South One-Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 36, Township 89 North, Range 47 West of the 5<sup>th</sup> Principal Meridian, Sioux City, Woodbury County, Iowa, described as follows:

Commencing at the Northeast corner of the SW 1/4 of the NW 1/4 of said Section 36; thence S 43°22'02"W for 60.00 feet to the point of beginning; thence S 46°37'58"E for