

AMENDMENT #1 TO SITE LEASE AGREEMENT

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7/24/18

It is agreed between the Woodbury County Board of Supervisors, c/o Starcomm Public Safety Board ("Lessors") and Senet, Inc. having a mailing address of 100 Market St, Suite 302 Portsmouth, NH 03801 ("Lessee").

WHEREAS, Lessor and Lessee (or their respective predecessors-in-interest) entered into a Site Lease Agreement between the parties signed on or about September 18th, 2015 and went into effect on September 18th, 2015, with respect to a Communications tower located at 2028 Jasper Ave, Merville Iowa.

WHEREAS, Lessor and Lessee desire to amend the Agreement to modify the notice section thereof; and

Woodbury County, Iowa
620 Douglas Street, Suite 104
Sioux City, Iowa 51106

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

And
Senet, Inc.
100 Market St. Suite 302
Portsmouth, NH 03801
ATTN: Network Development

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

WHEREAS, Lessor and Lessee desire to amend the Term under paragraph 3 to read as follows:

3. Renewal Terms. Lessors hereby grant to Lessee the right, privilege and option to extend this Lease for four (4) additional "Renewal Terms" of Five (5) years; provided that the total length of all terms does not extend beyond the term of the Lease Agreement between Lessors;

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PAUL J. GILBERT
AUDITOR & RECORDER &
COM. OF ELECTIONS

each with the consent and written approval from Lessors, from the end of the Initial Term, under the same terms, covenants and conditions as herein contained, provided that Lessee is not in default of any of the terms, covenants or conditions of this Lease at the conclusion of the Initial Term or any prior Renewal Term, respectively. This Lease shall automatically renew unless Lessee gives written notice of the desire to terminate the Lease at least ~~one hundred eighty (180)~~ ninety (90) days prior to the end of the applicable term.; and

WHEREAS, Lessor and Lessee desire to amend the Term under paragraph 4 to read as follows:

3. Renewal Term Rent. Lessee shall pay Woodbury County, Iowa, administrator of funds of Starcomm Public Safety Board, "Rent" for each month of the Five (5) years for Renewal Terms as listed below in this paragraph. Each monthly Rent payment shall be due to Woodbury County, Iowa on or before the first day of each month.

a. First Renewal Term (years 6 through 10) Rent shall be increased to \$291.00.

b. Second Renewal Term (years 11 through 15) Rent shall be increased by 10% over the highest amount paid at the end of the first Renewal Term.

c. Third Renewal Term (years 16 through 20) Rent shall be increased by 10% over the highest amount paid at the end of the second Renewal Term.

d. Fourth Renewal Term (years 21 through 25) Rent shall be increased by 10% over the highest amount paid at the end of the third Renewal Term.

In all other respects, the original Site Lease dated September 18th, 2015 Agreement are unchanged.

IN WITNESS WHEREOF, the parties have executed this Lease agreement as of the day and year first written above.

LESSORS:

Woodbury County, Iowa

By :  _____

Title: Rocky DeWitt, Chairperson

Woodbury County Board of Supervisors

Attest: Michelle Skoff

~~Patrick Gill, County Auditor~~ Michelle Skoff, Deputy Auditor

LESSEE:

Senet, Inc. (Lessee)

By (Printed Name): Mark Baltier

Title: CFO

Signature: [Handwritten Signature]

STATE OF New Hampshire

COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 21st day of June, 2018, by Mark Baltier, the CFO of Senet, Inc.

[Handwritten Signature]

Notary Public

ERIC P. MALCOLM
Notary Public, State of New Hampshire
My Commission Expires Nov. 4, 2020