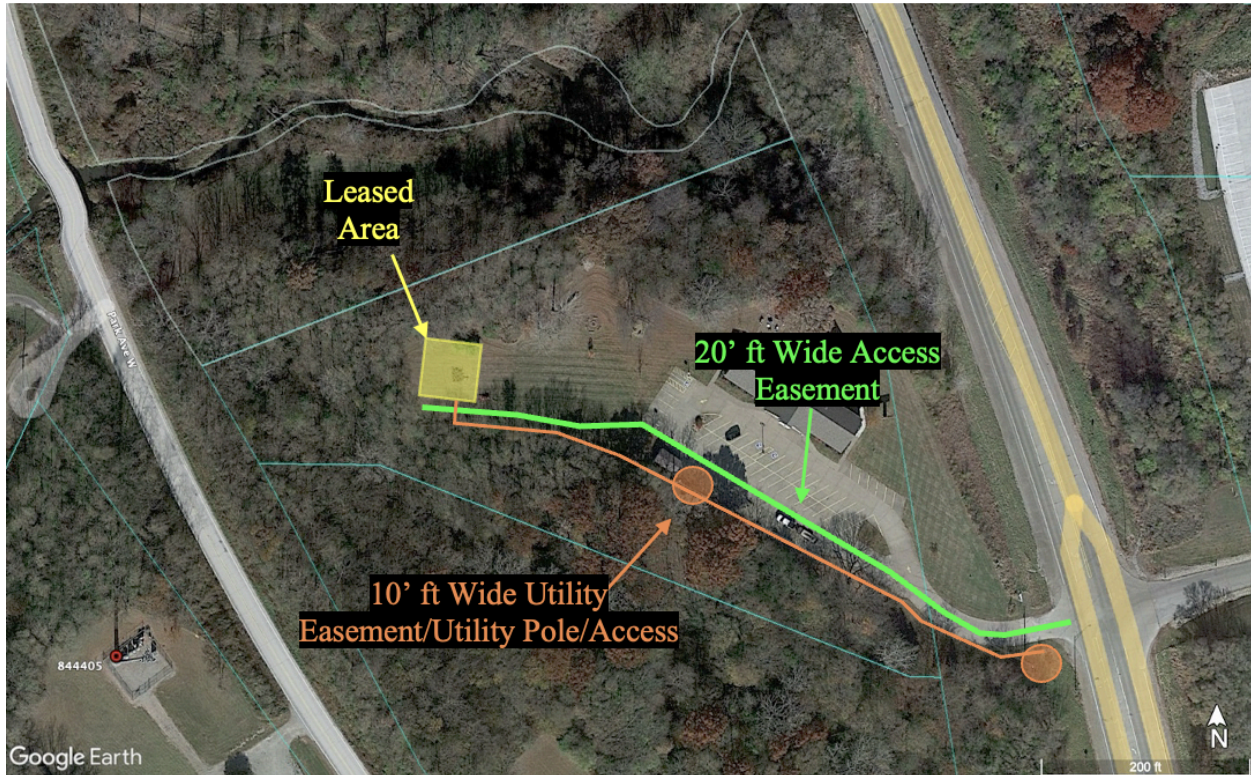


## Cell Tower Overview

### Overall Information

- Lease would be between Shepherd of the Cross and Crown Castle Towers
- Lease would be for a 20 foot wide easement (using the parking lot, and then gravel), 10 foot wide utility easement (either above or below ground), and approximately 3,600 square feet for the construction of the tower. See map for approximate placement.



- SOTC will receive \$2,000 upon execution of the lease as an option fee. This will be paid within 60 days of the agreement. Crown Castle reserves the right to extend the option period for two (2) additional one (1) year periods. During this time, SOTC would receive \$1,000/year.
- The option period ends upon construction. At that time, Crown Castle will pay SOTC monthly payments of \$1,100. Each year, rent will increase 2.5%.
- Property taxes will be the responsibility of Crown Castle. SOTC will need to pay Unrelated Business Income Tax (UBTI).
- Electricity and internet will be metered separately from the church.
- The tower will not have guy-wires, but will be cemented to concrete footers.
- Equipment will be removed and the area will be cleaned up after the construction of the tower.
- Lease term is 50 years.

Questions that were previously asked

1. Would there be potential interference from the cell tower with our AV systems in the church building?

No. RF signals use a completely different wavelength that shouldn't have any effect to the AV system.

2. How many antennas would be placed on the tower? Would the addition of antennas result in a difference in our contract and payment/month?

Some towers have what's called "revenue share" based on what the tower is being used for. Revenue share would result in getting a portion of the proceeds that the tower is making. This is not a part of our current contract.

3. Are there health repercussions?

The representative we are working with did not refute the possibility for health repercussions as he (wisely) stated that those who have concerns about health problems likely would be hesitant to believe a rep of a cell tower company. Instead, he referenced us to the American Cancer Society website which has an entire page dedicated to the impact of cell towers and that it does not link to cancer. He did mention that with as many cell towers in the vicinity, we are likely already experiencing any "effect" of a cell tower, and that a greater effect would be by simply using cellular devices. None of the rays from a cell tower permeate skin.

4. Would legal fees be at the expense of Crown Castle?

Yes, Crown Castle is funding \$500 of attorney fees.

5. If SOTC ceased to be a congregation, what would happen to the contract?

The contract is a "ground lease," meaning that whoever owns the land receives payment for the tower.

6. If Crown Castle ceased to be a company, what would happen to the contract?

If Crown Castle was bought out/experienced bankruptcy/etc., another wireless company would most likely purchase the tower for their use and we would then enter into a new contract.