

**OFIRST AMENDMENT TO LEASE AGREEMENT**

This First Amendment (“Amendment”), made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, modifies that certain Lease Agreement (“Lease”) dated October 31, 2005 between City of Milwaukee, a Wisconsin municipal corporation, having an address at 200 East Wells Street, Room 606, Milwaukee, Wisconsin, 53202 (“Lessor”) and United States Cellular Operating Company LLC, a Delaware limited liability company, as successor in interest to United States Cellular Operating Company Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois, 60631 (“Lessee”).

WHEREAS, pursuant to the Lease, Lessor has leased to Lessee certain premises located at 5701 West McKinley Ave in the City of Milwaukee, County of Milwaukee, State of Wisconsin (the “Premises”) for use as a telecommunications site; and

WHEREAS, The Lease contains incomplete, incorrect or missing Exhibits and both parties are desirous of Lessee of attaching the correct Exhibits to the Lease.

NOW, THEREFORE, in consideration of the terms of the Lease and this First Amendment, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree as follows:

- I. Lease Exhibit B is hereby deleted and replaced with the following attached Amendment Exhibit B.
- II. Lease Exhibit C is hereby deleted and replaced with the following attached Amendment Exhibit C.
- III. Lease Exhibit D is hereby deleted and replaced with the following attached Amendment Exhibit D.
- IV. Except as amended herein, all other terms of the Lease remain unchanged and in full force and effect.

[END OF AMENDMENT - SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Lessor and Lessee have executed this First Amendment as of the last signature date below.

LESSOR:  
CITY OF MILWAUKEE

LESSEE:  
United States Cellular Operating Company  
LLC

By: \_\_\_\_\_

By: Narothum Saxena

Printed/Title: TOM BARRETT, Mayor

Printed: Narothum Saxena

By: \_\_\_\_\_

Title: Vice President

Printed/Title: JAMES R. OWCZARSKI, City  
Clerk

Date: 12-11-13

Approved as to content, form and execution  
this \_\_\_\_ day of \_\_\_\_\_, 201\_.

\_\_\_\_\_  
Assistant City Attorney

Signatures of Tom Barrett, James R. Owczarski, and Martin Matson authenticated this \_\_\_\_ day of \_\_\_\_ 2013.

\_\_\_\_\_  
Jeremy R. McKenzie, Assistant City Attorney  
State Bar No. 1051310

STATE OF ILLINOIS )

)

COUNTY OF COOK )

)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Narothm Szewna, Vice President for United States Cellular Operating Company LLC, known to me to be the same person whose name is subscribed to the foregoing First Amendment to Lease Agreement, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this 11 day of December, 2013.



[Signature]  
\_\_\_\_\_  
Notary Public

My commission expires 8/22/16

EXHIBIT B

LEASE PARCEL

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Seven (7) North, Range Twenty-One (21) East, City of Milwaukee, Milwaukee County, Wisconsin containing 450 square feet (0.010 acres) of land and being described by:

Commencing at the Northeast Corner of Block 6 in ROSEDALE PARK, a subdivision of record located in the SW1/4 of said Section 23; thence S88°-24'-38"W (recorded as West) along the North line of said Block 6, 166.95 feet; thence S01°35'-22"E 63.74 feet to the point of beginning; thence East 15.00 feet; thence South 30.00 feet; thence West 15.00 feet; thence North 30.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

4 FOOT WIDE UTILITY EASEMENT

A 4 foot wide Utility Easement being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-Three (23), Township Seven (7) North, Range Twenty-One (21) East, City of Milwaukee, Milwaukee County, Wisconsin containing 80 square feet (0.002 acres) of land and being 2 feet each side of and parallel to a line described by:

Commencing at the Northeast Corner of Block 6 in ROSEDALE PARK, a subdivision of record located in the SW1/4 of said Section 23; thence S88°-24'-38"W (recorded as West) along the North line of said Block 6, 166.95 feet; thence S01°35'-22"E 63.74 feet; thence East 2.00 feet to the point of beginning; thence North 20.00 feet to the point of termination.

U S Cellular - McKinley WT #784462

September 27, 2005

EXHIBIT C

(EXHIBIT C is on file with Milwaukee Water Works)

EXHIBIT C (continued)  
(EXHIBIT C is on file with Milwaukee Water Works)

EXHIBIT D

(See attached pages)

# Milwaukee Water Works

## Exhibit \_\_\_ Wireless Contractor Security and Safety Requirements

This document covers all employees and contractors of any wireless provider who has equipment located at any MWW facility. Access is limited to the specific areas necessary for the employee or contractor to perform their scope of work. In the event of a conflict between the language in this Exhibit and the Lease, this Exhibit shall control.

### Administration (see exhibit "A" for contact information)

- Tenant is required to provide a single point of contact for security matters. Any change to this contact needs to be reported promptly to MWW.
- Tenant is required to provide MWW with a list of employees and contractors authorized for access to the Tenant's equipment. Any change to the employee or contractor listing must be communicated promptly to MWW. Only individuals on the list will be granted site access.
- Tenant is required to supply MWW with a letter of compliance stating all employees requesting access be vetted in a manner similar to MWW employees. That would include :
  1. Criminal Felony/Misdemeanor by county of residence – superior and municipal court records in any county in the US going back seven (7) years.

The MWW Water Security Manager will periodically audit the vendors by requiring that they provide redacted copies of the completed background check with personal information removed. Employers not complying with MWW policy on conducting background checks will have employees access terminated until such time as these checks have been completed.

- Tenant is required to provide a valid sample of their corporate identification card format. This will be used to verify the identity of all employees and contractors of the Tenant who wish to gain site access. If the identification provided by the individual requesting access does not match what the Tenant has provided, the employee or contractor may be denied access.
- All required information and access list updates must be submitted to the MWW Water Security Manager before access will be granted. Updating and disseminating this information will require a minimum of two (2) business days. All changes must be in writing; no verbal changes will be processed.
- Tenant's ground equipment and locks must be identified and clearly labeled with the Tenant's name and a 24/7 emergency contact number for police or emergency first responders.

841 N. Broadway  
Zeidler Municipal Building  
Room 409  
Milwaukee, Wisconsin 53202  
[www.water.mpw.net](http://www.water.mpw.net)

*Safe, Abundant Drinking Water.*



### Changes or Addition to Equipment

- A written request outlining the scope of work and any authorization for designers or general contractors should be made to the Superintendent of Milwaukee Water Works. This request must come from the Lessee.
- The Lessee and any authorized firms shall schedule an appointment with the Engineering Section of Milwaukee Water Works. This will be noted in the response to the written request.
- Five (5) sets of proposed plans each with the original signature and stamp of a Professional Engineer licensed in the State of Wisconsin should be submitted to the Superintendent. Proposed plans must include a site plan. These are reviewed by the Engineering Section of Milwaukee Water Works and an official response is prepared for the Superintendent's signature. This response will be transmitted to the Lessee and the cover letter copied to a third party or vice versa upon direction by the Lessee.
- Upon completion of the review, three (3) sets will be returned to the Lessee or their designee. If the proposed plans are acceptable to Milwaukee Water Works, the stamp will note: REVIEWED FOR CONSTRUCTION-NO EXCEPTIONS. Or the stamp could direct a RE-SUBMITTAL for a variety of reasons. Scheduling the appointment, as noted in Item 2, should eliminate RE-SUBMITTALS.
- Construction may not commence until Lessee has received the appropriate notice from Milwaukee Water Works. The "NO EXCEPTION" response will include a reminder of the current SECURITY REGULATIONS with the directions for acquiring access to the site and notifications. The installing contractor must have a set of the Milwaukee Water Works stamped plans at the site during all times installation work is proceeding.
- Upon completion of the work and restoration that meets the approval of Milwaukee Water Works, the Lessee shall provide an as-built set of documents to Milwaukee Water Works to the address noted on the response letter.

### Maintenance

- If requested, Tenant is required to power down at the request of MWW. Said request shall be on no less than twenty-four (24) hours advance notice to Tenant, except in the event of an emergency, in which case, notice shall be as much as is reasonably possible under the circumstances. In addition, MWW shall use all reasonable efforts to accommodate a "power down" during off-hours.
- If necessary for site improvements or maintenance, Tenant is required to relocate from the MWW site at Tenant's expense and on MWW's schedule, subject to terms and conditions of the Lease.

### Access (See exhibit "A" for contact information)

- Tenants who require MWW authorization or assistance to gain access to their equipment must provide a minimum of twenty-four (24) hours advance notice for routine repairs or maintenance. The preferred schedule for these jobs is Monday through Friday during the hours of 7:00 a.m. to 3:00 p.m. Routine access will not be provided on holidays.

841 N. Broadway

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Milwaukee, WI 53202

[www.water.mpw.net](http://www.water.mpw.net)

- Tenants who do not require MWW assistance to gain access to their equipment should contact MWW to advise us of your presence on site. Our neighborhood partners may report suspicious activity, and if we do not have notice of your presence the police will be called to respond.
- MWW personnel must be present during any equipment deployments, antennae installation or work that may affect the operations of our facility.
- If access is required with less than twenty-four (24) hours notice or outside the preferred schedule, the Tenant will pay for the reasonable cost of labor borne by the MWW to accommodate the site access and supervision of Tenant's personnel while on site. Tenant will be invoiced by the MWW for these costs according to MWW then current labor agreements.

#### Safety/Security

- MWW will perform a base RF assessment of the site before the Tenant's equipment is initially installed. After every equipment change we require the Tenant to perform, at their cost, another RF assessment within two (2) months of the equipment change. The test results are to be sent to the MWW who will then verify that site conditions have not degraded. The Tenant must remedy any change that negatively impacts employee safety and health within two (2) weeks of the test.
- MWW reserves the right to restrict or deny all site access in the event of an increased security threat to MWW or the water sector in general. During such event, Tenant may gain access to the site provided Tenant is escorted by MWW's personnel or other representative designated by MWW, if available. Tenant shall be responsible for all reasonable cost associated with access. Tenant will be invoiced by MWW for these reasonable costs at MWWs' then current labor agreements.
- MWW recognizes that the wireless services provided by tenant are important for communications during such event and will take reasonable steps to allow Tenant access needed to restore service during an emergency.

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## Exhibit A

Employee and contractor lists, personnel changes, compliance letters and ID card sample as outlined in the Administration section of this Contract should be submitted to:

Michael Schaefer, CPP  
Water Security Manager  
Milwaukee Water Works  
841 N. Broadway, Room 409 or e-mail to michael.schaefer@milwaukee.gov  
Milwaukee, WI 53202  
Ph: (414) 286-3465  
Fax: (414) 286-2672

Requests for access to install antennae or new equipment or for any work that may affect the operations of our facility should be sent in writing to:

Carrie M. Lewis  
Superintendent  
Milwaukee Water Works  
841 N. Broadway, Room 409 or e-mail carrie.lewis@milwaukee.gov  
Milwaukee, WI 53202

Notification of emergency work being done onsite and requests for site access should be given to:

### **Contact Information Linnwood Water Purification Plant and Northpoint Pumping Station**

Linnwood Plant Control Center  
(414) 286-2880

### **Contact Information Hawley Tank "1235 N. 57<sup>th</sup> Street, Milwaukee WI"**

Howard Control Center  
(414) 286-2890

***NOTE: All personnel entering MWW sites must be pre-authorized for any entry via the Security Manager.***

***February 10, 2012***

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