

**TELECOMMUNICATIONS LEASE
375 LAGUNA HONDA BLVD.**

NEW CINGULAR WIRELESS PCS, LLC



Exhibit A (cont.) - Rooftop Equipment Area

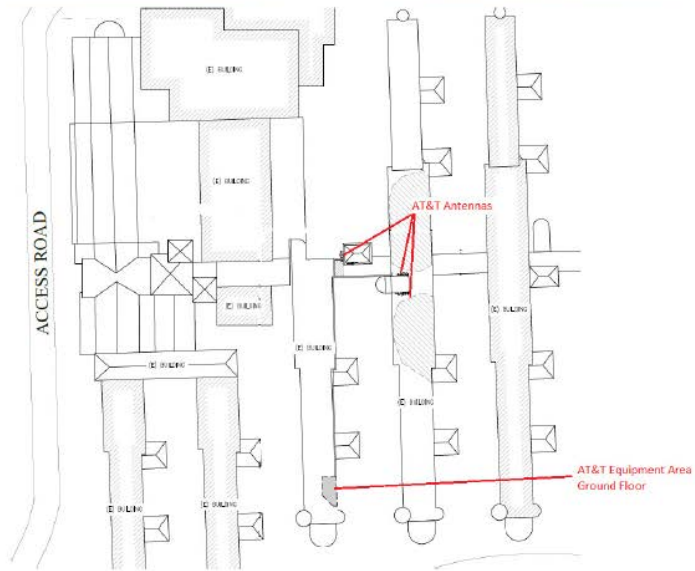


Exhibit A (cont.): Sector A – Antenna Area and Wall Equipment Area



Exhibit A (cont.): Sector B – Antenna Area and Wall Equipment Area



Exhibit A (cont.): Sector C – Antenna Area and Wall Equipment Area



375 Laguna Honda Blvd.

New Cingular Wireless - Telecommunications Lease

- Laguna Honda Hospital – under DPH jurisdiction
- Renewal lease
- 10 year term (October 2021 – September 2031)
 - Two 5-year options to renew
- Initial Base Rent - \$10,000/month; \$120,000 per year
 - 300+ sf
 - 12 antennas
 - 18 RRUs (receivers for equipment)
 - 3 fiber boxes
- Annual Adjustment – 3%
- No tenant improvements (Tenant upgraded antennas and equipment)
- Utilities - Tenant responsible for reimbursement to City - \$600/month

375 Laguna Honda Blvd.

New Cingular Wireless - Telecommunications Lease

BASE RENT

- 260 Golden Gate Ave. Lease (with same Tenant)
- City's 2017 Telecommunications Rate Guidelines
 - \$78,000 annual base rent (up to 9 antennae, 3 racks, 1,500 sf)
 - \$39,600 for up to 16 antennas and 2,500 sf
 - \$2,400 negotiated adjusted price increase (from 260 Golden Gate price/sf)
 - Total: \$120,000 per year
- RED recommends approval of the Permit

QUESTIONS?

