



AMERICAN TOWER[®]
CORPORATION

Gordon County Board of Commissioners
PO Box 580
Calhoun, GA 30703

February 7, 2017

Re: American Tower Site # 23638 Sonoraville

Dear Commissioners,

I would like to see if we can discuss the American Tower ground lease for our site located at 7399 Fairmont Highway. The lease will be heading into its last term soon and we wanted to know if the board planned on allowing us to keep the tower there.

I wanted to follow up with an updated offer letter for an easement or a lease extension. Please consider the following offers:

Option 1: Easement agreement with lump sum payment of **\$140,000**.

- o Perpetual easement of the existing leased premises.
- o Non-exclusive easement for access and utilities.

Option 2: 40 year extension, (8) 5 year renewal terms.

- o **\$30,000** signing bonus.
- o Immediate increase in rental amount to \$800 per month.
- o 3% per year escalation rate beginning on 8/10/2019.
- o \$200 per month tenant count revenue share on future tenants.
- o New expiration date 8/9/2064.

Please let me know if you have any questions. I look forward to hearing from you.

Sincerely,

Andrew Darrigo
Land Acquisitions
American Tower Corporation
10 Presidential Way
Woburn, MA 01801
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781-926-4545 fax
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****PLEASE NOTE: This offer is good for a limited time and is for discussion purposes only. The parties will not be bound in any respect until and unless a written agreement is signed by all applicable parties.**