
AT&T LEASE OPTIMIZATION TERM SHEET

To: Luke Draper
From: Tim Boddye, Lease Consultant Landlord Initial: _____
Subject: WS-213583.1
Date: 4/29/2020 Tenant Initial: _____
Version: AT&T Traditional Program (V.1.0.10)

I would like to thank you for the many years that you have been a landlord with AT&T or its predecessors. We have shared a mutually beneficial relationship which AT&T has truly appreciated.

AT&T is actively reviewing its portfolio of sites to determine ways to make its network more efficient and economical. Specifically, AT&T is requesting a rent reduction for the site located at:

801 Niblick Rd, Paso Robles, California,

Date of New Amendment:	7/1/2020
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New Rent

A.	New Base Rent	\$2,000.00
B.	New Rent Frequency	Monthly
C.	New Escalation	7.00%
D.	New Escalation Frequency	Term

New Term

A.	New Initial Term (mo)	60
B.	Number of Renewal Terms	4
C.	Additional Term Length (mo)	60
D.	Total Term (mo):	300

Rent Guarantee

A.	Rent Guarantee (mo)	60
B.	Rent Guarantee Value	\$120,000.00

Other

- | | | |
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| A. | Verify or write in the correct legal ownership for this Site.
Paso Robles Joint Unified School District | Is this correct? Yes / No |
| B. | Verify or write in the correct physical address for this Site.
801 Niblick Rd, Paso Robles, California, | Is this correct? Yes / No |
| C. | Verify or write in the correct address for notice and correspondence.
800 Niblick Road, Paso Robles, California, 93446 | Is this correct? Yes / No |

****This proposal is not a binding commitment and is subject to review and approval of documentation by all parties. Participating in this program is not required and AT&T will continue to abide by the terms of your original Lease Agreement, including exercising termination rights where they exist.**