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**AT&T LEASE OPTIMIZATION TERM SHEET**

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

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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,**

<b>Date of New Amendment:</b>	<b>7/1/2020</b>
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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**

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

\*\*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.