Drafted by:
Sue-Hyung Shin
InfraUS Wireless I, LLC
P.O. Box 2070
Hamilton, MA 01982
Site: 307723

Record and Return to:
Tower Title, LLC
225 Newman Ave.
East Providence, RI 02916
File: UNI-235674-C

Mail Tax Statements to:
Independent School District No. 282
3303 33rd Avenue NE
Minneapolis, MN 55418

Parcel ID: 06-029-23-13-001

WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT

THIS WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT ("Agreement") is made as of the ____ day of ____________________, 2026 ("Effective Date"), by and between INDEPENDENT SCHOOL DISTRICT NO. 282, who acquired title as St. Anthony Joint Independent School District No. 2 in Hennepin and Ramsey Counties, Minnesota, a Minnesota public corporation, whose address is 3303 33rd Avenue NE, Minneapolis, MN 55418 ("Site Owner") and InfraUS Wireless I, LLC, a Delaware limited liability company, whose address is P.O. Box 2070, Hamilton, MA 01982 ("Unison"). All references hereafter to "Unison" and "Site Owner" shall include their respective heirs, successors, personal representatives, lessees, licensees and assigns (Unison and Site Owner, collectively, "Parties").

RECITALS

WHEREAS, Site Owner is the owner of that certain building and property (collectively, the "Property") located in the City of St. Anthony, and County of Hennepin, in the State of Minnesota, having a street address of 3303 33rd Avenue NE, Minneapolis, MN 55418 and which Property is more particularly described on Exhibit A attached hereto.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which Site Owner does hereby acknowledge and grant Unison full discharge and acquittance therefor, Site Owner and Unison agree to the following:

1. Grant of Easement.

   (a) Site Owner grants, bargains, sells, transfers and conveys to Unison:

(i) an exclusive easement in, to, under, and over the portion of the Property substantially as shown and/or described on Exhibit B-1 ("Communication Easement") for the transmission and reception of any and all wireless communication signals and the construction, maintenance, repair, replacement, improvement operation, and removal of towers, antennas, buildings, fences, gates, generators, and related facilities (collectively, "Facilities") and any related activities and uses related to digital and network infrastructure, including those necessary for Unison to comply with its obligations under the agreements listed on Exhibit C ("Existing Agreements"), together with the right to enter the Property and access the Easements described below, with appropriate notice to Site Owner and following reasonable protocols for vendors to school district facilities located in the state of Minnesota, except to the extent contrary to the terms of the Existing Agreement as of the Effective Date, twenty-four (24) hours a day, seven (7) days a week, as may be required in connection with the activities and uses described in this Agreement, and

(ii) a non-exclusive easement in, to, under, and over portions of the Property substantially as shown and/or described on Exhibit B-2 ("Access and Utility Easements;" Communication Easement and Access and Utility Easements, collectively "Easements"), subject to reasonable rules and protocols commensurate with the operation of a school district facility for security and control of agents, workers, and employees of a tenant except to the extent contrary to the terms of the Existing Agreement as of the Effective Date, for ingress and egress to and from building risers, conduits, shafts, raceways, or other designated space to connect the telecommunications equipment to other locations inside or outside the building as necessary to support and maintain the Facilities, for ingress and egress to and from the Communication Easement and a publicly dedicated roadway, and for the installation, repair, replacement, improvement, maintenance, and removal of utilities providing service to the Communication Easement and the Facilities, and any related activities and uses.

(b) The Parties agree that the Communication Easement includes, without limitation, (i) the portion of the Property leased by Site Owner under the Existing Agreements, and (ii) the portion of the Property upon which any Facilities are located on the Effective Date.

2. Assignment of Existing Agreements. Site Owner transfers and assigns to Unison, as of the Effective Date, all of its right, title, and interest in, to, and under the Existing Agreements, including without limitation, all rents, security deposits, and other monies due the Site Owner specified therein. The Parties intend that this Agreement serve as an absolute assignment and transfer to Unison of all rents and other monies due the Site Owner pursuant to the Existing Agreements. Unison assumes the obligations and liabilities of Site Owner under the Existing Agreements only to the extent that such obligations and liabilities (a) are not the responsibility of the Site Owner pursuant to the terms of this Agreement; and (b) accrue on or after the Effective Date.

3. Use of Easements. Consistent with the uses set forth in Section 1 above, Unison shall have the right to lease, license, transfer, or assign, in whole or in part, or permit the use of the Easements and its rights under this Agreement to any third parties, including communication service providers, tower operators, lessees and licensees under the Existing Agreements, and the affiliates, agents, contractors, invitees, and employees of Unison and its lessees or licensees (collectively, "Customers"), subject to reasonable rules and protocols regarding safety and security of school district facilities promulgated from time to time by the Site Owner in line with state law or commensurate with Minnesota standards for school districts, except to the extent contrary to the terms of the Existing Agreement as of the Effective Date.

4. Term. This Agreement and the Easements shall be for a forty (40) years commencing on the Effective Date. Notwithstanding the foregoing, in the event Unison and Customers voluntarily cease to use the Easements (as defined in Section 1) for a period of more than three years (for reasons other than casualty, condemnation or Act of God), the Easements shall be deemed surrendered. Unison may surrender the Easements for any reason or at any time by giving thirty (30) days' notice to Site Owner. Upon surrender, this Agreement shall be terminated, and Unison and Site Owner shall execute and record such documents reasonably required to terminate the Easements. This Agreement may not be terminated by Site Owner except, however, if required by Minnesota law.

5. Improvements; Utilities. Unison and its Customers, may, at their discretion and expense, construct such improvements in, to, under, and over the Easements, consistent with the uses specified in Section 1, all of which shall be deemed part of the Facilities. The Facilities shall remain the property of Unison and its Customers, as applicable,

and Site Owner shall possess no right, title, or interest therein. In the event that utilities necessary to serve the Facilities cannot be installed within the Easements, Site Owner agrees to cooperate (at no cost to Site Owner) with Unison and to act reasonably and in good faith in granting Unison the right to locate such utilities on the Property without requiring the payment of additional fees; provided, however, that the Site Owner shall not be required to act in such manner for any such utilities deemed a hazard to students or the academic environment of a school district If necessary, Site Owner shall, upon Unison's request, execute and record a separate written easement with Unison or the utility company to reflect such right. Site Owner hereby irrevocably constitutes and appoints Unison as its true and lawful attorney-in-fact, with full power of substitution and resubstitution, to apply for and obtain any and all licenses, permits, consents, and approvals which may be required in connection with the use of the Easements by Unison and as necessary to comply with applicable laws, statutes or regulations.

6. Taxes. Site Owner is a public school district which is exempt from paying real property taxes on the Property. During the term of this Agreement, provided that Site Owner remains tax-exempt, Unison shall pay, on or before the due date, all present and future real property taxes, penalties, interest, roll-back or additional taxes, and all other fees and assessments, regardless of the taxing method (the "Taxes"), attributable to this Agreement and the Easements, accruing on or after the Effective Date. If Site Owner receives notice of any property tax assessment attributable to this Agreement or the Easements, Site Owner shall provide timely notice of the assessment and any related documentation to Unison. Site Owner shall execute any documents reasonably necessary to allow Unison to consent to or challenge such assessment, whether in a court, administrative proceeding, or other venue, on behalf of Site Owner and/or Unison. However, from and after the date that Site Owner ceases to be tax-exempt (whether due to a change in Site Owner entity or a change in applicable tax laws), then Site Owner shall be solely responsible for the payment of Taxes attributable to the Property, this Agreement, and the Easements, except to the extent that any such Taxes are the obligation of Customers under new or Existing Agreements. Within ten (10) days of receiving a request from Unison, Site Owner shall furnish to Unison a copy of each bill for any such Taxes and evidence of Site Owner's payment of such bill. In the event that Site Owner fails to pay any Taxes when due, Unison shall have the right, but not the obligation, to pay such Taxes on behalf of Site Owner. Site Owner shall reimburse Unison for the full amount of such Taxes paid by Unison on Site Owner's behalf within five (5) business days of Site Owner's receipt of an invoice from Unison. Unison shall use commercially reasonable efforts to enforce the tax provisions under the Existing Agreements and shall include and enforce substantially similar tax provisions in any agreements with new Customers.

7. Property Maintenance and Access. Except to the extent maintenance is the obligation of any tenants under any Existing Agreements, Site Owner shall be solely responsible for the maintenance of the building or any other portion of the Property, and Unison and Customers shall agree and take reasonable steps to accommodate reasonable maintenance of the structure which may include, without limitation, temporary downtime or removal of equipment to accommodate such maintenance, except to the extent contrary to the terms of the Existing Agreement as of the Effective Date. Site Owner agrees to provide Unison and its Customers access to and from the Easements and all other space in the building and Property consistent with the grant of the Easements set forth in Section 1 above, twenty-four (24) hours a day, seven (7) days a week. Unison shall abide Site Owner's Access Policies and Procedures existing as of the date hereof, and reasonable amendments thereto in line with Minnesota law and commensurate standards for school districts located within Minnesota, a copy of which is attached hereto as Exhibit E. Unison shall assist in enforcing such Access Policies and Procedures with its new Customers.

8. Representations; Other Covenants of Site Owner. Site Owner represents, warrants and agrees that: (a) it is the legal owner of indefeasible and marketable title to the Property with the right, power, and authority to enter into this Agreement and to grant the Easements to Unison, and any consents and authorizations required in connection with the execution and delivery of this Agreement have been obtained; (b) except for the Existing Agreements and as disclosed on Exhibit D, no leases, mortgages, deeds of trust, or other encumbrances affect the Property as of the Effective Date, (c) Site Owner will comply with all governmental laws, rules, and regulations applicable to the Property; (d) Site Owner has delivered to Unison true, correct, and complete copies of the Existing Agreements, and, to Site Owner's best knowledge, no party is in default of any of their respective obligations under the Existing Agreements; (e) no party under the Existing Agreements has advised of any intention to exercise, nor have they exercised, any right of early termination set forth in its Existing Agreements, and further, no party has requested a reduction in the rental amount or escalator due under the Existing Agreements; (f) Site Owner has no past or current claims for utilities, taxes, or other charges against tenants under the Existing Agreements; (g) Site Owner hereby waives all claims against said tenants and Unison for reimbursement of any future charges or expenses paid by Site Owner on behalf of Unison or said tenants unless Site Owner forwards evidence of the charge or expense and payment thereof for reimbursement within three (3)

months of the date incurred; (h) as of the Effective Date, Site Owner shall not, without the prior written consent of Unison, amend or modify the Existing Agreements in any respect or exercise any rights granted by Site Owner to Unison under this Agreement, including, without limitation, any and all rights and remedies of Site Owner under the Existing Agreements; (i) notwithstanding anything to the contrary in this Agreement, Site Owner shall comply with all obligations of the lessor under the Existing Agreements which relate to the use, ownership, and operation of the Property; and (j) Site Owner shall not use nor permit its affiliates, licensees, invitees, or agents to use any portion of the Property either directly, indirectly, or by action or inaction, in a manner which could result in default of the Existing Agreements or otherwise interfere with the operations of Unison or any Customers.

9. Environmental Covenants and Indemnity. Site Owner represents that it has not permitted or engaged in the use of, and has no knowledge of, any substance, chemical or waste (collectively "Substance") located on, under, or about the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state, or local law or regulation. Neither Site Owner nor Unison will introduce or use any such Substance on, under or about the Property in violation of any applicable law or regulation. No underground storage tanks for petroleum or any other Substance, or underground piping or conduits, are or have previously been located on the Property, and no asbestos–containing insulation or products containing PCB or other Substances have been placed anywhere on the Property by Site Owner or, to Site Owner's knowledge, by any prior owner or user of the Property. Site Owner and Unison shall each defend, indemnify, protect, and hold the other party harmless from and against all claims, costs, fines, judgments, and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use, or disposal of any Substance on, under, or about the Property caused by the acts, omissions, or negligence of the indemnifying party and their respective agents, contractors, and employees. The foregoing indemnity shall survive any termination of this Agreement. The Seller certifies that the seller does not know of any wells on the described real property.

10. General Indemnity. In addition to the Environmental Indemnity set forth above, Site Owner and Unison shall each indemnify, defend, and hold the other harmless against any and all costs (including reasonable attorney's fees) and claims of liability or loss arising (a) due to the breach of any representation, warranty, or covenant of such indemnifying party set forth herein; and (b) out of the use or occupancy of the Property and Easements by the indemnifying party. This indemnity shall not apply to any claims to the extent arising from the gross negligence or intentional misconduct of the indemnified party.

11. Assignment; Secured Parties. Unison has the unrestricted right to assign, mortgage, or grant a security interest in all of Unison's interest in and to this Agreement and the Easements, and may assign this Agreement and the Easements to any such assignees, mortgagees, or holders of security interests, including their successors and assigns ("Secured Party" or, collectively, "Secured Parties") to the extent of Unison's interest in the Premises. Site Owner agrees to notify Unison and Secured Parties (provided Unison has given Site Owner notice and contact information of Secured Parties) simultaneously of any default by Unison and give Secured Parties the same right to cure any default. If a termination, disaffirmation, or rejection of this Agreement shall occur, pursuant to any laws (including any bankruptcy or insolvency laws), Site Owner will notify Secured Parties (provided Unison has given Site Owner notice and contact information of Secured Parties) promptly and Site Owner shall enter into a new easement agreement with any such Secured Party upon the same terms of this Agreement, without requiring the payment of any additional fees. If any Secured Party shall succeed to Unison's interest under this Agreement, such Secured Party shall have no obligation to cure and no liability for any defaults of Unison accruing prior to the date that such Secured Party succeeds to such interest. Site Owner hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Easements and/or the Facilities or any portion thereof.

12. Estoppel Certificate. At any time during the term hereof, each party shall have the right to deliver to the other a statement of such party certifying: (i) that this Agreement is unmodified and in full force and effect (or, if there have been modifications, stating the modifications and that the modified Agreement is in full force and effect); (ii) whether or not, to the best knowledge of the responding party, the requesting party is in default in performance of any of its obligations under this Agreement, and, if so, specifying each such default; (iii) that there are no amounts due to the responding party from the requesting party; and (iv) any other information reasonably requested concerning this Agreement (the "Estoppel Certificate"). In the event the responding party fails to dispute the Estoppel Certificate by delivery to the requesting party of a notice specifying the nature and circumstances of any matter in the Estoppel Certificate that is disputed by the responding party within ten (10) days of receipt of the Estoppel Certificate, then all matters specified in the Estoppel Certificate shall be deemed true and correct, and the Estoppel Certificate shall thereafter be binding on the Parties, Secured Party or any party designated by the requesting party, and all of such parties

may thereafter rely on the Estoppel Certificate as a conclusive statement of fact by the responding party as to the matters set forth therein.

13. Additional Customers. It is the intent of the Parties to encourage the addition of Customers to the Communication Easement during the term hereof. Site Owner hereby irrevocably constitutes and appoints Unison as its true and lawful attorney-in-fact with full power of substitution and resubstitution to negotiate and consummate leases, licenses, and other agreements of use with Customers having a duration beyond the term of this Agreement, provided that such new agreements with new Customers include substantially similar terms to the following: If, upon the reasonable determination of Site Owner's Board of Education that the continuing tenancy or equipment used by said new Customer creates an unreasonable and detrimental risk to the health, learning, or safety of the students, staff, or faculty utilizing the Property, or the equipment is substantially and verifiably dangerous to the structure of the Property itself, Unison shall terminate said new agreement upon one (1) calendar year's from receipt of written notice documenting such risk or danger from Site Owner to Unison. Site Owner ratifies and acknowledges the right of Unison to enter into such agreements, and the Property and Site Owner will be bound by such agreements throughout this Agreement for any reason. Site Owner agrees that it shall not, directly or indirectly, divert or solicit the business of any of Unison's Customers on behalf of itself or on behalf of any third party, nor shall Site Owner directly or indirectly grant or permit any third party (except for Unison and its Customers) rights to use any portion of the Property for wireless communication purposes such as those described in Section 1. Site Owner agrees that any agreement entered into in violation of the foregoing shall be null and void *ab initio*. Site Owner shall, prior to granting or transferring such interest, notify Unison with a copy of the offer including the price and terms thereof, and Unison shall notify Site Owner of its exercise of its right of first refusal within thirty (30) days after its receipt of said notice. The foregoing is a continuing right in favor of Unison and shall not be extinguished by Unison's exercise or non-exercise of such right on one or more occasions. Upon the grant or transfer of the Property, or any portion thereof, to a third party, Site Owner shall immediately notify Unison in writing of such grant or transfer, with the name and address of the purchaser.

14. Condemnation. In the event of any condemnation of the Easements in whole or in part, Unison shall be entitled to file claims against the condemning authority for, and to receive, the value of the portion of the Easements so taken, business dislocation expenses and any other award or compensation to which Unison may be legally entitled. Site Owner hereby assigns to Unison any such claims and agrees that any claims made by Site Owner will not reduce the claims made by Unison.

15. Covenant Running with the Land. The provisions of and covenants contained in this Agreement shall run with the land and shall bind and inure to the benefit of the Parties and their respective successors, heirs and/or assigns as their interests may appear.

16. Dispute Resolution.

(a) If Unison fails to perform any of its obligations under this Agreement or any contemporaneous agreement executed herewith, Site Owner agrees to notify Unison and any Secured Parties, provided Unison has given Site Owner notice and contact information of Secured Parties, in writing of any default by Unison, and to give Unison and/or any Secured Parties the right to cure any default within a period of not less than sixty (60) days from Unison's receipt of the written default notice. Unison and/or any Secured Parties shall either (i) cure such default within a period of not less than sixty (60) days from Unison's receipt of the written default notice, or (ii) assign to Site Owner the right to pursue Customers at law and in equity, including specific performance and self-help, to cure such default, except to the extent that such remedies are limited under the Existing Agreements or permit termination of the applicable Customer agreement. . Any and all damages for which Site Owner may be compensated is limited to the actual damages of Site Owner. In the event that any dispute or claim arises that could impair the use or possession of the Facilities by Unison or its Customers, Unison shall have the right to seek injunctive relief, without the necessity of posting a bond.

(b) Except as set forth in subsection (a) above, in the event of any dispute arising out of this Agreement, the following dispute resolution process shall be followed: (i) upon a party's written notice of dispute to the other party, authorized representatives of the Site Owner and Unison shall, through a good faith negotiation, attempt to settle a written resolution within thirty (30) days, and (ii) if such negotiation attempts fail, the dispute shall be submitted by the parties to a mutually agreed upon arbitrator for a binding and final arbitration decision in accordance with the rules of the American Arbitration Association ("AAA") and using the Federal Rules of Evidence and Civil Procedure. In the event the parties are unable to mutually agree to an arbitrator, each party shall select their own arbitrator, and each such arbitrator shall thereafter mutually agree on a third arbitrator, and the majority decision by all such arbitrators shall be final and binding on the parties. Each party shall pay one-half of all arbitrator professional fees and the prevailing party in any proceedings under this section shall be entitled to recover all costs incurred in connection therewith, including reasonable legal fees.

17. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given one (1) business day after posting with a nationally recognized overnight courier service, or the earlier of receipt or ten (10) days after posting by registered or certified mail, return receipt requested, to the addresses of Site Owner and Unison set forth hereinabove, with required copy to Unison to legalnotices@unisoninfra.com. Either party may change its notice address by providing a new recipient name and address by notice as set forth in this paragraph.

18. Miscellaneous. (a) This Agreement and all Exhibits attached hereto constitute the entire agreement and understanding of Site Owner and Unison with respect to the subject matter of this Agreement, and supersedes all offers, negotiations and any other written or verbal agreements; (b) any amendments to this Agreement must be in writing and executed by both parties; (c) this Agreement is governed by the laws of the State in which the Property is located; (d) if any term of this Agreement is found to be void or invalid, such provision shall be fully severable herefrom and such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect, and this Agreement shall be reformed and construed as if such invalid provision had never been contained herein, and if possible, such provisions shall be reformed to the maximum extent permitted under applicable law to render same valid, operative and enforceable to reflect the intent of the Parties as expressed herein; (e) upon the request of Unison, Site Owner shall execute a Memorandum of this Agreement and such plats or surveys as deemed reasonably necessary by Unison for recordation in the public records of the County in which the Property is located; (f) the paragraph headings of this Agreement have been inserted for convenience of reference only, and shall in no way modify or restrict the terms of this Agreement; (g) Site Owner acknowledges that Unison has not provided any legal or tax advice to Site Owner in connection with the execution of this instrument; and (h) this Agreement may be executed in any number of counterparts, each of which shall, when executed, be deemed to be an original and all of which shall be deemed to be one and the same instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

"SITE OWNER":

INDEPENDENT SCHOOL DISTRICT NO. 282,
who acquired title as St. Anthony Joint Independent School District No. 2 in Hennepin and Ramsey Counties, Minnesota,
a Minnesota public corporation

By: ____
Name: _________________________________
Title: ____

STATE OF ___________________)
) ss.
COUNTY OF ________________)

On the ____ day of ____________, 2026, before me, personally came _____________________________________, to me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature:____ (Affix Notarial Seal)
Commission No.:________________________________
My Commission Expires:__________________________

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

"UNISON":

INFRAUS WIRELESS I, LLC,
a Delaware limited liability company

By: ______________________________________
Name: Sue-Hyung Shin
Title: Managing Director

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

On this _____ day of __________________, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sue-Hyung Shin, to me personally known, who being by me duly sworn did say that he is the Managing Director of said InfraUS Wireless I, LLC; that no seal has been procured by the said limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its Manager and/or Members, and the said Managing Director acknowledged the execution of said instrument to be the free act and deed of said limited liability company, by it and by him voluntarily executed.

____
Notary Public in and for said County and State

Printed Name: _________________________

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lands lying and being in the County of Hennepin and State of Minnesota described as follows:

All that part of the Southwest Quarter of the Northeast Quarter of Section 6, Township 29, Range 23, lying East of the West 20 acres thereof, according to the Government survey thereof.

Torrens Certificate No. 270002

Parcel ID#: 06-029-23-13-0001

This being the same property conveyed to St. Anthony Joint Independent School District No. 2 in Hennepin and Ramsey Counties, Minnesota from Arvid E. Carlson & Son, Inc., a Minnesota corporation, and County of Hennepin, per that Order dated June 28, 1957, and recorded June 28, 1957, as Instrument No. 533129, in Hennepin County, Minnesota.

EXHIBIT B-1

COMMUNICATION EASEMENT

The portion of the Property leased by Site Owner under the Existing Agreements or on which any Facilities exist on the date of this Agreement, and the portion of the Property described as follows:

The existing T-Mobile lease areas at the Property, building, and rooftop, including, but not limited to, the T-Mobile lease areas comprising of approximately 2,250 square feet floor space exterior to but on the rooftop of the existing building located at the Property including the surface of the top, exterior, and interior sides of the existing penthouse/rooftop unit area, walls located on the rooftop, and the equipment platform located on rooftop (the "Ground Premises"); and adjacent air space, the approximate locations of which are shown in the site plans attached to the Existing Agreements, a copy of which can be obtained by contacting Unison at realestate@unisoninfra.com, and any interior space in the building or equipment space on the ground ("Equipment Area") and those portions of the rooftop and building walls necessary for the cable runs and trays connecting the antennas and equipment on the rooftop with the Equipment Area, together with an additional three fifty (300) square feet of space in aggregate at the Property, building, and rooftop, in a location and configuration to be mutually agreed upon by Site Owner and Unison, each acting reasonably.

Site Owner herein agrees that this legal description may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.

EXHIBIT B-2

ACCESS AND UTILITY EASEMENTS

That portion of the Property provided by Site Owner under the Existing Agreements for access and utility providers, including the following:

Access and Utility Easement:
All rights of ingress and egress across the Property, including over any access roads, any overhead or underground cable and utility runs, and all other areas (if any) necessary to provide physical access by personnel and equipment from the nearest public right of way, and utilities from the nearest service, to or from the to and from the Communication Easement providing access to a publicly dedicated roadway, including but not limited to **33rd Avenue NE**, along with the right to use said ingress/egress easement for the development, repair, maintenance and removal of utilities providing service to the Communication Easement and the Facilities, and any related activities and uses, including an easement for access and utility purposes 10.00 feet in width, over, under and across the Southwest Quarter of the Northeast Quarter of Section 6, Township 29, Range 23, Hennepin County, Minnesota. The centerline of said easement is described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence South 89 degrees 30 minutes 06 seconds West, bearings based on Hennepin County Coordinate Grid, along the south line of said Northeast Quarter, a distance of 1967.75 feet; thence North 00 degrees 29 minutes 54 seconds West a distance of 172.63 feet to the point of beginning of said center line to be described; thence South 89 degrees 27 minutes 00 seconds West a distance of 63.55 feet; thence South 00 degrees 29 minutes 54 seconds East a distance of 139.57 feet to the north line 33rd Avenue Northeast and said centerline there terminating.

Containing 2,031 square feet.

Together with a non-exclusive easement in, to, under, and over portions of the Property for ingress and egress to building risers, conduits, shafts, raceways, or other designated space to connect the telecommunications equipment to other locations inside or outside the building as is necessary to install wiring, electronic equipment, and other personal property, and to support and maintain the Facilities, along with the right to use said easement for the development, repair, maintenance, and removal of utilities providing service to the Communication Easement and the Facilities, and any related activities and uses.

Site Owner herein agrees that this legal description may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.

<u>EXHIBIT C</u>

EXISTING AGREEMENTS

Site Owner assigns and transfers to Unison, as of the effective date herein, all of its right, title and interest in, to and under any existing wireless lease or license agreements, and any amendments, modifications, and assignments thereof, affecting any portion of the Property, including, without limitation, the following:

That certain Communications Site Lease ("Lease") between Independent School District No. 282 ("Lessor") and T Mobile Central LLC, a Delaware Limited Liability Company ("Lessee") dated March 1, 2022.

Site Owner hereby authorizes Unison to replace this <u>Exhibit C</u> if information becomes available to more accurately describe the agreement(s) listed above, and upon delivery to Site Owner, such revised <u>Exhibit C</u> shall be deemed to be the final agreement between the Parties with respect to this Exhibit.

EXHIBIT D

TITLE ENCUMBRANCES

“None”

EXHIBIT E

____________ (year) Access Policies and Procedures