



AGENDA
BOARD BRIEFING
ROYALTON BOARD OF EDUCATION
ECC RM PK 15
120 SOUTH HAWTHORN STREET
ROYALTON, MN 56373
JANUARY 29, 2021
6:00 PM

1. Briefing

2



"Creating a Collaborative and Caring Community for all"

BOARD BRIEFING

JANUARY 29, 2021

**FEBRUARY 1 - 7:00 PM SPECIAL MEETING- WORK SESSION
 LIONS DEN DOOR PUBLIC VIRTUAL NO PUBLIC COMMENT
 ZOOM CONNECTION
 JOIN ZOOM MEETING**

<https://zoom.us/j/92192712745?pwd=QU5PRFZmQmxzR2hWVktlQXMydnkxZz09>

Meeting ID: 921 9271 2745

Passcode: jLxsW4

**FEBRUARY 6 - 8:30 AM POLICY MEETING - ECC DOOR 9
 FEBRUARY 22 - 6:00 PM REGULAR BOARD MEETING**

1. LATEST COVID REPORT

As you can see, the case rate is dropping down for the county. Royalton Zip Code is dropping, Monday it was 8, today it is 5; Bowlus has fluctuated a little between Monday and Friday, starting and ending with 4. The Case Total shows you that over two days, we had no new cases. I only receive special reports on Monday and Fridays, so there are "X's" for School-age. Let's hope the number stays low.

Three staff are out with Covid related reasons and twenty 20 students.

Morrison Co.	1.4.21	1.7.21	1.11.21	1.14.21	1.19.21	1.21.21	1.25.21	1.27.21	1.29.21
Case Total	2,974	3,005	3,062	3,087	3,116	3,129	3,146	3,147	3,152
Active Case 14 days	114	117	152	137	94	82	77	53	43
14 Day Case Rate	34.4	35.3	45.9	41.3	28.4	24.7	23.2	16.0	12.9
School-age -Co.	14	15	14	12	10	8	9	X	4
Royalton	2	2	3	3	2	2	1	X	1
Bowlus	0	0	0	0	0	0	1	X	1

2. MSBA AGENT FOR SUPERINTENDENT SEARCH

The most important job you will do as a school board is to pick your superintendent of schools. The superintendent's job is to manage the school following the policies and the Strategic Plan. We will open the meeting Monday Night with a representative from MSBA, Gary Lee. MSBA does Executive Searches. They have a closer connection with every district in the state than anyone else, and they cost less. They have follow-up after the hiring, including the following year. I have included their brochure of the different types of services they will do and the cost. Naturally I could do some of the parts they do for you, but with Covid and not working with a secretary for the last two years, I do not time. They and the people doing it have far more experience than I do.

I highly recommend you use the top tier. It will be money well spent.

3. STRATEGIC PLAN

I shared with you previously that we did an extensive district "Strategic Plan three years ago." The Strategic Plan assures that no matter who is sitting in my seat, your seat, any principal's seat, the focus is on where we are going. Resource for professional development needs to be focused on the Strategic Plan. It should be reviewed and adjusted annually. The community was part of creating the plan. It is why our Strategic Planning Committee is our largest committee with 24 members with 16 members from the community. In other districts I have been in, we were lucky to have any.

Our school staff had been very focused on the plan until Covid hit. They still worked on parts of the plan but were limited on the amount because of Covid. Distant learning, Hybrid, and synchronous learning will assist us as we transition from one level to the next.

We have paused the review for almost a year. The principals and staff have continued to work on the plan. The past boards' goal was part of an adjustment to the plan. Their goal was to help reading focused on starting in Pre-K and K. Dr. Gurbada, and I have been laying down the groundwork for this upcoming school year. Elementary has Title I funds available for our reading program first through fifth grade. Title does not fund Pre-K - K.

The two principals will be part of our meeting on Monday so you can hear what the schools are doing to follow the road map of our Strategic Plan.

The direction you decide to take is up to you. What you decide needs to be part of what you are looking for in a new superintendent. I will be more than happy to give you more information on the road map and the vehicle we have been using to reach our "Vission" and "Mission." I also have some literature if you want to read it for a more in-depth look at what we are doing.

4. AMERICAN TOWER LEASE

Our lawyers and theirs have finished going through the lease, satisfying my concerns' with the language. They agree. I have attached the lease agreement for you to look at. Some issues needed to be dealt with that favored them so much. This is an introduction to the lease for your inspection, not approval at this time. I will just introduce it at the meeting Monday.

5. VACCINATION THIS PAST TUESDAY

We are very thankful to CHI St. Gabriel's for providing vaccines and vaccinations to all school personal. We had 53 individuals opt-in. We also have 28 individuals under 90 days of having the disease, theoretically giving them immunity for 90 days. That gives us 81 individuals that should be good for several months. Some of the other individuals could not, for various reasons, receive the vaccination. Social media has played an enormous role in not getting the disease. I believe as time goes on, we will have more acceptance of the vaccine. 81 out of 144, 56% isn't bad for reducing the severity and immunity. 37% receiving vaccination is a little higher than surrounding communities.

6. COVID TESTING

Our second test date will be next week, Tuesday, February 2nd.



MSBA EXECUTIVE SEARCH SERVICES

LIMITED SEARCH OPTIONS

January 2021



MSBA Executive Search Services: FULL SEARCH – \$7,800

MSBA will provide the following services for all Full Searches:

1. Conduct an initial planning meeting with the School Board to develop search timeline, discuss hiring criteria, identify district's position in the marketplace, determine advertising venues, etc. *
2. Create and conduct community/school district staff online qualifications survey — results will be summarized by MSBA.
3. Facilitate community/school district staff listening sessions as determined by the School Board. *
4. Develop a one-page (two-sided) color vacancy announcement and post vacancy via various sources.
5. Directly contact Superintendents, Assistant Superintendents, Service Cooperative Directors, Charter School Directors, Principals, and Assistant Principals across the state of Minnesota to inform them of the vacancy and application procedures.
6. Develop all application procedures, handle applicants' calls and correspondence, collect and review applicants' files, and receive applicants' credentials.
7. Screen the applicant pool against the School Board's established hiring criteria.
8. Conduct preliminary verification of references and pre-interviews of applicants who best meet the School Board's hiring criteria as determined by MSBA's screening team.
9. Conduct a meeting with the School Board for purposes of interview training, developing interview questions, clarifying the first round interview schedule, presenting candidates so the School Board can take action to select "finalists" for interviews, and clarifying remaining steps of the search process. *
10. Be present during the first and second rounds of interviews. *
11. Prepare a communications piece to send to the media, school district staff, and community that includes the names of the finalists who will be interviewed, if requested.
12. Assist with developing second round of interview, reference check, and site visit questions, if requested.
13. Facilitate community/school district staff question-and-answer Input Forums with finalists in conjunction with the second round of interviews, if requested. *
14. Prepare a communications piece to send to the media, school district staff, and community introducing the new superintendent, if requested.
15. Visit the new superintendent during their first year of employment. *
16. Facilitate a post-hiring workshop to develop goals and/or expectations for the School Board and superintendent after the new superintendent begins work in the school district. *

*** Designates meetings with the School Board and/or community/school district staff groups. These meetings may be conducted in-district or virtually from a remote location.**

MSBA Executive Search Services: LIMITED SEARCH – \$4,500

Mid-level Limited Searches are also available for districts with less than 1000 students:

1. Conduct an initial planning meeting with the School Board to develop search timeline, discuss hiring criteria, identify district's position in the marketplace, determine advertising venues, etc. *
 2. Create and conduct community/school district staff online qualifications survey — results will be summarized by MSBA.
 - ~~3. Facilitate community/school district staff listening sessions as determined by the School Board. *~~
 4. Develop a one-page (one-sided) color vacancy announcement and post vacancy via various sources.
 5. Directly contact Superintendents, Assistant Superintendents, Service Cooperative Directors, Charter School Directors, Principals, and Assistant Principals across the state of Minnesota to inform them of the vacancy and application procedures.
 6. Develop all application procedures, handle applicants' calls and correspondence, collect and review applicants' files, and receive applicants' credentials.
 7. Screen the applicant pool against the School Board's established hiring criteria.
 8. Conduct preliminary verification of references and pre-interviews of applicants who best meet the School Board's hiring criteria as determined by MSBA's screening team.
 9. Conduct a meeting with the School Board for purposes of interview training, developing interview questions, clarifying the first round interview schedule, presenting candidates so the School Board can take action to select "finalists" for interviews, and clarifying remaining steps of the search process. *
 - ~~10. Be present during the first and second rounds of interviews. *~~
 11. Prepare a communications piece to send to the media, school district staff, and community that includes the names of the finalists who will be interviewed, if requested.
 - ~~12. Assist with developing second round of interview, reference check, and site visit questions, if requested.~~
 - ~~13. Facilitate community/school district staff question and answer Input Forums with finalists in conjunction with the second round of interviews, if requested. *~~
 - ~~14. Prepare a communications piece to send to the media, school district staff, and community introducing the new superintendent, if requested.~~
 15. Visit the new superintendent during their first year of employment. *
 16. Facilitate a post-hiring workshop to develop goals and/or expectations for the School Board and superintendent after the new superintendent begins work in the school district. *
- * Designates meetings with the School Board and/or community/school district staff groups. These meetings may be conducted in-district or virtually from a remote location.

MSBA Executive Search Services: LIMITED SEARCH – \$2,500

Low-cost Limited Searches are also available for districts with less than 1000 students:

1. Conduct an initial planning meeting with the School Board to develop search timeline, discuss hiring criteria, identify district's position in the marketplace, determine advertising venues, etc. *
- ~~2.—Create and conduct community/school district staff online qualifications survey—results will be summarized by MSBA.~~
- ~~3.—Facilitate community/school district staff listening sessions as determined by the School Board.*~~
4. Develop a one-page (one-sided) color vacancy announcement and post vacancy via various sources.
5. Directly contact Superintendents, Assistant Superintendents, Service Cooperative Directors, Charter School Directors, Principals, and Assistant Principals across the state of Minnesota to inform them of the vacancy and application procedures.
6. Develop all application procedures, handle applicants' calls and correspondence, collect and review applicants' files, and receive applicants' credentials.
7. Screen the applicant pool against the School Board's established hiring criteria.
- ~~8.—Conduct preliminary verification of references and pre-interviews of applicants who best meet the School Board's hiring criteria as determined by MSBA's screening team.~~
- ~~9.—Conduct a meeting with the School Board for purposes of interview training, developing interview questions, clarifying the first round interview schedule, presenting candidates so the School Board can take action to select "finalists" for interviews, and clarifying remaining steps of the search process.*~~
- ~~10.—Be present during the first and second rounds of interviews.*~~
11. Prepare a communications piece to send to the media, school district staff, and community that includes the names of the finalists who will be interviewed, if requested.
- ~~12.—Assist with developing second round of interview, reference check, and site visit questions, if requested.~~
- ~~13.—Facilitate community/school district staff question and answer Input Forums with finalists in conjunction with the second round of interviews, if requested.*~~
- ~~14.—Prepare a communications piece to send to the media, school district staff, and community introducing the new superintendent, if requested.~~
15. Visit the new superintendent during their first year of employment. *
- ~~16.—Facilitate a post-hiring workshop to develop goals and/or expectations for the School Board and superintendent after the new superintendent begins work in the school district.*~~

* Designates meetings with the School Board and/or community/school district staff groups. These meetings may be conducted in-district or virtually from a remote location.

The Foundation of Royalton ISD 485

MISSION

“4C-ing” our Future

Create a Collaborative, and Caring Community where all are inspired to achieve excellence in their learning, performance, integrity, and leadership.

We Believe:

-a **strong curriculum** that emphasizes reading, writing, and math to support measurable, high levels of learning helping students to achieve their potential in all subjects.

-with **appropriate support**, engaging and challenging environment, every child can learn and succeed at a high level.

-**assessment is a tool** used to support high levels of learning and make adjustments in curriculum and instruction.

-our students and staff must **use time** inefficient, productive, creative, and collaborative ways.

-**Arts and extracurricular participation** enhance every child's education and quality of life.

-**social, emotional relationship skills** are an essential part of a child's education. Positive role models build character and self-worth; we must emphasize and be those positive role models.

-**every child graduating** from Royalton will be **prepared** for career opportunities and/or post-high school education.

The Foundation of Royalton ISD 485

Our Vision: Develop lifelong learners who adapt creatively to an ever-changing world.

To make the Royalton Vision become a reality the District will:

- build a culture where students take risks and use mistakes as opportunities to solve problems and learn (Growth Mindset). **FAIL** an acronym for **F**irst **A**tttempt **I**n **L**earning.
- focus all learning on an aligned standards-based curriculum that emphasizes higher levels of thinking (depth of knowledge & rigor).
- students do not learn in the same way or rate. We will personalize learning by adjusting to the individual needs, styles, and interests of our students.
- develop reading skills to support students lifelong learning.
- developing personal and global communication skills through multiple means of communication and collaboration.
- enhance and develop critical and creative thinking skills to solve problems.
- prepare students for the impact of change by learning how to collaborate with people in the community, nationally and globally.
- gather and use reliable data from multiple local and electronic sources to make decisions, solve problems, increase learning, improve instruction, and ensure accountability.
- provide high-quality opportunities for student growth in **STEAM** (**S**cience, **T**echnology, **E**ngineering, **A**rt, and **M**ath)
- model, teach and value hard work, caring, integrity, responsibility, and honesty.

Mission Statement: Create a Collaborative and Caring Community where all are inspired to achieve excellence in their learning, performance, integrity, and leadership.

Vision Statement: Develop lifelong learners who adapt creatively to an ever changing world.

IMPLEMENTING

SAFE & COLLABORATIVE CULTURE / ENVIRONMENT

- A-1. Gather data to gauge perceptions on the safety & orderliness of the schools. Identify and address areas of unsatisfactory performance. Resurvey two times during the year for progress
- A-2. HS/MS and EL Schools each apply to become certified Level 1 "Highly Reliable Schools" (HRS).
- A-3. District Leadership team participants in making District Decisions for continual improvement of our schools.
- A-4. Support preK-12 teachers with effective collaborative teaming time and using added time efficiently in "CT's"
- A-5. Develop systems for staff input.
- A-6. Ensure all stakeholders are represented on Districtwide Committees.
- A-7. Safe, Caring, and Collaborative Environment for students, parents, staff, and community

EFFECTIVE INSTRUCTION

- B-1. Develop a clear understanding of the preK-12 Marzano Instructional Framework and create a preK-12 Royalton Model of Instruction (Should See, Might See, and Never See)
- B-2. Teachers select element(s) to focus on as part of their professional growth plans.
- B-3. Instructional Rounds for each building initially with Sourcewells assistant.
- B-4. Begin Training of Teacher Coaches for classroom instructional rounds.
- B-5. Begin Instructional Rounds by Teachers and Administrators to help support Instructional Improvements.
- B-6. Celebrate Successes of Students, Teachers, and Support Staff.

GUARANTEED & VIABLE CURRICULUM & ASSESSMENT

- C-1. Continue to enhance understanding of the MN Academic Standards by aligning preK-12 curriculum (vertically & horizontally) & prioritizing standards.
- C-2. Begin teaching to the Standards using Proficiency Scales developed in Collaborative Teams (CT's).
- C-3. Before the end of this school year have full Proficiency Scales for standards posted online for one discipline so parents, students, and the world can .
- C-4. Begin working on assessments which are "criterion-referenced" to the Proficiency Scales.

THE SECOND AMENDMENT TO INDEPENDENT SCHOOL DISTRICT #485 OPTION AND SITE LEASE AGREEMENT

This Second Amendment to Independent School District #485 Option and Site Lease Agreement (this "**Amendment**") is made effective as of the latter signature date hereof (the "**Effective Date**") by and between **Independent School District #485**, an independent Minnesota school district ("**Landlord**") and **Cellco Partnership d/b/a Verizon Wireless** ("**Tenant**") (Landlord and Tenant being collectively referred to herein as the "**Parties**").

RECITALS

WHEREAS, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Independent School District #485 Option and Site Lease Agreement (the "**Agreement**") dated January 24, 2001, as effected by that certain Amendment No. 1 to Independent School District #485 Option and Site Lease Agreement (the "**First Amendment**") dated June 13, 2006 (as the same may have been amended, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Tenant, Verizon Communications Inc., a Delaware corporation, and other parties identified therein, entered into a Management Agreement and a Master Prepaid Lease, both with an effective date of March 27, 2015 and both with ATC Sequoia LLC, a Delaware limited liability company ("**American Tower**"), pursuant to which American Tower subleases, manages, operates and maintains, as applicable, the Leased Premises, all as more particularly described therein; and

WHEREAS, Tenant has granted American Tower a limited power of attorney (the "**POA**") to, among other things, prepare, negotiate, execute, deliver, record and/or file certain documents on behalf of Tenant, all as more particularly set forth in the POA; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment.** Tenant shall pay to Landlord a one-time payment in the amount of **Thirty Thousand and No/100 Dollars (\$30,000.00)**, payable within thirty (30) days of the Effective Date and subject to the following conditions precedent: (a) Tenant's receipt of this Amendment executed by Landlord, on or before January 15, 2021; (b) Tenant's confirmation that Landlord's statements as further set forth in this Amendment are true, accurate, and complete, including verification of Landlord's ownership; (c) Tenant's receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein; and (d) receipt by Tenant of an original Memorandum (as defined herein) executed by Landlord.
2. **Lease Term Extended.** Notwithstanding anything to the contrary contained in the Lease or this Amendment, the Parties agree the Lease originally commenced on June 1, 2001 and, without giving effect to the terms of this Amendment but assuming the exercise by Tenant of all remaining renewal options contained in the Lease (each an "**Existing Renewal Term**" and, collectively, the "**Existing Renewal Terms**"), the Lease is otherwise scheduled to expire on May 31, 2026. In addition to any Existing Renewal Term(s), the Lease is hereby amended to provide Tenant with the option to extend the

Lease for each of eight (8) additional five (5) year renewal terms (each a “**New Renewal Term**” and, collectively, the “**New Renewal Terms**”). Notwithstanding anything to the contrary contained in the Lease, as modified by this Amendment, (a) all Existing Renewal Terms and New Renewal Terms shall automatically renew unless Tenant notifies Landlord that Tenant elects not to renew the Lease at least sixty (60) days prior to the commencement of the next Renewal Term (as defined below) and (b) Landlord shall be able to terminate the Lease only in the event of a material default by Tenant, which default is not cured within sixty (60) days of Tenant’s receipt of written notice thereof, provided, however, in the event that Tenant has diligently commenced to cure a material default within sixty (60) days of Tenant’s actual receipt of notice thereof and reasonably requires additional time beyond the sixty (60) day cure period described herein to effect such cure, Tenant shall have such additional time as is necessary (beyond the sixty [60] day cure period) to effect the cure. References in this Amendment to “**Renewal Term**” shall refer, collectively, to the Existing Renewal Term(s) and the New Renewal Term(s). The Landlord hereby agrees to execute and return to Tenant an original Memorandum of Lease in the form and of the substance attached hereto as **Exhibit B** and by this reference made a part hereof (the “**Memorandum**”) executed by Landlord, together with any applicable forms needed to record the Memorandum, which forms shall be supplied by Tenant to Landlord.

3. **Rent and Escalation.** The Parties hereby acknowledge and agree that all applicable increases and escalations to the rental payments under the Lease (the “**Rent**”) shall continue in full force and effect through the New Renewal Term(s). In the event of any overpayment of Rent or payment under Section 12 d. of the Agreement prior to or after the Effective Date, Tenant shall have the right to deduct from any future Rent payments an amount equal to the overpayment amount. Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid to Landlord under the Lease shall be paid to Independent School Dist 485 by Tenant. Provided, however, in the event that any current sublessee, licensee or any other agent of Tenant is paying said Rent or any other payments to Independent School Dist 485 directly as of the Effective Date of the Amendment, Tenant shall not be obligated to make such payments to Independent School Dist 485, except to the extent the Tenant’s sublessee, licensee, or other agent fails to make payment to Landlord pursuant to the terms of Section 12 d. of Agreement.
4. **Landlord and Tenant Acknowledgments.** Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed. In the event there is a conflict between the Lease and this Amendment, this Amendment shall control. The Parties hereby agree that no defaults exist under the Lease. To the extent Tenant needed consent and/or approval from Landlord for any of Tenant’s activities at and uses of the site prior to the Effective Date, including subleasing to American Tower, Landlord’s execution of this Amendment is and shall be considered consent to and approval of all such activities and uses and confirmation that no additional consideration is owed to Landlord for such activities and uses. Upon request by Tenant and at Tenant’s sole cost and expense and for no additional consideration to Landlord, Landlord hereby agrees to promptly review, and if the Landlord determines there are no material misrepresentations and that Landlord’s interest will not be adversely effected execute and return to Tenant building permits, zoning applications and other forms and documents, including a memorandum of lease (collectively the “**Documents**” and any individually a “**Document**”), as required for the use of the Leased Premises by Tenant and/or Tenant’s customers, licensees, and sublessees. Landlord’s consent and execution of the Documents shall not be unreasonably withheld or delayed. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
5. **Limited Right of First Refusal.** Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor or to American Tower. If Landlord receives an offer or

desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to a Third Party Competitor or (ii) assign all or any portion of Landlord's interest in the Lease to a Third Party Competitor (any such offer, the "Offer"), Tenant shall have the right of first refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment. For the avoidance of doubt, American Tower, its affiliates and subsidiaries, shall not be considered a Third Party Competitor and this provision shall not apply to future transactions with American Tower, its affiliates and subsidiaries.

6. **Landlord Statements.** Landlord hereby represents and warrants to Tenant that: (i) to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Landlord has the full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Landlord, have the authority to enter into and deliver this Amendment on behalf of Landlord; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Landlord of this Amendment; (iv) Landlord is the sole owner of the Leased Premises and all other portions of the Parent Parcel; (v) to the best of Landlord's knowledge, there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises or any other portion of the Parent Parcel which do or could (now or any time in the future) adversely impact, limit, and/or impair Tenant's rights under the Lease, as amended and modified by this Amendment; (vi) so long as Tenant performs its obligations under the Lease, Tenant shall peaceably and quietly have, hold and enjoy the Leased Premises, and Landlord shall not act or permit any third person to act in any manner which would interfere with or disrupt Tenant's business or frustrate Tenant or Tenant's customers' use of the Leased Premises and (vii) the square footage of the Leased Premises is the greater of Tenant's existing improvements on the Parent Parcel or the land area conveyed to Tenant under the Lease. The representations and warranties of Landlord made in this Section shall survive the execution and delivery of this Amendment. Landlord hereby does and agrees to indemnify Tenant for any damages, losses, costs, fees, expenses, or charges of any kind sustained or incurred by Tenant as a result of the breach of the representations and warranties made herein or if any of the representations and warranties made herein prove to be untrue. The aforementioned indemnification shall survive the execution and delivery of this Amendment.
7. **Notices.** The Parties acknowledge and agree that Section 16 of the Agreement and Section 4 of the First Amendment are hereby deleted in their entirety and are of no further force and effect. From and after the Effective Date the notice address and requirements of the Lease, as modified by this Amendment, shall be controlled by this Section of this Amendment. All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at:

Independent School District #485, Attn: Superintendent of Schools, 120 South Hawthorne, Royalton, MN 56373, with copy to: Independent School District #485, Attn: Chairperson of Independent School District #485 School Board, 120 South Hawthorne, Royalton, MN 56373; to Tenant at: Verizon Wireless, Attn.: Network Real Estate, 180 Washington Valley Road, Bedminster, NJ 07921; with copy to: ATC Sequoia LLC, c/o American Tower, Attn.: Land Management, 10 Presidential Way, Woburn, MA 01801; and also with copy to: ATC Sequoia LLC, c/o American Tower, Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

8. **Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.
9. **Waiver.** Notwithstanding anything to the contrary contained herein, in no event shall Landlord or Tenant be liable to the other for, and Landlord and Tenant hereby waive, to the fullest extent permitted under applicable law, the right to recover incidental, consequential (including, without limitation, lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.
10. **Tenant's Securitization Rights; Estoppel.** Landlord hereby consents to the granting by Tenant and/or American Tower of one or more leasehold mortgages, collateral assignments, liens, and/or other security interests (collectively, a "**Security Interest**") in Tenant's (or American Tower's) interest in the Lease, as amended, and all of Tenant's (or American Tower's) property and fixtures attached to and lying within the Leased Premises and further consents to the exercise by Tenant's (or American Tower's) mortgagee ("**Tenant's Mortgagee**") of its rights to exercise its remedies, including without limitation foreclosure, with respect to any such Security Interest. Landlord shall recognize the holder of any such Security Interest of which Landlord is given prior written notice (any such holder, a "**Holder**") as "Tenant" hereunder in the event a Holder succeeds to the interest of Tenant and/or American Tower hereunder by the exercise of such remedies. Landlord further agrees to execute a written estoppel certificate within thirty (30) days of written request of the same by Tenant, American Tower or Holder.
11. **Taxes.** During the term of the Lease, as modified by this Amendment, Tenant shall pay when due all real property, personal property, and other taxes, fees, and assessments that are directly attributable to Tenant's improvements on the Leased Premises (the "**Applicable Taxes**") directly to the local taxing authority to the extent that the Applicable Taxes are billed directly to Tenant. Tenant hereby agrees to reimburse Landlord for any Applicable Taxes billed directly to Landlord (which shall not include any taxes or other assessments attributable to periods prior to the Effective Date). Landlord must furnish written documentation (the substance and form of which shall be reasonably satisfactory to Tenant) of any Applicable Taxes along with proof of payment of the same by Landlord. Landlord shall submit requests for reimbursement in writing to: *American Tower Corporation, Attn: Landlord Relations, 10 Presidential Way, Woburn, MA 01801* unless otherwise directed by Tenant from time to time. Subject to the requirements set forth in this Section, Tenant shall make such reimbursement payment within forty-five (45) days of receipt of a written reimbursement request from Landlord. Anything to the contrary

notwithstanding, Landlord is only eligible for reimbursement if Landlord requests reimbursement within one (1) year after the date such taxes became due. Additionally, Landlord shall not be entitled to reimbursement for any costs associated with an increase in the value of Landlord's real property calculated based on any monetary consideration paid from Tenant to Landlord. If Landlord fails to pay when due any real property, personal property, and other taxes, fees, and assessments affecting the Parent Parcel, Tenant shall have the right, but not the obligation, to pay such taxes on Landlord's behalf and: (i) deduct the full amount of any such taxes paid by Tenant on Landlord's behalf from any future payments required to be made by Tenant to Landlord hereunder; (ii) demand reimbursement from Landlord, which reimbursement payment Landlord shall make within thirty (30) days of such demand by Tenant; and/or (iii) collect from Landlord any such tax payments made by Tenant on Landlord's behalf by any lawful means.

12. **Tenant's Right to Expand Leased Premises.** For good and valuable consideration, the receipt adequacy and sufficiency of which are hereby acknowledged, Landlord hereby grants to Tenant an irrevocable option to expand the Leased Premises to include an additional five hundred (500) square feet, not already improved by Landlord and contiguous to the Leased Premises, the shape and location of which shall be at the Tenant's sole and absolute discretion (the "**Expansion Area**"). Tenant may, by written notice to Landlord, exercise said option, in Tenant's sole and absolute discretion, at any time during the term of the Lease (as the same may be extended from time to time). In connection with this option to expand, Tenant, its agents, employees and independent contractors, shall have the right to enter upon that portion of the Parent Parcel lying beyond the Leased Premises at any time for purposes of evaluating the land and to perform (or cause to be performed) test borings of the soil, environmental audits, engineering studies and to conduct a boundary, as-built or similar survey of all (or any portion of) the Expansion Area to be prepared by a surveyor duly licensed under the laws of the state in which the Expansion Area is located. Said right of Tenant shall include, without limitation, the right to clear trees, brush and other obstructions which may interfere, in Tenant's sole discretion, with Tenant's ability to conduct such evaluation activities. Landlord agrees to execute an amendment to the Lease to reflect the addition of the Expansion Area to the Leased Premises, within thirty (30) days of receipt by Landlord, in a form which is recordable in the jurisdiction in which the Leased Premises is located. Until such time as Tenant exercises said option, if ever, Landlord hereby agrees to give Tenant no less than ninety (90) days prior notice prior to entering into a lease agreement pertaining to any portion of the Parent Parcel that is within fifty feet of the Leased Premises. During the foregoing ninety (90) day period, Tenant may elect to designate the Expansion Area by written notice to Landlord, in which case such Expansion Area would no longer be available for Landlord to lease to a third party.
13. **Deletions.** The Parties acknowledge and agree that Section(s) 13(d) and 17(b) of the Agreement are hereby deleted in their entirety and are of no further force and effect.
14. **Conflict/Capitalized Terms.** The Parties hereby acknowledge and agree that in the event of a conflict between the terms and provisions of this Amendment and those contained in the Lease, the terms and provisions of this Amendment shall control. Except as otherwise defined or expressly provided in this Amendment, all capitalized terms used in this Amendment shall have the meanings or definitions ascribed to them in the Lease. To the extent of any inconsistency in or conflict between the meaning, definition, or usage of any capitalized terms in this Amendment and the meaning, definition, or usage of any such capitalized terms or similar or analogous terms in the Lease, the meaning, definition, or usage of any such capitalized terms in this Amendment shall control.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

LANDLORD:

Independent School District #485,
an Independent Minnesota School District,

Signature: _____
Print Name: _____
Title: _____
Date: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

TENANT:

Cellco Partnership d/b/a Verizon Wireless

By: ATC Sequoia LLC, a Delaware limited liability company

Title: Attorney-in-Fact

Signature: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below.

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below:

That portion of the Northwest Quarter of the Southwest Quarter in Section 36, Township 39 North, Range 32 West, Morrison County, Minnesota, which is more particularly described as follows:

Commencing at the West Quarter corner of said Section 36; thence North 88° 58' 49" East (Basis of Bearings: The East–West Quarter line of said Section 36 has an assumed bearing of North 88° 58' 49" East), along the East –West Quarter line of said Section 36, for a distance of 433.14 feet; thence South 30° 38' 45" East 658.24 to the point of beginning of the Leased Area to be described; thence East 20.00 feet; thence South 50.00 feet; thence West 20.00 feet; thence North 50.00 feet to the point of beginning. Subject to all easements of record.

TOGETHER WITH a 10 foot wide strip of land for access and utility purposes under, over, and across a portion of the Northwest Quarter of the Southwest Quarter in Section 36, Township 39 North, Range 32 West, Morrison County, Minnesota, the centerline of which is described as follows:

Commencing at the West Quarter corner of said Section 36; thence North 88° 58' 49" East (Basis of Bearings: The East–West Quarter line of said Section 36 has an assumed bearing of North 88° 58' 49" East), along the East –West Quarter line of said Section 36, for a distance of 433.14 feet to the point of beginning of the centerline to be described; thence South 00° 30' 36" East 267.30 feet; thence South 00° 34' 11" East 338.10 feet; thence southerly, southeasterly and easterly along a tangential curve, concave to the Northeast, with a radius of 50.00 feet, central angle of 91° 14' 12", for an arc distance of 79.62 feet; thence North 88° 11' 37" East 183.56 feet; thence North 57° 03' 22" East 80.07 feet; thence North 80° 39' 45" East 27.92 feet to a point on the west line of the above described Proposed Leased Area and said centerline there terminating. Subject to County Highway No. 26 and all easements of record.

NOTE: The sidelines of the above described access and utility easement are to be shortened and/or extended to terminate at the South right-of-way line of County Highway No. 26 and the westerly line of the above described Proposed Leased Area.

Being situated in the County of Morrison, State of Minnesota, and being known as
Morrison County APN: 44.0106.000

EXHIBIT A (continued)

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The Square footage of the Leased Premises shall be the greater of: (i) one thousand square feet; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

EXHIBIT B

FORM OF MEMORANDUM OF LEASE

Prepared by and Return to:

American Tower
10 Presidential Way
Woburn, MA 01801

Attn: Land Management/N. Jeanette Robinson, Esq.
ATC Site No: 416490
ATC Site Name: STCQ SCL027 MN
Assessor's Parcel No(s): 44.0106.000

Prior Recorded Lease Reference:

Document No: 411209
State of Minnesota
County of Morrison

MEMORANDUM OF LEASE

This Memorandum of Lease (the "**Memorandum**") is entered into as of the latter signature date hereof, by and between **Independent School District #485**, an Independent Minnesota School District ("**Landlord**") and **Cellco Partnership d/b/a Verizon Wireless** ("**Tenant**").

NOTICE is hereby given of the Lease (as defined and described below) for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Memorandum shall constitute an amendment of any such prior recorded notice(s).

1. **Parent Parcel and Lease.** Landlord is the owner of certain real property being described in **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"). Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain Independent School District #485 Option and Site Lease Agreement dated January 24, 2001 (as the same may have been amended from time to time, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises is also described on **Exhibit A**.
2. **American Tower.** Tenant, Verizon Communications Inc., a Delaware corporation, and other parties identified therein, entered into a Management Agreement and a Master Prepaid Lease, both with an effective date of March 27, 2015 and both with ATC Sequoia LLC, a Delaware limited liability company ("**American Tower**"), pursuant to which American Tower subleases, manages, operates and maintains, as applicable, the Leased Premises, all as more particularly described therein. In connection with these responsibilities, Tenant has also granted American Tower a limited power of attorney (the "**POA**") to, among other things, prepare, negotiate, execute, deliver, record and/or file certain documents on behalf of Tenant, all as more particularly set forth in the POA.
3. **Expiration Date.** Subject to the terms, provisions, and conditions of the Lease, and assuming the exercise by Tenant of all renewal options contained in the Lease, the final expiration date of the Lease would be May 31, 2066. Notwithstanding the foregoing, in no event shall Tenant be required to exercise any option to renew the term of the Lease.

4. **Leased Premises Description.** Tenant shall have the right, exercisable by Tenant at any time during the original or renewal terms of the Lease, to cause an as-built survey of the Leased Premises to be prepared and, thereafter, to replace, in whole or in part, the description(s) of the Leased Premises set forth on **Exhibit A** with a legal description or legal descriptions based upon such as-built survey. Upon Tenant's request, Landlord shall execute and deliver any documents reasonably necessary to effectuate such replacement, including, without limitation, amendments to this Memorandum and to the Lease.
5. **Right of First Refusal.** There is a right of first refusal in the Lease.
6. **Effect/Miscellaneous.** This Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control. Landlord hereby grants the right to Tenant to complete and execute on behalf of Landlord any government or transfer tax forms necessary for the recording of this Memorandum. This right shall terminate upon recording of this Memorandum.
7. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: to Landlord at: Independent School District #485, Attn: Superintendent of Schools, 120 South Hawthorne, Royalton, MN 56373, with copy to: Independent School District #485, Attn: Chairperson of Independent School District #485 School Board, 120 South Hawthorne, Royalton, MN 56373; to Tenant at: Verizon Wireless, Attn.: Network Real Estate, 180 Washington Valley Road, Bedminster, NJ 07921; with copy to: ATC Sequoia LLC, c/o American Tower, Attn.: Land Management, 10 Presidential Way, Woburn, MA 01801, and also with copy to: ATC Sequoia LLC, c/o American Tower, Attn.: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the parties hereto, by thirty (30) days prior written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
8. **Counterparts.** This Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.
9. **Governing Law.** This Memorandum shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Memorandum as of the day and year set forth below.

LANDLORD

2 WITNESSES

Independent School District #485,
An Independent Minnesota School District,

Signature: _____
Print Name: _____
Title: _____
Date: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

TENANT

WITNESS

Cellco Partnership d/b/a Verizon Wireless

By: ATC Sequoia LLC,
a Delaware limited liability company
Title: Attorney-in-Fact

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____
Title: _____
Date: _____

Signature: _____
Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below.

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being described below:

That portion of the Northwest Quarter of the Southwest Quarter in Section 36, Township 39 North, Range 32 West, Morrison County, Minnesota, which is more particularly described as follows:

Commencing at the West Quarter corner of said Section 36; thence North 88° 58' 49" East (Basis of Bearings: The East–West Quarter line of said Section 36 has an assumed bearing of North 88° 58' 49" East), along the East –West Quarter line of said Section 36, for a distance of 433.14 feet; thence South 30° 38' 45" East 658.24 to the point of beginning of the Leased Area to be described; thence East 20.00 feet; thence South 50.00 feet; thence West 20.00 feet; thence North 50.00 feet to the point of beginning. Subject to all easements of record.

TOGETHER WITH a 10 foot wide strip of land for access and utility purposes under, over, and across a portion of the Northwest Quarter of the Southwest Quarter in Section 36, Township 39 North, Range 32 West, Morrison County, Minnesota, the centerline of which is described as follows:

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NOTE: The sidelines of the above described access and utility easement are to be shortened and/or extended to terminate at the South right-of-way line of County Highway No. 26 and the westerly line of the above described Proposed Leased Area.

Being situated in the County of Morrison, State of Minnesota, and being known as
Morrison County APN: 44.0106.000

EXHIBIT A (continued)

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The Square footage of the Leased Premises shall be the greater of: (i) one thousand square feet; (ii) Tenant's (and Tenant's customers) existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant (and Tenant's customers) for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

Instructions for completing the Resolution and Consent Affidavit

IMPORTANT INFORMATION BELOW

In order to avoid delays in the completion of this transaction, the Resolution and Consent Affidavit must be signed by **ALL** Members, Partners, Directors, Shareholders, Officers or Trustees of the organization. Section 6 of this form allows for the organization to appoint one person to sign the remaining documents but **ONE HUNDRED PERCENT (100%)** of the ownership or voting interest of the organization must sign this first. Failure to comply with these instructions or properly indicate the percentage of ownership and/or voting interest will result in delays and could require the documents to be re-executed. If you have any questions, please contact your land lease representative.

Prepared by and Return to:

American Tower
Attn: Land Management/N. Jeanette Robinson, Esq.
10 Presidential Way
Woburn, MA 01801
Assessor's Parcel No(s): 44.0106.000

RESOLUTION AND CONSENT AFFIDAVIT

Independent School District #485, an Independent Minnesota School District,

Be it known that, under the pains and penalties of perjury, the undersigned Members, Partners, Directors, Shareholders, Officers or Trustees, as applicable (collectively, the "**Affiants**") of the above referenced entity (the "**Landlord**"), hereby declare and resolve the following:

1. Landlord (or its predecessor-in-interest) has leased or subleased a portion of land to **Cellco Partnership d/b/a Verizon Wireless** (the "**Tenant**") pursuant to that certain Independent School District #485 Option and Site Lease Agreement dated January 24, 2001 (as the same may have been amended from time to time, collectively, the "**Lease**").
2. Landlord and Tenant desire to enter into an amendment of the Lease (the "**Amendment**") in order to extend the term thereof and to further amend the Lease as more particularly set forth in the Amendment.
3. Landlord is duly organized, validly existing, and in good standing in the jurisdiction of its formation, organization, and/or incorporation, as applicable, and is otherwise authorized to transact business and in good standing in any other jurisdictions where such qualifications are required. Landlord has full power and authority to enter into and perform Landlord's obligations under the Amendment and the other Transaction Documents (as hereinafter defined), and the Amendment and the other Transaction Documents have been duly executed and delivered by Landlord. The Affiants listed below are the only legal and equitable owners of Landlord and are the only members, partners, directors, shareholders, officers and/or trustees, as applicable, of Landlord.
4. The Affiants hereby approve of the Transaction Documents and all of the terms and provisions contained therein and declare, resolve and/or affirm, as applicable, that Landlord is hereby authorized to enter into the Transaction Documents with Tenant and effect the transactions contemplated therein. The Affiants hereby declare and affirm that any other corporate and shareholder, member, partner, and/or trustee actions required to effectuate the transactions contemplated in the Amendment and other Transaction Documents have been completed.
5. The Affiants also declare that they have full legal authority to bind Landlord under the laws of the State or Commonwealth in which the Leased Premises (as defined in the Amendment) is located,

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 1

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 2

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 3

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 4

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 5

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]

EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW

AFFIANT NO. 6

2 WITNESSES

Signature: _____

Print Name: _____

Date: _____

Title: (*circle one*) Member, Partner, Director,
Shareholder, Officer, Trustee

Percentage Ownership or Voting Interest:
_____ %

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State/Commonwealth of _____

County of _____

On this ____ day of _____, 202____, before me, the undersigned Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public
Print Name: _____
My commission expires: _____

[SEAL]