

STANDARD LEASE AGREEMENT

This Standard Lease Agreement ("Agreement") is entered into this _____ day of _____ 2003, between OMNIPOINT FACILITIES NETWORK 2, LLC, a Delaware limited liability company, having a principal place of business at 360 Newark-Pompton Turnpike, Wayne, NJ 07470-6641 ("Lessee") and LLJ Realty LLC, a Limited Liability Company, having a principal place of business at 601 Hamburg Turnpike, Wayne, New Jersey 07470 ("Lessor").

Whereas, Lessor is the owner of property having a street address of 601 Hamburg Turnpike, located in the Township of Wayne, County of Passaic, State of New Jersey, and hereafter referred to as the "Property".

Lessor agrees to lease to Lessee approximately one thousand (1000) square feet of space on the roof to house equipment and space on the roof of the building for associated antenna, more fully described on Exhibit B and hereafter referred to as the "Premises".

1. Use of Premises

(a) Lessee agrees to use the Premises for the installation, operation and maintenance of Personal Communications Service related equipment ("PCS") and associated antenna ("Installation"). All of Lessee's equipment or other property attached to or otherwise brought onto the Premises shall at all times remain personal property and are not considered fixtures, and at Lessee's option may be removed by Lessee at any time during the term hereof or any renewal terms. Upon expiration or termination of this Agreement, Lessee agrees to remove all equipment, repair any damage to the Premises caused by Lessee during the term of the Agreement, ordinary wear and tear and damage from the elements excepted. In connection therewith, Lessee shall, at its sole cost and expense, obtain electrical and telephone service from the servicing utility company, including the installation of a separate meter and main breaker. Lessee shall be responsible for the electricity it consumes for its operations at the normal rate charged by the servicing utility company. Lessee and Lessor agree that if an easement is required to obtain electrical power, an acceptable location will be agreed to by Lessor and the servicing utility company. In the event that an easement cannot be granted, Lessee shall have the right to terminate this Agreement without further liability or obligation. Landlord shall have no liability for any costs or expenses relating to the installation, operation, maintenance and removal of Tenant's equipment and property on the Premises, except to the extent attributable to Landlord's negligence or misconduct.

(b) Lessee shall have the right to use whatever measures it deems reasonably appropriate to install its equipment, including running transmission lines from the equipment area to the antenna, provided that it is in compliance with all applicable laws and regulations, subject to other provisions of this Agreement. Lessor shall have the right to designate the roofing contractor (at Lessee's sole cost and expense) used to perform any work involving roof penetration. Lessor shall provide Lessee with a written estimate of the cost of the work to be performed by the designated roofing contractor. Any work done by the designated roofing contractor must be at a reasonable cost. Lessee shall have the right, at its expense and in compliance with all laws, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, without limitation, radio transmitting and receiving antennas, microwave dishes, tower and base, equipment shelters and/or cabinets and related cables and utility lines and a location based system, including, without limitation, antenna(s), coaxial cable, base units and other associated equipment (collectively the "Antenna Facilities"), as such location based system may be required by any county, state or federal agency/department. In connection therewith, Lessor shall have the right to approve all work plans prior to construction which approval shall not be unreasonably withheld, conditioned or delayed. Lessee covenants and agrees to submit to the Lessor in writing, detailed plans describing the installation of the PCS Antenna Facility, prior to the commencement of any work relating to such installation. Lessee shall have the right to replace or modify the equipment installation, subject to Lessor's approval, which shall not be unreasonably withheld conditioned or delayed. Lessor agrees to cooperate with Lessee, at Lessee's expense, in making application for and obtaining any local, state and federal licenses, permits and any other approvals which may be required to allow Lessee use of the Premises. Lessee shall employ due diligence to obtain said approvals within a timely manner. If, however, Lessee is denied a required approval, or is unable to obtain said approvals thus making the Premises unsuitable and renders Lessee unable to utilize the Premises, Lessee shall have the exclusive right to terminate this Agreement within its sole discretion, and no further liabilities under this Agreement shall remain in force or effect, including but not limited to the payment of rent.

(c) Lessor agrees to provide twenty-four (24) hours, seven (7) days a week access to the Premises without charge to Lessee, Lessee's employees or any subcontractors or agents. Lessor acknowledges that Lessee has such access that shall remain unimpeded throughout the initial term and any renewal term of this Agreement. Lessor shall have the responsibility to inform all respective parties of Lessee's requirement for access to the Premises. Should Lessee's access to the Premises be unreasonably denied, resulting in Lessee's inability to install or maintain

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its PCS installation, then in that instance, Lessee shall be entitled to a rent abatement until such time as Lessor can resolve the access situation. If access cannot be resolved, Lessee shall have the right to terminate this Agreement without further obligation including, but not limited to, Lessee's obligation to pay rent. In the event that Lessee is unable to install its' equipment upon the commencement of this Agreement due to the fault of Lessor, its employees or agents, Lessor shall be required within fifteen (15) days from the date of termination to reimburse Lessee for any rent monies previously paid to Lessor, including if applicable, any security deposit monies. Provided that Lessor's obligations to reimburse Lessee for rent is limited to rent for time that access was denied plus security deposit subject to other provisions of the Agreement.

(d) Lessee and Lessor shall agree on a mutually acceptable alternate location should Lessee be required by Lessor to temporarily remove or relocate its equipment for purposes of repairing or maintaining the building. Except in the case of an emergency, Lessor shall provide Lessee with not less than forty-five (45) days prior written notice. Further, Lessor shall make every effort to perform the required repair or maintenance within a reasonable time frame so as not to interfere with Lessee's ability to operate its PCS installation. Should Lessee's ability to operate become severely restricted, due to Lessor's acts, Lessee shall be entitled to a Rent abatement which shall be calculated by averaging the daily rental rate for the then current Rent and deducting said daily rental rate from the monthly Rent for each day that Lessee is unable to utilize the Premises due to acts of Lessor.

2. Interference

(a) Lessee shall not use the Premises in any way that unreasonably interferes with the use of the Property by Lessor, or lessees, tenants or licensees of Lessor (subject to Lessee's rights under this Agreement, including without limitation, unreasonable interference). Similarly, Lessor shall not use, nor shall Lessor permit its lessees, licensees, employees, invitees or agents to use, any portion of the Property in any way which unreasonably interferes with the operations of Lessee. Such unreasonable interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such unreasonable interference does not cease promptly, the parties acknowledge that continuing unreasonable interference may cause irreparable injury and, therefore, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Agreement immediately upon written notice. Lessee shall not permit its employees, contractors, subcontractors or any agents performing Lessee's work to cause unreasonable noise or vibrations or to cause Landlord's tenants any unreasonable disharmony or interference with the tenants' use of the property or materially adversely affect tenants' business between the hours of 8:00 a.m. and 6:00 p.m. daily, excluding Sundays and holidays except in case of substantial emergencies. Lessee's work may be performed on Sundays and holidays in accordance with local municipal agencies.

(b) Notwithstanding any of the provisions of the Standard Lease Agreement, the Lessor shall have the right to lease the Property or any portion of the Property to any other cellular telephone companies, radio carriers, or antenna operators ("Designated Tenants") without the consent of Lessee, provided same does not cause interference with the operation of the PCS and/or antenna facility. In the event that the Designated Tenant will cause interference to the Lessee's operation prior to the proposed installation, the Lessor shall arrange for the potential tenant to correct such interference and submit a plan for review by the Lessee. If such interference cannot be corrected within a reasonable time period, Lessee's installation shall have prior rights and the cause of the said interference shall be removed. The provisions of this paragraph 2(b) shall not apply to all other present or future tenants of Lessor who are not Designated Tenants.

3. Term

The initial term of this Agreement shall be for a period of ten (10) years ("Term") commencing upon the date Lessee is in receipt of all necessary approvals to begin construction ("Commencement Date") but not more than nine (9) months following the date of execution of the Agreement by Lessee and shall terminate on the tenth anniversary of the Commencement Date, unless otherwise provided in Paragraph 8. The foregoing nine (9) month period may be extended upon the written consent of the Lessor, which shall not be unreasonably withheld. Lessee shall have the right to renew the Agreement for three (3) successive five (5) year periods ("Renewal Terms"), upon the same terms and conditions in effect during the Term. Lessee shall exercise its renewal rights by providing written notice to Lessor of its intention to renew at least ninety (90) days prior to the expiration of the Term or any Renewal Term.

4. Rent

(a) Lessee agrees to pay to Lessor as rent for the first year of the initial term the sum of ONE THOUSAND FOUR HUNDRED NINETY-NINE and 00/100 Dollars (\$1, 499.00) per month ("Rent") on or before the first of every month, providing Lessor receives Rent by the way of Direct Deposit. By having Direct Deposit, Lessor shall not have to provide Lessee with a notice to pay rent by the first of every month. Rent received after the tenth of every month,

will be charged a eight percent (8%) Late Fee. Rent payments shall be payable to Lessor, LLJ Realty LLC, c/o Pashman Realty and Management Co., LLC, 1330 Hamburg Turnpike, Wayne, New Jersey, 07470, or a bank of Lessor's choosing in the event of Direct Deposit.

(b) On each anniversary of the Commencement Date during the Initial Term or any Renewal Term, Rent shall increase by three percent (3%) of the base Rent for the previous twelve (12) months payable pursuant to the provisions of Paragraph 4(a)..

5. Taxes

Lessee agrees to pay any portion of personal property taxes which may be assessed upon the Premises as a direct cause of Lessee's Installation. Lessor shall provide evidence of such assessment within a timely manner. Lessor shall maintain obligation of all real property taxes. Lessee shall pay any real property tax or any other tax or fee which may be assessed upon the Premises by any governmental authority having jurisdiction, which is directly attributable to Lessee's installation. Lessor shall provide evidence of said assessment and Lessee shall make payment within thirty (30) days of receipt of notice from Lessor. Lessor hereby grants to Lessee the right to challenge, whether in a Court, Administrative Proceeding, or other venue, on behalf of Lessor and/or Lessee, any personal property or real property tax assessments that may affect Lessee. If Lessor receives notice of any personal property or real property tax assessment against the Lessor, which may affect Lessee and is directly attributable to Lessee's installation, Lessor shall provide timely notice of the assessment to Lessee sufficient to allow Lessee to consent to or challenge such assessment. Further, Lessor shall provide to Lessee any and all documentation associated with the assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Section 5. In the event real property taxes are assessed against Lessor or Lessee for the Premises or the Property, Lessee shall have the right, but not the obligation, to terminate this Agreement without further liability after thirty (30) days' written notice to Lessor, provided Lessee pays any real property taxes assessed as provided herein.

6. Insurance

Lessee, at its sole cost and expense shall provide and maintain, during the Term of this Agreement and any Renewal Terms, Three Million and 00/100 Dollars (\$3,000,000.00) of single limit liability insurance as well as any worker's compensation insurance if required by applicable state law. Lessee's insurance carrier must be an A-10 rated carrier licensed to do business in New Jersey and the insurance policy must include property insurance for Lessee's equipment on the roof. Lessee shall name Lessor as an additional insured on Lessee's insurance policy and provide Lessor with an Insurance Certificate within thirty (30) days of the Commencement Date.

7. Right to Lease and Warranty of Title

Lessor warrants that: (i) Lessor has the sufficient right, authority, title and interest in the Premises to enter into this Agreement; (ii) Lessor owns the property and has the right to grant access and use of the Premises; (iii) Lessor shall provide to Lessee quiet and peaceful enjoyment of the Premises.

8. Termination

Lessee may terminate this Agreement without further liability on prior written notice to Lessor which shall become effective thirty (30) days after the date notice is mailed for any of the following reasons: (i) changes in local, state or federal laws or regulations which adversely affect Lessee's ability to operate; (ii) FCC ruling or regulation which is beyond the control of Lessee and further which renders the Premises unsuitable; (iii) technical reasons, including but not limited to signal interference; (iv) subsequent changes in system design which prohibits Lessee's operation; (v) if Lessee is unable to obtain any required license, permit or approval which may be required for the construction and operation of Lessee's Installation, including where the inability is caused by engineering surveys or structural reports.

9. Default and Right to Cure

Lessor shall have the right to terminate this Agreement by written notice to take effect immediately if Lessee fails to make its rental payment when due and does not cure such failure within ten (10) days of Lessor's written notice thereof. In addition either party shall have the right to terminate this Agreement on written notice to take effect immediately if the other party (i) fails to perform any other covenant for a period of forty-five (45) days after receipt of written notice; or (ii) commits a material breach of this Agreement and fails to diligently pursue such cure to its completion.

10. Assignment

Lessee shall have the right to assign or transfer its rights under this Agreement, to any person or business entity which is licensed by the FCC to operate a wireless communications business, is a parent, subsidiary or affiliate of Lessee, controls or is controlled by or under common control with Lessee, is merged or consolidated with Lessee or purchases more than fifty percent (50%) interest in the ownership or assets of Lessee to which the applicable agreement relates. In all other instances, Lessee shall obtain Lessor's prior written consent for assignment. Such consent shall not be unreasonably withheld, conditioned or delayed. Lessee shall assign only to an entity with net assets equal to or greater than Lessee. Lessee shall provide prior written notice to Lessor of any such assignment and Lessee shall pay Lessor's reasonable legal fees and expenses for review of such assignment not to exceed ONE THOUSAND AND 00/100 (\$1,000.00) dollars.

Additionally, Lessee may, upon notice to Lessor, mortgage or grant a security interest in this Agreement and the Antenna Facilities, and may assign this Agreement and the Antenna Facilities to any mortgagees or holders of security interests, including their successors or assigns (collectively "Mortgagees"), provided such Mortgagees agree to be bound by the terms and provisions of this Agreement. In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Mortgagees.

11. Equipment Removal

Lessee agrees that should at any time Lessee remove it's equipment Lessee will promptly repair any damages and Lessee further agrees to restore the premises to it's original condition ordinary wear and tear and damage from the elements excepted and Lessee's obligation to pay Rent shall continue until Lessee's obligation to repair and restore is completed to the reasonable satisfaction of both parties.

12. Security Deposit

Upon execution of this Lease Agreement, Lessee shall give Lessor a security deposit of THREE THOUSAND AND 00/100 DOLLARS (\$3,000.00) to secure Lessee's full performance of this Lease. If the Lessor uses the Security or any part of it during the Term, the Lessee shall replace the amount used within thirty (30) days of request. The amount of the security is to remain constant throughout the Term. The Security is not to be used by the Lessee for the payment of Rent. Lessor shall return said Security Deposit to Lessee within thirty (30) days of the expiration or termination of the Agreement. The Lessee shall not be entitled to interest on the Security.

13. Overnight Parking

There will be no overnight parking of vehicles.

14. Notices

Unless otherwise provided herein, any notice or demand required to be given herein shall be given by certified or registered mail, return receipt requested or reliable overnight courier to the address of Lessee and Lessor as set forth below:

Lessor:

LLJ Realty LLC
C/o Pashman Realty and Management Co., LLC
1330 Hamburg Turnpike
Wayne, NJ 07470

With copies to:
LLJ Realty LLC
c/o Louis D. March, Sr.
601 Hamburg Turnpike
Wayne, NJ 07470

Lessee:

Omnipoint Facilities Network 2, LLC
360 Newark-Pompton Turnpike
Wayne, NJ 07470-6641
Attn: Lease Management Department

With copies to:
Omnipoint Facilities Network 2, LLC
12920 SE 38th Street
Bellevue, WA 98006
Attn: PCS Leasing Administrator
With a copy Attn: Legal Department

Lessee and Lessor may designate a change of notice address by giving written notice to the other party.

15. Lease Provisions

- (a) This Agreement shall be governed by the laws of the State of New Jersey.
- (b) All Riders and Exhibits attached hereto are made a material part of this Agreement.
- (c) If any provision of this Agreement is deemed invalid or non-enforceable, the remainder of this Agreement shall remain in force and to the fullest extent as permitted by law.
- (d) No amendment or modification to any provision of this Agreement shall be valid unless made in writing and agreed to and signed by the appropriate parties who have attested and executed this Agreement.

16. Environmental

Lessor represents that it has no knowledge of any substance, chemical or waste (collectively "Hazardous Substance") on the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Lessor and Lessee shall not introduce or use any Hazardous Substance on the Property in violation of any applicable law. Lessor shall be responsible for, and shall promptly conduct any investigation and remediation as required by any applicable environmental laws, all spills or other releases of any Hazardous Substance not caused by Lessee, that have occurred or which may occur on the Property. Each party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability (collectively, "Claims") including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence or discovery of any Hazardous Substances on the Property or the migration of any Hazardous Substance to other properties or the release of any Hazardous Substance into the environment (collectively, "Actions"), that relate to or arise from the indemnitor's activities on the Property. Lessor agrees to defend, indemnify and hold Lessee harmless from Claims resulting from Actions on the Property not by Lessor or Lessee prior to and during the Term and any Renewal Term of this Agreement. The indemnifications in this section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section 15 shall survive the termination or expiration of this Agreement.

17. Lessee's Representations

Lessee represents and warrants that (i) Lessee is duly authorized to enter into this Agreement; and (ii) Lessee shall promptly comply with all applicable laws and ordinances, orders, rules, regulations and requirements of federal, state and local governments and agencies thereof throughout the term of this Lease and any renewals hereof, without cost to Lessor.

18. Indemnity

Lessor and Lessee each indemnifies the other and holds the other harmless from any and all damages, costs (including reasonable attorney's fees and expenses) and claims of liability or loss which arise out of the ownership, use and/or occupancy of the Premises by the indemnifying party. This indemnity does not apply to claims arising from the negligent misconduct of the indemnified party, its agents, servants or employees, or its invitees. This indemnification obligation shall survive the termination of the Lease.

19. Waiver of Lessor's/Landlord's Lien. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof, which shall be deemed personal property for the purposes of this Lease, whether or not the same is deemed real or personal property under applicable laws, and Lessor gives Lessee and Mortgagees the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Lessee's and/or Mortgagee's sole discretion and without Lessor's consent.

20. Signing Bonus

If Lessee receives the Lease signed by Lessor on or before May 10, 2003 and upon full execution of this Lease Agreement, Lessee shall pay to Lessor a one-time signing bonus in the amount of TWO THOUSAND AND 00/100 DOLLARS (\$2,000.00). Upon payment of said bonus, Lessee shall be absolved of any further obligation regarding any subsequent signing bonus.

In Witness Whereof, the parties have executed this Agreement as of the date first above written.

LESSOR

LLJ Realty LLC

a Limited Liability Company

By: 

Name: Louis D. March, Sr.

Title: Managing Member

Date: 5/12/03

Tax ID No.: 22-72701204 22-3804955

LESSEE

Omnipoint Facilities Network 2, LLC By: Omnipoint
Communications, Inc., its Agent
a Delaware Limited Liability Company

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT B

DESCRIPTION OF PREMISES

Page 1 of 2

to the Agreement dated _____, 2003, by and between LLJ Realty LLC, as Lessor, and Omnipoint Facilities Network 2, LLC., as Lessee.

The Premises is described and/or depicted as follows:

EXHIBIT A

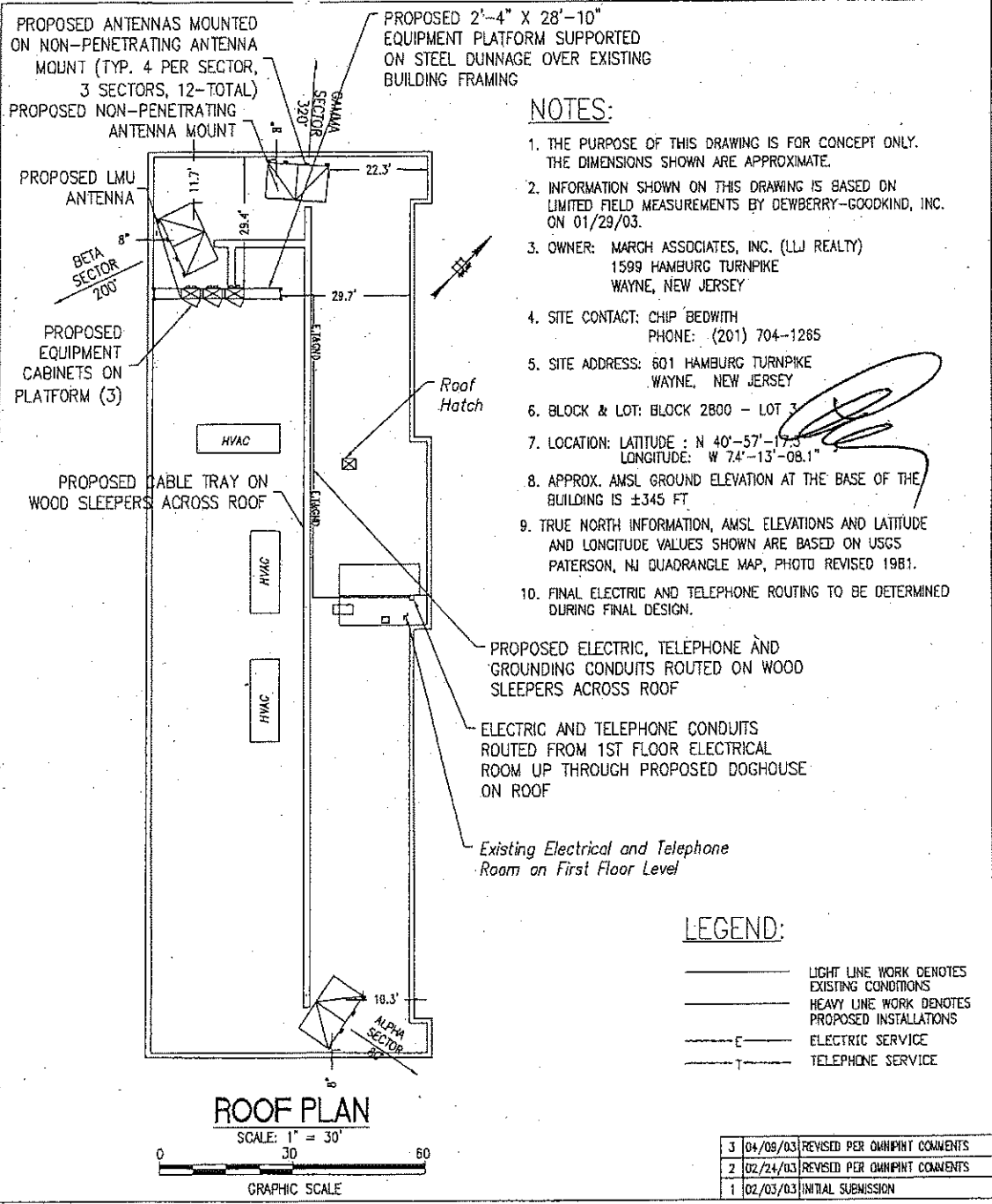
DESCRIPTION OF PROPERTY

to the Agreement dated _____, 2003, by and between LLJ Realty LLC, as Lessor, and Omnipoint Facilities Network 2, LLC., as Lessee.

The Property is described and/or depicted as follows:

Site Address: 601 Hamburg Turnpike, Wayne, NJ 07470

Section Block 2800 Lot 3



Dewberry-Goodkind, Inc. A Dewberry Company 629 PARSIPPANY ROAD PARSIPPANY, NEW JERSEY 07054		Client: OMNIPONT COMMUNICATIONS, INC. <small>AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER</small>	Site Address: WAYNE 601 HAMBURG TURNPIKE WAYNE, NJ 07470	Drawing No.: LSK-1
Site ID#: NJ-06-353	Project No.: 3275-15	Drawn By: SLP	Date: 02/03/03	Approved By: OWNER/SAC: _____ DATE: _____ RF ENGR.: _____ DATE: _____ NETWORK: _____ DATE: _____
		Chk'd. By: MTJ	App'd. By: TMH	

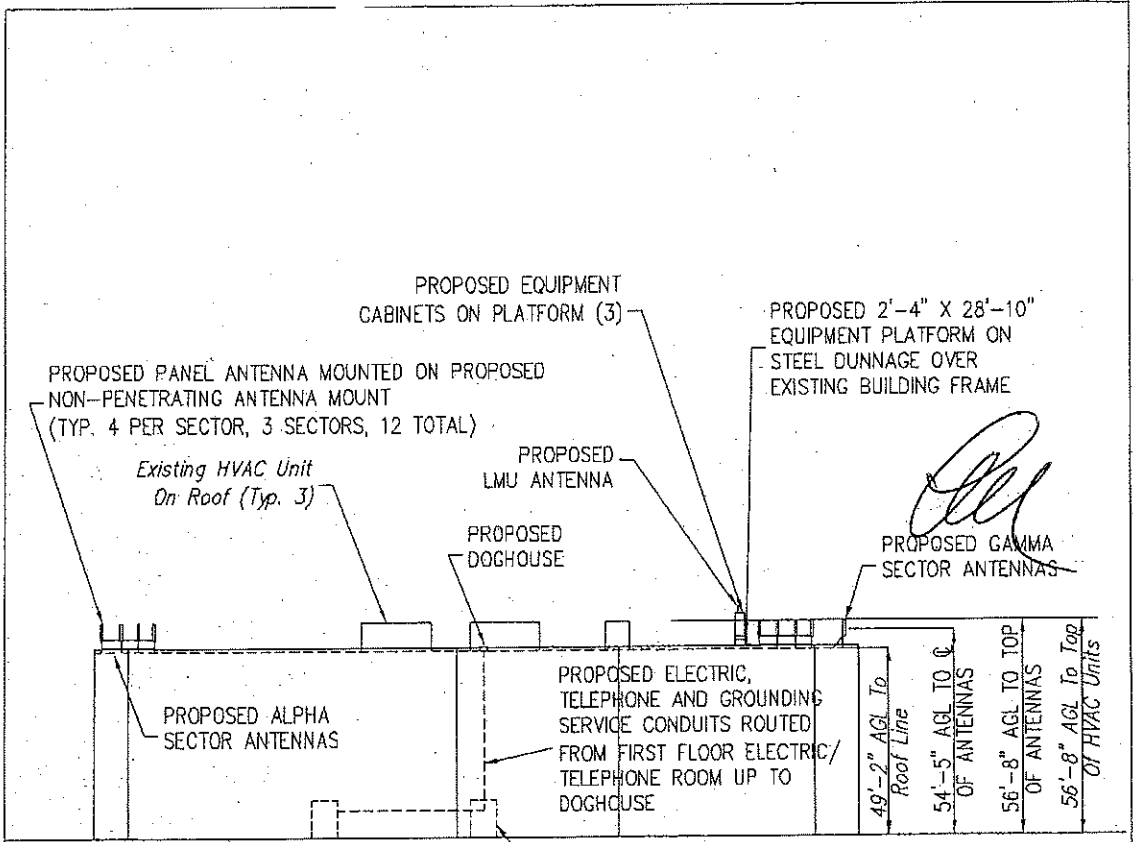
EXHIBIT B

DESCRIPTION OF PREMISES

Page 2 of 2

to the Agreement dated _____, 2003, by and between LLJ Realty LLC, as Lessor, and Omnipoint Facilities Network 2, LLC, as Lessee.

The Premises is described and/or depicted as follows:

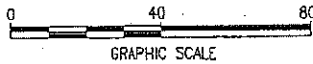


Ground Elev.
= ±345'

Existing Electrical And Telephone
Room On First Floor Level

ELEVATION

SCALE: 1" = 40'



3	04/09/03	REVISED PER OMNIPONT COMMENTS
2	02/24/03	REVISED PER OMNIPONT COMMENTS
1	02/03/03	INITIAL SUBMISSION

Dewberry-Goodkind, Inc. A Dewberry Company 629 PARSIPPANY ROAD PARSIPPANY, NEW JERSEY 07054		Client: OMNIPONT COMMUNICATIONS, INC. <small>AN ACQUISITION OF SPRINT CORPORATION</small>	Site Address: WAYNE 601 HAMBURG TURNPIKE WAYNE, NJ 07470	Drawing No.: LSK-2	
Site ID#: NJ-06-353	Project No.: 3275-15	Drawn By: SLP	Date: 02/03/03	Approved By: OWNER/SAC: _____ DATE: _____ RF ENGR.: _____ DATE: _____ NETWORK: _____ DATE: _____	Chk'd. By: MTJ App'd. By: TMH

EXHIBIT C

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement is entered into on this _____ day of _____, 2003, by and between OMNIPOINT FACILITIES NETWORK 2, LLC, a Delaware limited liability company, having a principal place of business at 360 Newark-Pompton Turnpike, Wayne, NJ 07470-6641 ("Lessee") and LLJ Realty LLC, a limited liability company, having a principal place of business at c/o Louis D. March, Sr., 601 Hamburg Turnpike, Wayne, New Jersey 07470 ("Lessor").

1. Lessor and Lessee entered into a Standard Lease Agreement ("Agreement") on the _____ day of _____ 2003, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for ten (10) years commencing on _____, 2003, and ending on _____, with three (3) successive five (5) year options to renew.
3. The Property which is the subject of the Agreement is described in Exhibit B annexed hereto. The portion of the Land being leased to Lessee ("Premises") is described in Exhibit A annexed hereto.

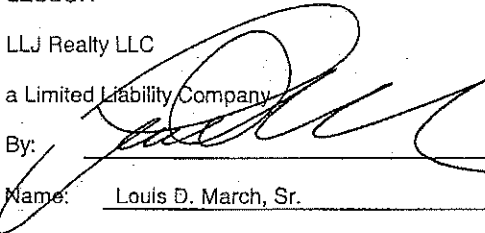
IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

LESSOR

LESSEE

LLJ Realty LLC
a Limited Liability Company


Omnipoint Facilities Network 2, LLC By: Omnipoint
Communications, Inc., its Agent
a Delaware Limited Liability Company

By: 
Name: Louis D. March, Sr.
Title: Managing Member
Date: 5/12/03

By: _____
Name: _____
Title: _____
Date: _____

Tax ID No.: 22-72701204 22-3804955

On May 12, 2003, before me, Dawn M. St. Denis, Notary Public, personally appeared Louis D. March Sr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

(Seal)

My commission expires: DAWN M. ST. DENIS
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/30/2004

State of New Jersey
County of Passaic

On _____, before me, _____, Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his

authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

(Seal)

My commission expires: _____



WEL Management, LLC
3000 Valley Forge Drive
Suite 3200
King of Prussia, PA 19406
Office: 215.489.5181
Fax: 215.489.5182

SENT VIA FED EX

July 17, 2007

LLJ Realty LLC
c/o Pashman Realty and Management Co., LLC
1330 Hamburg Turnpike
Wayne, NJ 07470

Re: Acknowledgment and Consent Letter for Modification of Antenna Facilities
Site: NJ06353L-Wayne

Dear Sir or Madam:

OMNIPOINT FACILITES NETWORK 2 LLC, ("Tenant") and LLJ REALTY LLC, ("Landlord") entered into a(n) Standard Lease Agreement on June 19, 2003, (the "Agreement"), for a site located at 601 Hamburg Turnpike, Wayne, New Jersey, (the "Premises"), to install telecommunication equipment as defined therein (the "Antenna Facilities") on the Premises.

Pursuant to the terms of the above-referenced Agreement, Tenant is requesting Landlord's consent to modify the Antenna Facilities within Tenants' prescribed entitlements.

Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises from all applicable government and/or regulatory entities including appointing Tenant as agent for all land use and zoning permit applications.


Please indicate your consent by signing and dating each copy of the letter below, and return one (1) original using the enclosed FedEx return slip.

You can anticipate our Modification Department contacting you or your representative in the coming weeks to schedule access.

Should you have any questions, please feel free to contact Jennifer Banasik at 240-398-0822

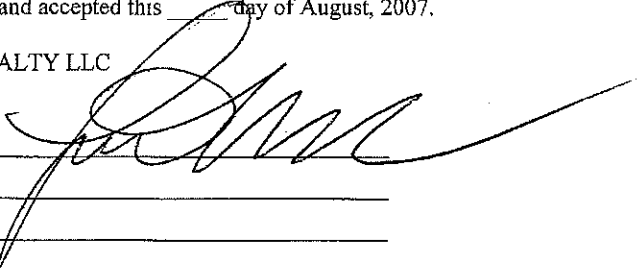
We thank you in advance for your cooperation in this matter.

Sincerely,


Kim Curtis
Senior Regional Development Manager
T-Mobile USA, Northeast Region

Agreed and accepted this _____ day of August, 2007.

LLJ REALTY LLC

By: 
Name: _____
Title: _____

Cc; LLJ Realty LLC c/o Louis D. March Sr. 601 Hamburg Turnpike, Wayne, NJ 07470



T-Mobile Northeast LLC

Dario Luna
4 Sylvan Way
Parsippany, NJ 07054
Attn: Property Management
(973) 292-8950
Dario.Luna@T-Mobile.com

May 1, 2013

Via UPS Overnight

LLJ Realty LLC
c/o Pashman Realty & Management Co. LLC
601 Hamburg Turnpike, Suite 307
Wayne, NJ 07470

RE: Standard Lease Agreement ("Agreement") dated June 19, 2003 between LLJ Realty LLC and T-Mobile Northeast LLC, successor interest to Omnipoint Facilities Network 2, LLC ("T-Mobile")

Site ID: NJ06353L
Site Address: 601 Hamburg Turnpike, Wayne, NJ

To Whom It May Concern:

Pursuant to Section Three of the above referenced Agreement, T-Mobile is providing notice that it is exercising its right to extend the Agreement for an additional Five (5) year term.

The current Term will expire on September 25, 2013. The Renewal Term will begin on September 26, 2013 and continue through September 25, 2018.

Should you have any questions or comments, I can be contacted via email or telephone as noted above.

Sincerely,

Dario Luna
Specialist – Property Management



Toll Free: (877) 373-0093
PropertyManagement@T-Mobile.com

5/25/2018

LLJ Realty LLC
Pashman Realty & Management Co LLC
601 Hamburg Turnpike, Suite 307
Wayne, NJ 07470

Re: Lease Renewal Notice
Site Address: 601 Hamburg Turnpike; Wayne NJ 07470
T-Mobile Site No.: NJ06353L

To Whom It May Concern:

This letter shall serve as T-Mobile's notice to renew the agreement for another term, effective 9/26/18.

T-Mobile appreciates the opportunity to continue leasing space from you.

T-Mobile's preferred method of payment is direct deposit using an electronic funds transfer (EFT) service. Please go to www.paymode.com/t-mobile to enroll, or call Paymode-X toll free at 1-866-252-7366. We strongly encourage you to take advantage of this free electronic service.

To process any further requests in a timely manner please include the Site number on all communications. The Site number can be found on all T-Mobile correspondence.

Should you have any questions or comments, Property Management can be contacted via email or telephone as noted above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cala Stein', is written over a horizontal line.

T-Mobile, Lease Management Team



Toll Free: (877) 373-0093
PropertyManagement@T-Mobile.com

Date: June 05, 2023

Sent Via USPS Certified: 70142120000153629560
LLJ Realty LLC
Pashman Realty & Management Co. LLC
601 Hamburg Turnpike, Suite 307
Wayne, New Jersey, 07470

Re: Lease Renewal Letter

Site Address: 601 Hamburg Turnpike, Wayne, New Jersey, 07470
Tenant: T-Mobile Northeast LLC (T-Mobile)
T-Mobile Site No.: NJ06353L
T-Mobile Lease No.: 71035

To Whom It May Concern:

This letter shall serve as T-Mobile's notice to renew the agreement for another term, effective 09/26/2023.

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Sincerely,
Brandi Lehman
T-Mobile Network Real Estate



Attn: Lease Compliance, 12920 5E 38th Street, Bellevue, WA 98006
www.t-mobile.com