

ESTOPPEL CERTIFICATE

The undersigned, Aloha Towers, LLC as successor in interest to Redding Cellular Partnership, (the "**Tenant**"), is the tenant under that certain Site Lease dated September 24, 1996, together with all amendments thereto (such original lease with all amendments, if any, shall hereinafter be referred to as the "**Lease**") between Tenant and the Rodney P. Racki Living Trust and Kevin Racki, Tanya Walker (Racki), and Nicole Racki, as the successors in interest to Lawrence Robert Racki and Senga Dunlap Racki, Trustees of the 1993 Lawrence R. Racki Family Revocable Living Trust Agreement, dated March 18, 1993 and Rodney Paul Racki and Janet Lynn Racki, Trustees of the 1991 Rodney P. Racki Revocable Family Living Trust, dated February 14, 1992 (collectively hereinafter referred to as "**Landlord**"), with respect to the telecommunications site located at 3301 Twin View Blvd, Shasta Lake, CA and being also commonly known as or identified as 3033 Twin View Blvd in the County of Shasta, CA and having the APN: 075-070-03 and 075-100-03, (the "**Site**").

Tenant, acknowledging that Landlord is relying upon the truth, accuracy and completeness of the following statements (except as expressly stated to the contrary), states that:

- 1) The Lease is in full force and effect and constitutes the entire agreement between Landlord and Tenant with respect to the Site.
- 2) A complete, true and correct, copy of the Lease (including all amendments thereto) is attached hereto and incorporated herein by reference as Exhibit "A".
- 3) To Tenant's knowledge, Tenant is not in default or breach of the Lease. To Tenant's knowledge, the Tenant has not received written or verbal notice of the existence of any event or condition that, with the passage of time or the giving of notice or both, would constitute a breach or default by Tenant under the Lease.
- 4) Tenant has not commenced any action to terminate the Lease.
- 5) A general depiction of the Lease premises is attached hereto and incorporated herein by reference as Exhibit "B". This depiction may not be accurate, and the Tenant expressly waives and disclaims any representation or warranty with respect to the precise physical location of any of Tenant's, or their subtenant's or licensee's, property or improvements. This depiction is included for reference purposes only and intended to represent to the Landlord the general area of Landlord's property and lands for which the Tenant has the right to exclusively use, possess, and sublease or license to others, for the operation of the Site. Landlord shall not rely on this depiction for the exact location of any such property, improvements, or lands.

- 6) The rent due and payable under the Lease is paid and current, but no rent has been paid in advance beyond December 31, 2025. The rent is due monthly, payable in advance on or before the 1st of each month, and the amount of the rent due under the lease is as follows:
- a) \$916.78 for the monthly rent due on or before December 1, 2025, and each month thereafter until any increase as specified in the Lease.
 - b) The Lease specifies rental increases as follows:
10% per renewal term.
- 7) The Lease provides the Tenant with the following renewal terms or option, if any:
Two (2) three (3) year renewal options are remaining.
- 8) The final lease expiration is January 31, 2032.
- 9) Tenant has not assigned or subleased the Site to any person or entity other than:

New Cingular Wireless PCS, LLC and MetroPCS California, LLC.
- 10) The person signing this Estoppel Certificate is authorized to do so, and the signature binds Tenant.

IN WITNESS WHEREOF, Tenant has duly executed, acknowledged and delivered this Estoppel Certificate as of the date set forth below.

Dated: January 13, 2026

Tenant: Aloha Towers, LLC

By:  _____

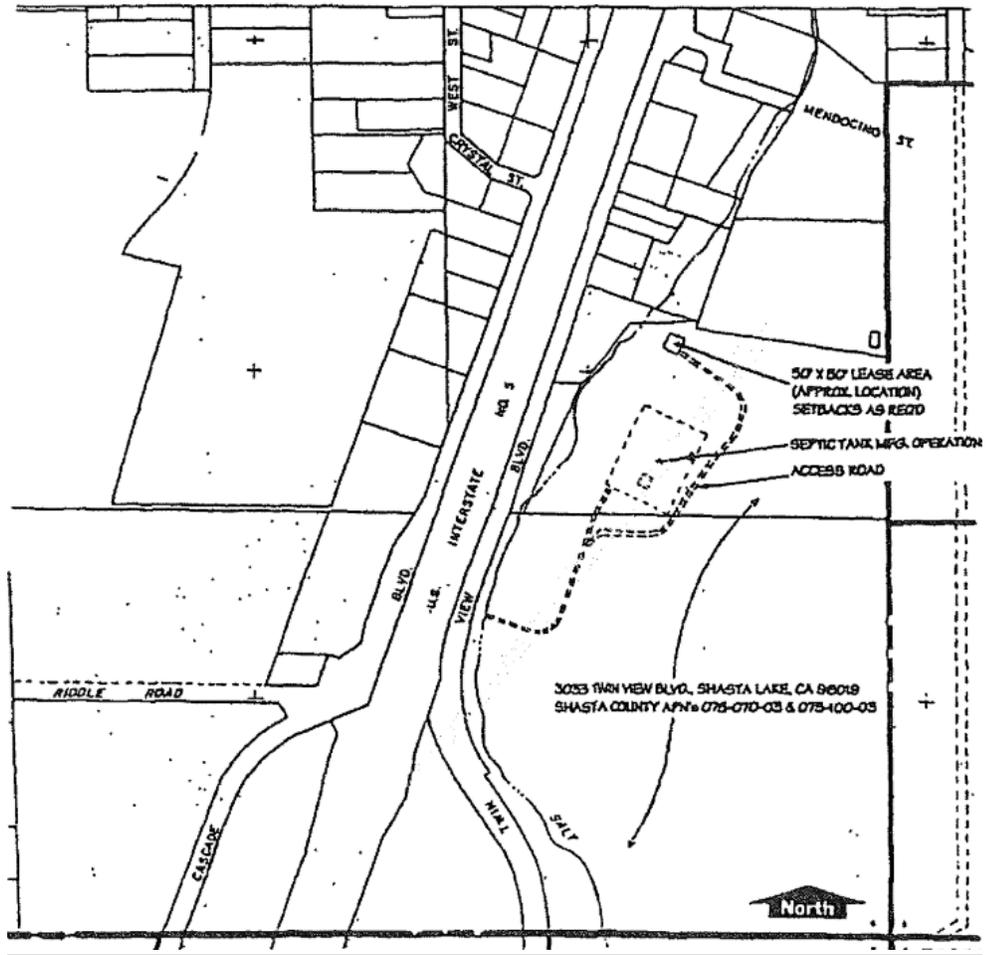
Name: Ryan D. Lepene

Title: Vice President

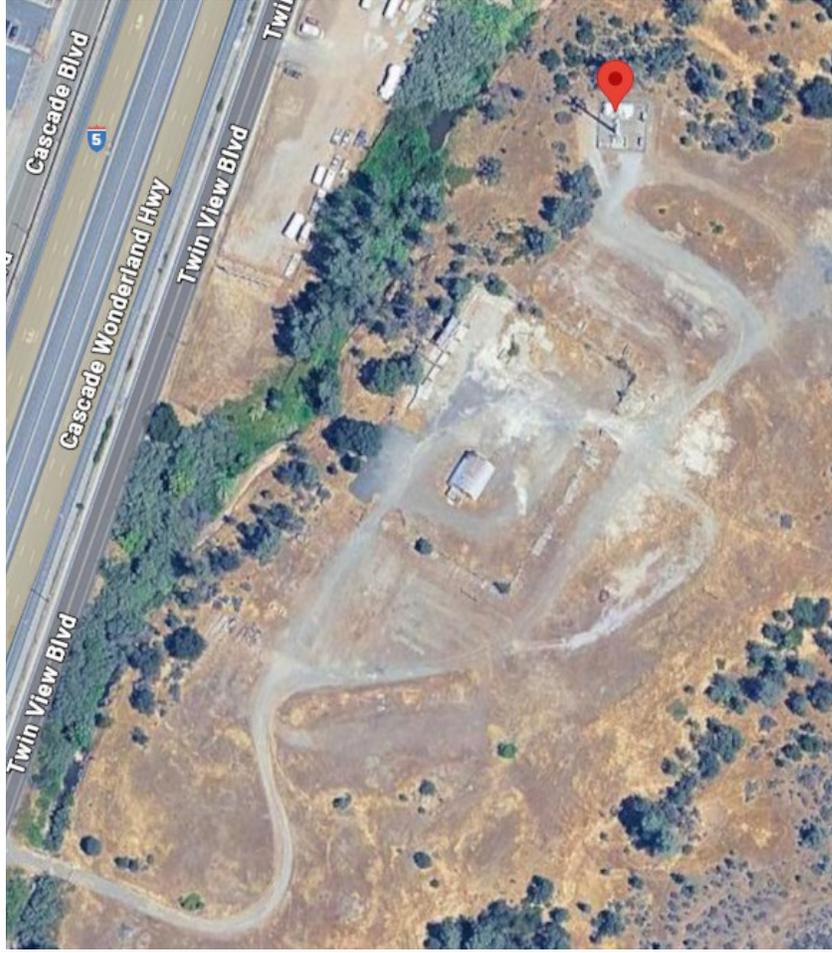
Exhibit “A”

[See attached]

Exhibit "B"



The area identified and depicted above is a general depiction of the lease premises.



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