Cleartalk

Hilton
Springfield

ADDENDUM

SMR/SEGNO/CLEARTALK ANTENNA LEASE AGREEMENT CONSENT TO SUB LEASE

In consideration of Cleartalk sub-leasing space (3 racks) for the Illinois State Police (Motorola Star Com), the monthly rent shall increase by $300 per month.

This increase is effective January 1, 2003. Annual increases will be effective on the original contract's anniversary date.

Additionally, this new equipment shall be metered for electrical usage. Cleartalk or Illinois State Police shall be responsible for all cost associated with metering both the installation and the usage. The hotel shall read the electrical meter quarterly and will bill Cleartalk accordingly.

Signed and dated this 30th day of October 2002.

BY: [signature]

K. Michael Fear
General Manager
Hilton Springfield

DAN VANDIVER
Name (please print)
V.P. of OPERATIONS
Title (please print)
[signature]
Signature
CLEARTALK

700 East Adams, Springfield, IL 62701
Tel: 217 789 1530
Reservations: www.hilton.com or 1-800-HILTONS

ROOF SPACE LEASE

LEASE AGREEMENT by and between Pinnacle Limited Partnership, d/b/a Springfield Hilton, Springfield, Illinois (Lessor) and SMR Illinois, a partnership, (Lessee) this 25 day of MAY, 1993, WITNESSETH:

Article 1
Demised Property

1.1 Lessor hereby leases to Lessee and Lessee hereby leases from Lessor on a nonexclusive basis the property in Springfield, Illinois, more particularly described in Exhibit "A" attached hereto and by reference made a part hereof. The Demised Property consists of a portion of the roof and related equipment space of the Springfield Hilton, Seventh & Adams, Springfield, Illinois. Lessee has inspected same and by the execution of this Lease accepts same in its present condition. Lessee is permitted to lock this room and control access.

Article 2
Term

2.1 The term of this Lease shall begin on January 1, 1991, ("the Commencement Date") and, unless terminated or extended, shall end on December 31, 2010 ("the Termination Date") (the "Basic Term").

Article 3
Rent, Other Charges

3.1 BASIC RENT. Lessee covenants and agrees to pay Lessor in advance as rent for the property during the first thirty-six months of the Basic Term, the minimum rent of: Six Thousand Dollars ($6,000.00) per annum (herein the "Basic Rent"), in equal monthly payments, on the first day of each month (herein the "Rent Payment Dates"), each in the sum of Five Hundred Dollars ($500.00) commencing on the lst day of January, 1991, the Commencement Date. For months thirty-seven through sixty, the rent shall be Seven Hundred Fifty Dollars ($750.00) per month. A late fee in the amount of 10% of the rent payable shall be paid by Lessor for all payments not paid on or before the first day of each month. Rent for the remaining fifteen (15) years shall be increased five percent (5%) each year at yearly intervals upon the anniversary date of the Commencement Date.

3.2 EXTENDED TERM. Lessee shall have the option to renew this Lease at the conclusion of the Basic Term for four (4) additional five-year terms with the rent for each year of each of the five-year terms to be increased five percent (5%) per year upon the anniversary date of the Commencement Date. Lessee shall give Lessor thirty (30) days written notice should Lessee desire to renew this Lease for an extended term.

3.3 APPROVAL EXPENSES. Lessee agrees to pay to Lessor within thirty (30) days of billing, Lessor's reasonable expenses incurred in reviewing or having reviewed Lessee's equipment installation or replacement plans, including, but not limited to, engineering fees incurred in evaluating the equipment and frequencies proposed to be utilized on the Demised Property by Lessee.

Article 4
Compliance with Requirements

4.1 Lessee will promptly procure, maintain and comply with all permits, licenses and other authorizations included but not limited to Federal Communication Commission Rules and Regulations required for the use of the Property and for the lawful operation, maintenance, and repair of the Property or any part thereof. Lessee understands and agrees that Lessor shall have exclusive engineering supervision over Lessee and that Lessor's approval will be required prior to the installation of all of the Equipment upon the Demised Premises including consent to the frequency bands designated. Lessee shall in no way interfere with any Utility or Public Safety transmissions or receptions of any other individual or entity whose lease with Lessor predates this Roof Space Lease, then Lessee shall immediately eliminate the interference at Lessee's cost and expense.

4.2 Lessee shall furnish Lessor with a copy of all permits or authorizations received by Lessee and shall post same upon the equipment installed on the Demised Property. Lessee shall mark on the outside of each cabinet or other equipment installed on the Demised Property the Lessee's name, frequency and call letters.

Article 5
Initial Installation, Maintenance, Alterations and Additions

5.1 INITIAL INSTALLATION. Lessee or its designee shall perform the initial installation of Lessee's equipment upon the Demised Property at Lessee's sole cost and expense. However, prior to the commencement of initial installation Lessee shall:

(a) furnish to Lessor proof that Lessee has obtained all necessary licenses, permits and approvals required by law to operate radio communications equipment upon the Demised property, and

(b) furnish to lessor all plans and specifications (including, but not limited to, frequency and other engineering plans and specifications) which detail the installation work to be performed. Installation work upon the Demised Property may not commence until Lessee receives written approval of said plans and specifications from Lessor. Lessee shall not only rely upon Lessor's approval of said plans as evidence of Lessee's compliance with any applicable law or rule or regulation.

All equipment shall be installed in accordance with all applicable national, state and local codes and regulations. Licensed electricians shall be required to perform all electrical wiring work.

5.2 Lessee will keep the Demised Property in good order and condition (except for ordinary wear and tear). Lessee will make all repairs and shall take such other action as may be necessary or appropriate to keep and maintain the Demised Property in good order and condition.

5.3 ALTERATIONS AND ADDITIONS. Lessee may make additions or improvements to or alterations of the Demised Property including, but not limited to, frequency changes only after receiving the express written approval of Lessor, which will not be unreasonably withheld or denied.

5.4 ADDITIONAL LESSEE DUTIES. Lessee, at its sole cost and expense, shall be responsible for all repairs of any damage to the Demised Property, Building or property of third parties resulting from (i) the Equipment Installation and/or maintenance of the Equipment and Devices, or (ii) the wrongful or negligent acts of Lessee or its agents, employees or contractors upon the Demised Property, in the Building or upon the property upon which the Building is situated.

The Lessee shall not hire any contractor for the purpose of Equipment Installation, Equipment maintenance, repair, or replacement, or Equipment removal, or permit any contractor upon the Demised Premises unless: (i) the contractor has been approved by Lessor; (ii) the contractor agrees to maintain $1,000,000.00 insurance as required by Lessor, naming Lessor an additional insured; and (iii) the contractor provides Lessor with Certificates of Insurance evidencing the maintenance of the insurance required pursuant to this Section, as well as evidence of the payment of the premium for such insurance prior to entry on site.

Article 6
Insurance

6.1 INSURANCE COVERAGE. Lessee will maintain with insurers authorized to do business in the state in which the Property is located and which are well rated by any recognized national rating organization comprehensive general public liability insurance against claims for bodily injury, death, rooftop or property damage arising out of the use or occupancy of the Property by Lessee, in a combined single limit amount of not less than $1,000,000.00.

6.2 POLICY TERMS AND CONDITIONS. The policies of insurance required to be maintained by Lessee pursuant to this Article shall name as the insured parties Lessor and Lessee, as their respective interests may appear, and may be carried under blanket policies maintained by Lessee if such policies comply with the provisions of this subsection.

6.3 INSURANCE CERTIFICATE. Promptly after the commencement of the term of this Lease, Lessee shall deliver to Lessor certificates of insurers evidencing all the insurance which is required to be maintained hereunder by Lessee, and, within thirty (30) days prior to the expiration of any such insurance, other certificates evidencing the renewal of such insurance.

Article 7
Use of Premises

7.1 USE. Lessee shall use the Property only for the operation of communications equipment and for no other purpose without the prior written consent of Lessor. Due to the nature of property leased by Lessee from Lessor, Lessee may not enter the Demised Property until receiving consent of Lessor, which consent shall not be unreasonable withheld.

Article 8
Assignment, Subletting

8.1 ASSIGNMENT AND SUBLEASE. Lessee may not mortgage, pledge, or otherwise encumber its interest in this Lease or assign this Lease. Lessee may not enter into subleases for a portion of all of the demised premises without the written approval of Lessor. If Lessee sells any part of its operation to an ongoing business, Lessor agrees this Lease may be assigned to the new license holder and Lessee is removed from the Lease.

Article 9
Surrender

9.1 Upon the expiration or earlier termination of this Lease, Lessee shall surrender the Property to Lessor in good order and condition, except for ordinary wear and tear, existing Legal Requirements, and except for the results of any damage, destruction, or taking. Lessee shall remove from the Property on or prior to such expiration or earlier termination all of its property situated thereon and shall repair any damage caused by such removal. Property not so removed shall become the property of Lessor.

Article 10
Events of Default, Remedies

10.1 DEFAULT. Any of the following occurrences, conditions or acts shall constitute an "Event of Default" under this Lease:

(a) If Lessee shall

(i) default in making payment when due; or

(ii) default in breaching Lessee's duty not to interfere with utility or public safety transmissions or the transmission of other equipment located on the roof of the Springfield Hilton; or

(iii) default in the observance or performance of any other provisions of this Lease.

10.2 REMEDIES. In the case of such Default, (a) the rent shall become due thereupon and be paid up to the time of re-entry, expiration and/or dispossess; (b) Lessor may relet the Property or any part or parts thereof, either in the name of Lessor or otherwise, for a term or terms which may, at Lessor's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease; and (c) Lessee shall also pay to Lessor as liquidated damages for the failure of Lessee to observe and perform Lessee's covenants herein contained any deficiency between the Basic Rent hereby reserved and/or agreed to be paid and the net amount, if any, of the rents collected on account of the lease or leases of the Property for each month of the period which would otherwise have constituted the balance of the term of this Lease.

Article 11
Notices

11.1 All notices, demands, requests, consents, approvals, offers, statements, and other instruments or communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been given when delivered, or when mailed by first class registered or certified mail, postage prepaid, addressed, (a) if to Lessee: SMR Illinois, P. O. Box 7566, Springfield, Illinois 62791, Attention: David W. Thurber, or at such other address as Lessee shall have furnished to Lessor in writing, or (b) if to Lessor: Pinnacle Limited Partnership, 700 East Adams Street, Springfield, Illinois 62701.

Article 12
Amendments

12.1 This Lease may not be amended, modified, or terminated, nor may any obligations hereunder be waived orally, and no such amendment, modification, termination, or waiver shall be effective for any purpose unless it is in writing, signed by the party against whom enforcement thereof is sought.

Article 13
Miscellaneous

13.1 SEVERABILITY. If any provisions of this Lease or any application thereof shall be invalid or unenforceable, the remainder of this Lease and any other application of such provisions shall not be affected thereby.

13.2 GOVERNING LAW. This Lease shall be governed by and construed in accordance with the laws of the State of Illinois.

13.3 MODIFICATION. No changes, additions, or interlineations made to this Lease shall be binding unless initialed by each of the parties.

IN WITNESS WHEREOF, the parties have executed in duplicate this Lease as of date first above written. Further, the parties agree the Addendum attached hereto as Exhibit B is made a part of this Lease.

LESSOR:
Pinnacle Limited Partnership, d/b/a Springfield Hilton, Springfield, Illinois

BY: [signature]
Its One of the General Partners

LESSEE:
SMR Illinois, a partnership

BY: [signature]
Its MANAGING PARTNER

ATTEST: Linda Burger
Its

EXHIBIT B

ADDENDUM TO ROOF SPACE LEASE

This lease authorizes Lessee exclusive use and rental of the entire room on the thirty-second floor of the Hilton. No other equipment from any other lessee will be allowed within the confines of this particular room other than equipment owned and operated by SMR Illinois (with the exception of television channel 28). [SMR Illinois did pay for all construction and wiring work associated with the establishment and conversion of this room for radio communications purposes.]

The necessary provisions for the currently licensed UHF repeater, antenna, and feedline are to be considered part of this Lease.

Lessee agrees to bring lease payments current for the period January 1, 1991, through May 31, 1993, with payment in full for this period, with no penalty, by July 12, 1993. From May 31, 1993, Lease payment will be paid monthly per the payment amounts shown on Exhibit C and attached hereto.

EXHIBIT C

1	500.00	6,000.00
2	500.00	6,000.00
3	500.00	6,000.00
4	750.00	9,000.00
5	750.00	9,000.00
6	787.50	9,450.00
7	826.88	9,922.50
8	868.22	10,418.63
9	911.63	10,939.56
10	957.21	11,486.53
11	1,005.07	12,060.86
12	1,055.33	12,663.90
13	1,108.09	13,297.10
14	1,163.50	13,961.95
15	1,221.67	14,660.05
16	1,282.75	15,393.05
17	1,346.89	16,162.71
18	1,414.24	16,970.84
19	1,484.95	17,819.38
20	1,559.20	18,710.35
		239,917.43

EOS Business Services, Inc.
Amended H4707

STANDARD ANTENNA SITE LEASE AGREEMENT

This Standard Antenna Site Lease Agreement ("Lease") is entered into this 1st day of June, 2015 between Hilton Springfield ("Lessor") and EOS Business Services, Inc.("Lessee").

For good and valuable consideration the parties hereby agree as follows:

1. PREMISES. Lessor is the owner of building ("Building") located on a parcel of land ("Land") as located at 700 E. Adams, Springfield, Il 62701 (the building and the land are collectively the "Property"). Lessor leases to Lessee space in the building and space on the roof of the building (collectively, the "Premises") in such amounts and in such locations as described on Exhibit A annexed hereto, subject to the terms and conditions of this lease.

2. USE. The premises shall be used by Lessee for the transmission and reception of radio, television, microwave and other radio frequency (RF) transmitters communication signals on various frequencies and for the installation, maintenance and operation of necessary facilities, including but not limited to, transceivers and antennas. Lessor agrees to cooperate with Lessee in obtaining at Lessee's expense any licenses, permits and other approvals required for Lessee's use of the Premises. No additional equipment may be added to the facility without written consent of Lessor except as identified on Exhibit A.

3. TERM. This lease shall be for an initial period of 10 months commencing on June 1, 2015, and unless terminated or extended, shall end on April 30, 2016 ("Termination Dates"). Lessee shall have the right to extend the Term for five (5) three (3) year periods (each a "Renewal Term") on the same terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless Lessee notifies Lessor of its intention not to renew prior to commencement of the succeeding Renewal Term.

4. RENT.
   A. Monthly rent shall be $1,103.92 per month, inclusive of electricity. Rent shall be payable on the first day of each month in advance at the address set forth in paragraph 13. Payment begins June 1, 2015.
   B. Lessee has the right to draw 110 volt electricity from the electric supply of the building at no additional charge.
   C. An Additional $100 per month will be added to monthly rental fee when extra equipment is put on the existing old microwave frame.

5. INTERFERENCE.

A. Lessee's installation, maintenance and operation of the Lessee Facilities as defined in 6(a) shall not interfere with Lessor's operation of the building, or cause signal interference to any tenant (provided such tenant is on FCC licensed spectrum holder) of the building, or cause signal interference to any communication equipment operating on the Property by Lessor or any tenant of the building (provided such tenant is on FCC licensed spectrum holder), provided such radio communication equipment was installed by Lessor or any of Lessor's tenants prior to the commencement of the Lease. If Lessee is notified that it is causing any such interference, Lessee shall, at it's own expense, provide and install any filters, isolators, and other equipment necessary to eliminate such interference. If interference cannot be eliminated Lessee shall remove all equipment causing interference.

B. As of the commencement of this Lease, Lessor shall not install additional radio communication systems causing signal interference with Lessee's operations on the property, or license or permit others to do so. If Lessee suffers any such interference in its operation as a result of Lessor's or a third party's subsequent installation, Lessor shall use its best efforts to cause the timely elimination of the interference without obligation to Lessee.

6. IMPROVEMENTS, LIABILITY, UTILITIES, ACCESS.

A. Lessee has the right to erect, maintain and operate on the Premises only equipment outlined in Exhibit B (the "Lessee Facilities"). In connection therewith, Lessee has the right to do all work necessary to prepare, maintain and alter the Premises for Lessee's business operation and to install transmission lines, connecting the antennas to the transmitters and receivers. All of Lessee's installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner in accordance with Lessee's specification. Title to the Lessee Facilities shall be in Lessee. Lessee has the right to remove all Lessee Facilities at its sole expense on or before within 45 days of the expiration or earlier termination of the term, provided Lessee repairs any damage to the Premises caused by such removal. Lessee shall be responsible to secure, maintain and comply with all licenses, permits, and other approvals including FCC rules and regulations required for Lessee's use of the premises and to supply a copy of same to Lessor. Lessee shall conspicuously post a copy of its FCC license on or near the Lessee Facilities and provide Lessor with a copy.

B. Lessee has the right to improve the present utilities on the Premises and to install new utilities (including, but not limited to, a standby power generator for Lessee's exclusive use at a location on the Property acceptable to both parties or an electric supply allowing tenant to draw greater than 110 volt electricity at its sole cost and expense).

C. Subject to Lessor's reasonable security procedures, Lessor shall provide to Lessee, Lessee's employees, agents and subcontractors access over Property to the Premises 24 hours a days, 7 days a week, at no charge to Lessee. Access to Lessee's equipment must be arranged by providing proper identification and signature to Lessor's security booth every time access is required, except in cases of emergency when no attendant is on duty at the security booth.

7. TERMINATION. This lease may be terminated without further liability on 120 days prior notice as follows: By either party upon a default of any covenant or term hereof by the other party which default is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of notice.

8. TAXES. If personal property taxes are assessed, lessee shall pay any portion of the taxes directly attributable to the Lessee Facilities. Lessor shall pay all real property taxes attributable to the Property.

9. INSURANCE.

A. Lessee shall procure, maintain and pay for a public liability policy, naming Lessor as an additional insured with limits of $1,000,000 for bodily injury, $1,000,000 for property damage, $2,000,000 aggregate, with a certificate of insurance to be furnished to Lessor within 30 days of contract signing. Such policy shall provide the termination or cancellation will not occur without 15 days prior written notice to Lessor.

B. Neither party shall be liable to the other (or the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and neither party's insurance company shall have a surrogated claim against each other.

10. DESTRUCTION OF PREMISES. If the Premises or Lessee Facilities are destroyed or damaged, Lessee may elect to terminate this lease as of the date of the event, all rights and obligations of the parties shall cease as of the date of the damage or destruction.

11. CONDEMNATION. If a condemning authority takes all of the Property, or a portion sufficient to render the Premises unsuitable for the Lessee's use, this Lease shall terminate as of the date the title vests in the condemning authority. Sale of all or part of at Lessee's option the Property to a purchaser with the power of eminent domain in the face of exercise by such purchaser of such power shall be deemed a taking by condemnation.

12. HOLD HARMLESS. Lessee agrees to hold Lessor harmless from any and all claims arising from the installation, use, maintenance, repair or removal of the Lessee Facilities, except claims arising from the negligence of Lessor, its employees, agents or independent contractors.

13. NOTICES. All notices, requests, demands and other communication hereunder shall be in writing and shall be deemed given if personally delivered, sent by facsimile or by an overnight courier providing proof of service, mailed, certified mail, return receipt requested, to the following addresses:

If to Lessor:
Pinnacle Limited Partnership
c/o Hilton Springfield
700 East Adams
Springfield, Illinois 62701

Attn: General Manager

Fax Number: 217-789-6372

If to Lessee:
EOS Business Services, Inc.
6900 Preston Drive
Springfield, Il 62711

Attn: Neal Miller

Office Fax ~~Number~~: 217-241-6001

14. TITLE AND QUIET ENJOYMENT. Lessor warrants that it has full right, power and authority to execute this Lease and has good and marketable title to the property. Lessor further warrants that Lessee shall, provided Lessee is not in material default, have the quiet enjoyment of the Premises.

15. ASSIGNMENT. Either party may, upon notice to the other party, assign or transfer its rights and obligations arising under the Lease to any of its parents, subsidiaries or affiliates, to a successor or by consolidation or merger, to a purchaser of all or substantially all of the respective party's assets and to such party's lender.

16. SUCCESSORS AND ASSIGNS. This lease shall run with the Land described in paragraph 1. This lease shall be binding upon and inure to the benefit of the parties, their respective successors and assigns.

17. MISCELLANEOUS.

A. This lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to the lease must be in writing and executed by both parties.

B. If any provision of this lease is invalid or unenforceable with respect to any party, the remainder of the lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

DATED as of the date first above written.

ATTEST WITNESS:

____

ATTEST WITNESS:

Chris Ebb

LESSOR
Hilton Springfield

BY: ____________________

ITS: GM

LESSEE

BY: Neal E. Mulh

ITS: Vice President

Cullert

Exhibit A

Tower 1 ("Existing Old Microwave Tower") Licensed or unlicensed radio equipment owned by Lessee or its affiliates.

Stand 1 - Licensed 11 gHz Antenna

Stand 2 - Licensed 11 gHz Antenna

Stand 3 - Licensed 11 gHz Antenna

Cabinet - Licensed or unlicensed radio equipment owned by Lessee or its affiliates

Rec'd 05-02-16 Jr
Bought out Spring Net 1 (an EOS company)
Rooftop lease

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Woodruff-Sawyer & Co.
50 California Street, Floor 12
San Francisco CA 94111

CONTACT NAME: Cara Miller
PHONE (A/C, No, Ext): 415-391-2141 | FAX (A/C, No): 415-989-9923
E-MAIL ADDRESS: cmiller@wsandco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zurich American Insurance Company	16535
INSURER B : American Guarantee and Liability In	26247
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED RISEBRO-01
JAB Wireless, Inc
61 Inverness Dr. East Suite 250
Englewood CO 80112

COVERAGES CERTIFICATE NUMBER: 452547072 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY; CLAIMS-MADE; X OCCUR; GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY; PRO-JECT; LOC; OTHER:			CPO018115900	8/1/2015	8/1/2016	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
								$
A	AUTOMOBILE LIABILITY; X ANY AUTO; ALL OWNED AUTOS; SCHEDULED AUTOS; HIRED AUTOS; NON-OWNED AUTOS			CPO018115900	8/1/2015	8/1/2016	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB; X OCCUR; EXCESS LIAB; CLAIMS-MADE; DED; RETENTION $			AUC018116000	8/1/2015	8/1/2016	EACH OCCURRENCE	$20,000,000
							AGGREGATE	$20,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N; ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH); If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC0181282	8/1/2015	8/1/2016	X PER STATUTE; OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Issued for evidence of insurance purposes only.

CERTIFICATE HOLDER

Hilton Springfield
700 East Adams
Springfield IL 62701

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Cara Miller

(Revised 11/03/2016)
Annual Site Renewal

FBI Division	SPRINGFIELD
Site Name	WYNDHAM SPRINGFIELD
Site Number	SI-002
License Expiration Date	09/30/2025

STANDARD FBI ANTENNA SITE LICENSE RENEWAL

Reference is made to the agreement dated 10/01/2015

between the LICENSOR: TOWER CAPITAL GROUP LP
700 EAST ADAMS STREET

SPRINGFIELD, IL 62701

POC: LORI BROWN

POC Phone: 217-789-1530

and LICENSEE: **U.S. DEPARTMENT OF JUSTICE**
FEDERAL BUREAU OF INVESTIGATION

For use of the following facilities: SI-002 WYNDHAM SPRINGFIELD

The Federal Bureau of Investigation desires to renew this License Agreement for the period beginning October 1, 2020 and ending September 30, 2021. The extension of this License Agreement is contingent upon Congressional approval of 2021 funding. Monthly License fee is **$666.58**. Due to the Congressional budget process whereby the Federal Government may be operating on a continuing resolution basis at the beginning of the fiscal year and continuing until the budget for the Department of Justice is passed, sufficient funds needed to issue a purchase order for the entire yearly amount may not be available. In that circumstance, a purchase order may be issued for a portion of the year until all funding has been provided to the program management office.
For questions, please contact Deanna Roman at (703) 985-2626 or Dlroman@fbi.gov.

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

POC: Deanna Roman

Date: 05/20/2020

NOTICE
The Federal Government has created the System for Award Management (SAM.gov) https://www.sam.gov/portal/public/SAM/. This system increases visibility of vendor sources for specific supplies and services as well as establishes a common source of vendor data for the Federal Government. Every vendor registered in SAM.gov has a unique Dun and Bradstreet (DUNS) number. Payments to vendors are sent to the banking information that is tied to the DUNS number in SAM.gov. The banking information that the vendor enters into SAM.gov is not accessible to anyone other than the vendor. It is necessary for the Licensor (vendor) to ensure that the FBI has the correct DUNS to use which contains the banking account information where payments will be sent. The Licensor is required to keep the SAM.gov registration up-to-date and to ensure the banking information is correct.

PAYMENT INFORMATION FOR ELECTRONIC FUND TRANSFER

Taxpayer Identification Number 842233989

Licensor DUNS Number 117214918

The Federal Bureau of Investigation is a participating member of the INVOICE PROCESSING PLATFORM (IPP) system. To receive an internet e-mail notification of rental payment free of charge, log onto http://www.ipp.gov/ and register with the IPP system.

U.S. Department of Justice

Federal Bureau of Investigation

May 20, 2020

Greetings,

Please review the enclosed renewal letter(s) for fiscal year 2021 (October 1, 2020 – September 30, 2021). Please review and verify the listed information associated to your account is current and accurate.

- Tax Identification Number
- DUNS Number
- Banking Information
- Address Information

In the event changes need to be modified to the account, please update as soon as possible to avoid payment interruption. Log into your registered account with the federal government's System Award Management website, https://www.sam.gov and provide your entity's updated account information.

After account information has been updated with the System Award Management website, please email me the current updated entity information.

Please contact me directly with any questions or concerns at (703) 985-2626, via email Dlroman@fbi.gov.

Sincerely,

Deanna Roman
Federal Bureau of Investigation
Operational Technology Division

Enclosure(s)

Memorial Health Systems
#9627

STANDARD ANTENNA SITE LEASE AGREEMENT

This Standard Antenna Site Lease Agreement ("Lease") is entered into on October 20, 2015, between Pinnacle Limited Partnership ("Lessor") and Memorial Health System, an Illinois not-for-profit corporation ("Lessee").

For good and valuable consideration the parties hereby agree as follows:

1. PREMISES. Lessor is the owner of building ("Building") located on a parcel of land ("Land") as located at 700 E. Adams, Springfield, Il 62701 (the building and the land are collectively the "Property"). Lessor leases to Lessee space in the building and space on the roof of the building (collectively, the "Premises") in such amounts and in such locations as described on Exhibit A annexed hereto, subject to the terms and conditions of this lease.

2. USE. The premises shall be used by Lessee for the transmission and reception of radio, television, microwave and other radio frequency (RF) transmitters communication signals on various frequencies and for the installation, maintenance and operation of necessary facilities, including but not limited to, transceivers and antennas. Lessor agrees to cooperate with Lessee in obtaining at Lessee's expense any licenses, permits and other approvals required for Lessee's use of the Premises. No additional equipment may be added to the facility without written consent of Lessor except as identified on Exhibit B, which consent shall not be unreasonably withheld. The parties further agree that the exact equipment to be installed on the Premises will not be determined until completion of the site survey, and Exhibit B will be prepared by Lessee and made a part of this Lease within thirty (30) days after completion of the site survey and prior to installation of any equipment.

3. TERM. This lease shall be for an initial period of five (5) years commencing on, 1 November, 2015 and unless terminated or extended, shall end on 31 October, 2020 ("Termination Date"). Lessee shall have the right to extend the Term for five (5) three (3) year periods (each a "Renewal Term") on the same terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless Lessee notifies Lessor of its intention not to renew prior to commencement of the succeeding Renewal Term.

4. RENT.
   A. Monthly rent shall be $2,550.00 per month, inclusive of electricity. Rent shall be payable on the first day of each month in advance at the address set forth in paragraph 13. Payment begins 1 November, 2015.
   B. On each anniversary date of this lease, rent shall increase 3%. See Exhibit
   C. Lessee has the right to draw 110-240 volt electricity from the electric supply of the building at no additional charge.
   D. An Additional $100 per month will be added to monthly rental fee when extra equipment is put on the existing old microwave frame.

5. INTERFERENCE.

A. Lessee's installation, maintenance and operation of the Lessee Facilities as defined in 6(a) shall not interfere with Lessor's operation of the building, or cause signal interference to any tenant (provided such tenant is on FCC licensed spectrum holder) of the building, or cause signal interference to any communication equipment operating on the Property by Lessor or any tenant of the building (provided such tenant is on FCC licensed spectrum holder), provided such radio communication equipment was installed by Lessor or any of Lessor's tenants prior to the commencement of the Lease. If Lessee is notified that it is causing any such interference, Lessee shall, at its own expense, provide and install any filters, isolators, and other equipment necessary to eliminate such interference. If interference cannot be eliminated Lessee shall remove all equipment causing interference, in which case, Lessee may terminate the Lease upon notice to the Lessor.

B. As of the commencement of this Lease, Lessor shall not install additional radio communication systems causing signal interference with Lessee's operations on the property, or license or permit others to do so. If Lessee suffers any such interference in its operation as a result of Lessor's or a third party's installation, Lessor shall use its best efforts to cause the timely elimination of the interference without obligation to Lessee.

6. IMPROVEMENTS, LIABILITY, UTILITIES, ACCESS.

A. Lessee has the right to conduct a site survey in order to determine the appropriateness of the Premises for Lessee's purposes and the installation requirements for the Premises. Lessee will also be seeking FCC approval for the installation and operation of Lessee's network. If Lessee's site survey determines that the Premises are not appropriate for Lessee's purposes, or if Lessee does not obtain the required FCC approval, then Lessee may terminate this Lease upon notice to Lessor prior to the installation of Lessee's equipment on the Premises. Lessee has the right to erect, maintain and operate on the Premises only equipment outlined in Exhibit B (the "Lessee Facilities"). In connection therewith, Lessee has the right to do all work necessary to prepare, maintain and alter the Premises for Lessee's business operation and to install transmission lines, connecting the antennas to the transmitters and receivers. All of Lessee's installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner in accordance with Lessee's specification. Title to the Lessee Facilities shall be in Lessee. Lessee has the right to remove all Lessee Facilities at its sole expense within 45 days prior to the expiration or earlier termination of the term, provided Lessee repairs any damage to the Premises caused by such removal. Lessee shall be responsible to secure, maintain and comply with all licenses, permits, and other approvals including FCC rules and regulations required for Lessee's use of the premises and to supply a copy of same to Lessor. Lessee shall conspicuously post a copy of its FCC license on or near the Lessee Facilities and provide Lessor with a copy.

B. Lessee has the right to improve the present utilities on the Premises and to install new utilities (including, but not limited to, a standby power generator for Lessee's exclusive use at a location on the Property acceptable to both parties or an electric supply allowing tenant to draw greater than 110 volt electricity at its sole cost and expense).

C. Subject to Lessor's reasonable security procedures, Lessor shall provide to Lessee, Lessee's employees, agents and subcontractors access over Property to the Premises 24 hours a days, 7 days a week, at no charge to Lessee. Access to Lessee's equipment must be arranged by providing proper identification and signature to Lessor's security booth every time access is required, except in cases of emergency when no attendant is on duty at the security booth.

7. TERMINATION. This lease may be terminated without further liability on 120 days prior notice as follows: By either party upon a default of any covenant or term hereof by the other party which default is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of notice.

8. TAXES. If personal property taxes are assessed, lessee shall pay any portion of the taxes directly attributable to the Lessee Facilities. Lessor shall pay all real property taxes attributable to the Property.

9. INSURANCE.

A. Lessee shall procure, maintain and pay for a public liability policy, naming Lessor as an additional insured with limits of $1,000,000 for bodily injury, $1,000,000 for property damage, $2,000,000 aggregate, with a certificate of insurance to be furnished to Lessor within 30 days of contract signing. Such policy shall provide the termination or cancellation will not occur without 15 days prior written notice to Lessor.

B. Neither party shall be liable to the other (or the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and neither party's insurance company shall have a surrogated claim against each other.

10. DESTRUCTION OF PREMISES. If the Premises or Lessee Facilities are destroyed or damaged, Lessee may elect to terminate this lease as of the date of the event, all rights and obligations of the parties shall cease as of the date of the damage or destruction.

11. CONDEMNATION. If a condemning authority takes all of the Property, or a portion sufficient to render the Premises unsuitable for the Lessee's use, this Lease shall terminate as of the date the title vests in the condemning authority. Sale of all or part of at Lessee's option the Property to a purchaser with the power of eminent domain in the face of exercise by such purchaser of such power shall be deemed a taking by condemnation.

12. HOLD HARMLESS. Lessee agrees to hold Lessor harmless from any and all claims arising from the installation, use, maintenance, repair or removal of the Lessee Facilities, except claims arising from the negligence of Lessor, its employees, agents or independent contractors.

13. NOTICES. All notices, requests, demands and other communication hereunder shall be in writing and shall be deemed given if personally delivered, sent by facsimile or by an overnight courier providing proof of service, mailed, certified mail, return receipt requested, to the following addresses:

If to Lessor:	If to Lessee:
Pinnacle Limited Partnership c/o Hilton Springfield 700 East Adams Springfield, Illinois 62701	
Attn: General Manager	Attn:
Fax Number: 217-789-6372	Office Number:

14. TITLE AND QUIET ENJOYMENT. Lessor warrants that it has full right, power and authority to execute this Lease and has good and marketable title to the property. Lessor further warrants that Lessee shall, provided Lessee is not in material default, have the quiet enjoyment of the Premises.

15. ASSIGNMENT. Either party may, upon notice to the other party, assign or transfer its rights and obligations arising under the Lease to any of its parents, subsidiaries or affiliates, to a successor or by consolidation or merger, to a purchaser of all or substantially all of the respective party's assets and to such party's lender.

16. SUCCESSORS AND ASSIGNS. This lease shall run with the Land described in paragraph 1. This lease shall be binding upon and inure to the benefit of the parties, their respective successors and assigns.

17. MISCELLANEOUS.

A. This lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to the lease must be in writing and executed by both parties.

B. If any provision of this lease is invalid or unenforceable with respect to any party, the remainder of the lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

DATED as of the date first above written.

ATTEST WITNESS:

LESSOR
Pinnacle Limited Partnership

BY:
ITS: General Manager

ATTEST WITNESS:

LESSEE
Memorial Health System

BY:
ITS:

David B. Graham, MD
SVP & CIO

This Contract Has Been
Reviewed By MHS Legal Counsel

Anna Evans #3917

EXHIBIT C

Rent:

Monthly Payment Schedule

1st year	$ 2,550.00
2nd year	$ 2,626.50
3rd year	$ 2,705.30
4th year	$ 2,786.46
5th year	$ 2,870.10

emailed 02/22/16
JK

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Pinnacle Limited Partnership

2 Business name/disregarded entity name, if different from above
D/B/A Wyndham Springfield City Centre

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☑ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
700 E Adams Street

6 City, state, and ZIP code
Springfield, IL 62701

Requester's name and address (optional)
Memorial Health System
701 N First Street
Springfield, IL 62781

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
37 – 1247929

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ Wyndham Springfield City Centre by: [illegible], Asst. Controller Date ▶ 02/22/16

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? *on page 2.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/18/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
MARSH USA INC.
540 W. MADISON
CHICAGO, IL 60661

353953-GU-GU-15-17

CONTACT NAME:
PHONE (A/C, No, Ext): | **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Lexington Insurance Company	19437
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Memorial Health System
Attn: Todd Riplinger, Director Risk Management
701 North First Street
Springfield, IL 62781

COVERAGES **CERTIFICATE NUMBER:** CHI-006541019-02 **REVISION NUMBER:** 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
				SELF-INSURED RETENTION	03/01/2015	03/01/2017	MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB X CLAIMS-MADE			6794425	03/01/2015	03/01/2017	AGGREGATE	$ 5,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Excess Liability includes General Liability (GL) and and is excess of $1,000,000 Each Occurrence /$6,000,000 Annual Aggregate Self Insured Retention.

Pinnacle Limited Partnership is additional insured solely as respects the Site Use Agreement between Pinnacle Limited Partnership and Memorial Health System dated 10/20/15

CERTIFICATE HOLDER
Wyndham
700 E. Adams
Springfield, IL 62701

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh USA Inc.
Manashi Mukherjee
Manashi Mukherjee

Hilton
Springfield

Extension and Amendment of Lease Agreement

The undersigned parties agree to a lease agreement dated October 1, 2008 covering premises on the rooftop of the Hilton Springfield at 700 East Adams, Springfield, Illinois hereby agree that the lease shall be extended for an additional three year term (through October 1, 2013) and with a three-year option period.

Except as hereby amended, the lease shall remain in effect as originally written with rent rates as follows:

The Tenant shall pay the Landlord the following monthly rent:

October 1, 2011....................................$563.80
October 1, 2012....................................$580.71
October 1, 2013....................................$598.14

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this ________23rd_____________ of _____August _________________, 2011.

Landlord:
Hilton Springfield

BY: ____________________
K. Michael Fear

Tenant:
Sangamon County Sheriff

BY: Neil Williamson
Neil Williamson

Hilton
Springfield

September 15, 2008

Sheriff Neil Williamson
Sangamon County Sheriff
200 S. 9th St.
Springfield, IL 62701

Dear Neil;

Since June 1, 2005 we have been able to keep the monthly rent for your rooftop antenna at $469.05. However, due to increased costs, we will need to adjust your monthly rent for the future.

Beginning October 1st, 2008 through September 30, 2009, the monthly rental will increase to $515.96. In addition, we can extend this agreement for 3 more years, with an annual increase of 3%.

- October 1st, 2008 $515.96
- October 1st, 2009 $531.44
- October 1st, 2010 $547.38

These rates are based upon utilizing existing equipment.

If this meets with your satisfaction, please sign below and return.

Sincerely,

Michael Fear

K. Michael Fear
General Manager
Hilton Springfield

Accepted:

Neil Williamson Oct 7, 2008

Neil Williamson Date
Sangamon County Sheriff

700 East Adams, Springfield, IL 62701
Tel: 217 789 1530 Fax: 217 789 0709
Reservations: www.hilton.com or 1-800-HILTONS

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that NORFOLK SOUTHERN RAILWAY COMPANY, a corporation of the Commonwealth of Virginia, with an address of 650 West Peachtree Street NW, Atlanta GA 30308, hereinafter referred to as "Grantor", for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) and other good and valuable consideration, to it in hand paid, does hereby GRANT, SELL and TRANSFER unto Tower Capital Group, LLC, a Texas Limited Liability Company, with a tax mailing address of 128 Westcourt Lane, San Antonio, TX 78257, hereinafter referred to as "Grantee", all its right, title and interest, insofar as its title or right permits it so to do, in the telecommunications tower with Federal Communications Commission ("FCC") Antenna Structure Registration number 1025686 located on the roof of Wyndham Springhill City Centre at 700 E. Adams St., Springfield, IL 62701 (the "Tower"), subject upon and to the applicable covenants, conditions and restrictions hereinafter contained, to which Grantee, for itself, its successors and assigns, agrees to be bound as part of the consideration hereof.

FIRST: That the Tower is conveyed by Grantor and accepted by Grantee as is and where is and without any warranties or representations of any nature or kind expressed or implied by Grantor and subject to all licenses or leases to occupy space on the Tower in effect as of the date hereof (each a "License").

SECOND: That Grantee, as of the date of this Bill of Sale, assumes all liability and responsibility for the Tower as the owner thereof, including all obligations under each License, registration with the FCC and all future maintenance, repair or removal of the Tower, and shall protect, indemnify and hold harmless Grantor from and against any costs or liability associated with the Tower, whether required by any court or governmental agency, or otherwise.

The words "Grantor" and "Grantee", as used herein, shall be deemed to include at all times and in all cases their respective successors or assigns.

(Signature Pages to Follow)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

(Grantor Signature Page to Bill of Sale)

IN WITNESS WHEREOF, Grantor has executed this Instrument on this

______day of 20th March ______, 2023.

WITNESS:

DocuSigned by:
Tim Blair
5731B71B26784D8...

NORFOLK SOUTHERN RAILWAY COMPANY
By:

DocuSigned by:
Fred Ehlers
5F676E9F17AA4A7...

(Grantee Signature Page to Bill of Sale)

IN WITNESS WHEREOF, Grantee has executed this Instrument on this

_____day of 20th March____________________, 2023.

WITNESS:

DocuSigned by:
Sonal Patel
32E83409766F465...
____

TOWER CAPITAL GROUP, LLC
By:

DocuSigned by:
Scott Larsen
357B4B4A3DA646B...
____

Wireless USA

STANDARD ANTENNA SITE LEASE AGREEMENT

Aug

This Standard Antenna Site Lease Agreement ("Lease") is ~~entered into~~ this 1st day of August, 20~~11~~ between Hilton Springfield ("Lessor") and Wireless USA, Inc. ("Lessee").

12

For good and valuable consideration the parties hereby agree as follows:

1. PREMISES. Lessor is the owner of building ("Building") located on a parcel of land ("Land") as located at 700 E. Adams, Springfield, Il 62701 (the building and the land are collectively the "Property"). Lessor leases to Lessee space in the building and space on the roof of the building (collectively, the "Premises") in such amounts and in such locations as described on Exhibit A annexed hereto, subject to the terms and conditions of this lease.

2. USE. The premises shall be used by Lessee for the transmission and reception of radio, television, microwave and other radio frequency (RF) transmitters communication signals on various frequencies and for the installation, maintenance and operation of necessary facilities, including but not limited to, transceivers and antennas. Lessor agrees to cooperate with Lessee in obtaining at Lessee's expense any licenses, permits and other approvals required for Lessee's use of the Premises. No additional equipment may be added to the facility without written consent of Lessor except as identified on Exhibit A.

3. TERM. This lease shall be for an initial period of 1 year commencing on August 1, 2012, and unless terminated or extended, shall end on July 31, 2013 ("Termination Dates"). Lessee shall have the right to extend the Term for three (3) one (1) year periods (each a "Renewal Term") on the same terms and conditions as set forth herein. This Agreement shall automatically be extended for each successive Renewal Term unless Lessee notifies Lessor of its intention not to renew prior to commencement of the succeeding Renewal Term.

4. RENT.
   A. Monthly rent shall be $500.00 per month, inclusive of electricity. Rent shall be payable on the first day of each month in advance at the address set forth in paragraph 13. Payment begins August 1, 2012.
   B. On each anniversary date of this lease, rent shall increase 3%. See Exhibit A.
   C. Lessee has the right to draw 110 volt electricity from the electric supply of the building at no additional charge.
   D. No additional equipment may be added, without incurring an additional cost.

5. INTERFERENCE.

A. Lessee's installation, maintenance and operation of the Lessee Facilities as defined in 6(a) shall not interfere with Lessor's operation of the building, or cause signal interference to any tenant (provided such tenant is on FCC licensed spectrum holder) of the building, or cause signal interference to any communication equipment operating on the Property by Lessor or any tenant of the building (provided such tenant is on FCC licensed spectrum holder), provided such radio communication equipment was installed by Lessor or any of Lessor's tenants prior to the commencement of the Lease. If Lessee is notified that it is causing any such interference, Lessee shall, at it's own expense, provide and install any filters, isolators, and other equipment necessary to eliminate such interference. If interference cannot be eliminated Lessee shall remove all equipment causing interference.

B. As of the commencement of this Lease, Lessor shall not install additional radio communication systems causing signal interference with Lessee's operations on the property, or license or permit others to do so. If Lessee suffers any such interference in its operation as a result of Lessor's or a third party's subsequent installation, Lessor shall use its best efforts to cause the timely elimination of the interference without obligation to Lessee.

6. IMPROVEMENTS, LIABILITY, UTILITIES, ACCESS.

A. Lessee has the right to erect, maintain and operate on the Premises only equipment outlined in Exhibit B (the "Lessee Facilities"). In connection therewith, Lessee has the right to do all work necessary to prepare, maintain and alter the Premises for Lessee's business operation and to install transmission lines, connecting the antennas to the transmitters and receivers. All of Lessee's installation work shall be performed at Lessee's sole cost and expense and in a good and workmanlike manner in accordance with Lessee's specification. Title to the Lessee Facilities shall be in Lessee. Lessee has the right to remove all Lessee Facilities at its sole expense on or before within 45 days of the expiration or earlier termination of the term, provided Lessee repairs any damage to the Premises caused by such removal. Lessee shall be responsible to secure, maintain and comply with all licenses, permits, and other approvals including FCC rules and regulations required for Lessee's use of the premises and to supply a copy of same to Lessor. Lessee shall conspicuously post a copy of its FCC license on or near the Lessee Facilities and provide Lessor with a copy.
Under no circumstances may the roof be punctured without landlord consent. Roof repair must be performed by Capitol Roofing. All Electrical work must be performed by Egizii Electric.

B. Lessee has the right to improve the present utilities on the Premises and to install new utilities (including, but not limited to, a standby power generator for Lessee's exclusive use at a location on the Property acceptable to both parties or an electric supply allowing tenant to draw greater than 110 volt electricity at its sole cost and expense).

C. Subject to Lessor's reasonable security procedures, Lessor shall provide to Lessee, Lessee's employees, agents and subcontractors access over Property to the Premises 24 hours a days, 7 days a week, at no charge to Lessee. Access to Lessee's equipment must be arranged by providing proper identification and signature to Lessor's security booth every time access is required, except in cases of emergency when no attendant is on duty at the security booth.

7. TERMINATION. This lease may be terminated without further liability on 120 days prior notice as follows: By either party upon a default of any covenant or term

hereof by the other party which default is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of notice.

8. TAXES. If personal property taxes are assessed, lessee shall pay any portion of the taxes directly attributable to the Lessee Facilities. Lessor shall pay all real property taxes attributable to the Property.

9. INSURANCE.

A. Lessee shall procure, maintain and pay for a public liability policy, naming Lessor as an additional insured with limits of $1,000,000 for bodily injury, $1,000,000 for property damage, $2,000,000 aggregate, with a certificate of insurance to be furnished to Lessor within 30 days of contract signing. Such policy shall provide the termination or cancellation will not occur without ~~15~~ 30 days prior written notice to Lessor.

B. Neither party shall be liable to the other (or the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and neither party's insurance company shall have a surrogated claim against each other.

10. DESTRUCTION OF PREMISES. If the Premises or Lessee Facilities are destroyed or damaged, Lessee may elect to terminate this lease as of the date of the event, all rights and obligations of the parties shall cease as of the date of the damage or destruction.

11. CONDEMNATION. If a condemning authority takes all of the Property, or a portion sufficient to render the Premises unsuitable for the Lessee's use, this Lease shall terminate as of the date the title vests in the condemning authority. Sale of all or part of at Lessee's option the Property to a purchaser with the power of eminent domain in the face of exercise by such purchaser of such power shall be deemed a taking by condemnation.

12. HOLD HARMLESS. Lessee agrees to hold Lessor harmless from any and all claims arising from the installation, use, maintenance, repair or removal of the Lessee Facilities, except claims arising from the negligence of Lessor, its employees, agents or independent contractors.

13. NOTICES. All notices, requests, demands and other communication hereunder shall be in writing and shall be deemed given if personally delivered, sent by facsimile or by an overnight courier providing proof of service, mailed, certified mail, return receipt requested, to the following addresses:

If to Lessor:
Pinnacle Limited Partnership
c/o Hilton Springfield
700 East Adams
Springfield, Illinois 62701

If to Lessee:
Wireless USA, Inc.
148 Weldon Parkway
Maryland Heights, MO 63043

Attn: General Manager

Fax Number: 217-789-6372

Attn: Robert Taylor

Office Number: 314-615-3146

14. TITLE AND QUIET ENJOYMENT. Lessor warrants that it has full right, power and authority to execute this Lease and has good and marketable title to the property. Lessor further warrants that Lessee shall, provided Lessee is not in material default, have the quiet enjoyment of the Premises.

15. ASSIGNMENT. Either party may, upon notice to the other party, assign or transfer its rights and obligations arising under the Lease to any of its parents, subsidiaries or affiliates, to a successor or by consolidation or merger, to a purchaser of all or substantially all of the respective party's assets and to such party's lender.

16. SUCCESSORS AND ASSIGNS. This lease shall run with the Land described in paragraph 1. This lease shall be binding upon and inure to the benefit of the parties, their respective successors and assigns.

17. MISCELLANEOUS.

A. This lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to the lease must be in writing and executed by both parties.

B. If any provision of this lease is invalid or unenforceable with respect to any party, the remainder of the lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

DATED as of the date first above written.

ATTEST WITNESS:

LESSOR
Hilton Springfield

BY: ____________
ITS: GM

ATTEST WITNESS:

LESSEE

BY: WIRELESS USA, INC
ITS: ____________
ROBERT TAYLOR
PRES

V /

EXHIBIT A

Description and detail of equipment:

Monthly Payment Schedule

1st year	$ 500.00
2nd year	$ 515.00
3rd year	$ 530.00

WIREL-1 OP ID: JW

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 01/05/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Chapman-Sander Insurance
3636 S Geyer Road, Suite 110
Saint Louis, MO 63127
Jason Duncan

CONTACT NAME: Jason Duncan
PHONE (A/C, No, Ext): 314-842-4040 FAX (A/C, No): 314-842-0050
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Travelers Indemnity Co.	
INSURER B : Charter Oak Fire Insurance	25615
INSURER C : The Travelers Property Casualt	25674
INSURER D : FARMINGTON CASUALTY CO.	
INSURER E :	
INSURER F :	

INSURED
WIRELESSUSA, INC.
CO1738 583000 A01
148 Weldon Parkway
Maryland Heights, MO 63043

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		630-0J360745	01/01/2017	01/01/2018	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
B	X ANY AUTO	X		BA-0J360677	01/01/2017	01/01/2018	BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
C	EXCESS LIAB CLAIMS-MADE	X		CUP0J497528	01/01/2017	01/01/2018	AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE / OTH-ER	
D	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N	N/A		UB-0J331749	01/01/2017	01/01/2018	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Installation Floater			630-0J360745	01/01/2017	01/01/2018	Jobsite	400,000
							Occurrenc	600,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

With respects to work performed for them by the named insured, Certificate Holder is an Additional Insured as required by written contract, subject to the terms & conditions of the policies.

CERTIFICATE HOLDER

HILTONS

Hilton-Springfield IL
Mr. Michael Fear, GM
700 E Adams
Springfield, IL 62701

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Joann Wyrick

With respects to work performed for them by the named insured, Certificate Holder is an Additional Insured as required by written contract, subject to the terms & conditions of the policies.