

# SITE A

INSTR # 2006007432  
VOL02364 PGS 0211-0213  
RECORDED 08/21/2006 11:36:06 AM  
JOYCE P. MASCENA  
TOWN CLERK GLASTONBURY CT

### Memorandum of Lease

Assessor's Parcel Number: 44800058

A Site Lease with Option (the "Lease") by and between Rose Marie Shaw, an individual ("Landlord") and Optasite, Inc., a Delaware corporation ("Tenant") was made regarding a portion of the following property:

See Attached Exhibit "A" incorporated herein for all purposes

The Option is for a term of twelve (12) months after the Effective Date of the Lease (as defined under the Lease), with up to one additional twelve (12) month renewal ("Optional Period").

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for five (5) additional and successive five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

**LANDLORD:**

ROSE MARIE SHAW

By: *Rose Marie Shaw*  
Printed Name: Rose Marie Shaw  
Its: Owner  
Date: 12-13-05

**Witnesses:**

*Charles S. Regalbuto*  
Printed Name: Charles S. Regalbuto  
*Mark R. Richard*  
Printed Name: MARK R. RICHARD

**TENANT:  
OPTASITE, INC.**

By: *James H. Ross, III*  
Printed Name: James H. Ross, III  
Its: President and Chief Operating Officer  
Date: 12-20-05

**Witnesses:**

*Linda Landrey*  
Printed Name: Linda Landrey  
*Francine Bergman*  
Printed Name: Francine Bergman

I CERTIFY THIS TO BE A TRUE COPY  
OF THE DOCUMENT RECORDED IN THE  
GLASTONBURY LAND RECORDS, DATED  
AT GLASTONBURY, CT. THIS 28th  
DAY OF February 2008  
*Doraine O. Keegan*  
TOWN CLERK *adk.*

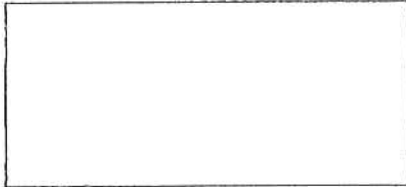
RMS

[Notary block for Landlord]  
[Notary block for Corporation]

STATE OF CONNECTICUT )  
 ) ss. Glastonbury  
COUNTY OF HARTFORD )

This instrument was acknowledged before me on Charles S. Regalbuto, 2005 by Rose Marie Shaw, the Owner of 58 Montano Road, Glastonbury Connecticut.

Dated: 12-13-05



(Use this space for notary stamp/seal)

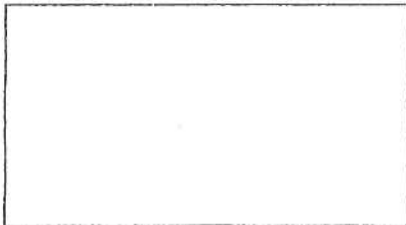
Charles S. Regalbuto  
Notary Public  
Print Name Charles S. Regalbuto  
My commission expires NOTARY PUBLIC  
State of Connecticut  
My Commission Expires 4/30/07

[Notary block for Tenant]

Commonwealth  
~~STATE OF MASSACHUSETTS~~ )  
 ) ss.  
Worcester  
COUNTY OF PROVIDENCE )

I certify that I know or have satisfactory evidence that James H. Ross, III is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President and Chief Operating Officer of Optasite, Inc ., a Delaware corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-20-05



(Use this space for notary stamp/seal)

Christine A. Scanlon  
Notary Public  
Print Name Christine A. Scanlon  
My commission expires July 10, 2009

RMS

**EXHIBIT A**  
**Legal Description**

**The Property is legally described as follows:**

**State of; Connecticut**  
**County of; Hartford**  
**Town of; Glastonbury**  
**Also know as; 58 Montano Road**

As listed in the Town of Glastonbury's Assessor's office as parcel #; 44800058

*RMS*

# SITE B

Tenant Site No.: 999-0101  
Tenant Site Name: Montano

RECORDED AND INDEXED BY CLERK OF TOWN OF GLASTONBURY ON APRIL 23 2007 02:50:42 PM

After recording return to:  
Optasite Towers LLC  
One Research Dr., Suite 200C  
Westborough, MA 01581  
Attn: Contracts Manager

INSTR # 2007006149  
VOL02473 PGS 0016-0021  
RECORDED 07/23/2007 02:50:42 PM  
JOYCE P. MASCENA  
TOWN CLERK GLASTONBURY CT

STATE OF CONNECTICUT

HARTFORD COUNTY

The Above Space for Recorder's Use Only

**NOTICE OF OPTION**

THIS NOTICE OF OPTION ("Notice") is executed this 27<sup>th</sup> day of April, 2007, by and between **Joann Sullivan LLC**, a Connecticut limited liability company ("LANDLORD"), whose mailing address is 497a Wickham Rd., Glastonbury, CT 06033, Attn: Dr. Mark Tuttle, and **OPTASITE TOWERS LLC**, a Delaware limited liability company ("TENANT"), whose mailing address is One Research Dr., Suite 200C, Westborough, MA 01581.

SUCH NOTICE provides in part that LANDLORD grants to TENANT an option to lease a certain site ("Site") located adjacent to 618 Neipsic Rd., Glastonbury, County of Hartford, State of Connecticut, within the property of LANDLORD which is described on Exhibit 1 and Exhibit 2 attached hereto, pursuant to a Lease Agreement. The term of the option commenced on April 27, 2007, and will terminate on April 24, 2008.

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals.

**LANDLORD:**  
**Joann Sullivan LLC**  
a Connecticut limited liability company

By: Joann S. Tuttle

Print Name: Joann S. Tuttle

Its: Member

Date: April 20, 2007

Danielle Montano  
WITNESS

Heather Miller  
WITNESS

**Optasite**

Optasite Ground Lease Template (Option and Lease)  
Document Volume: v5: 11/9/06  
BST99 1521448-2.073248.0038

1

I CERTIFY THIS TO BE A TRUE COPY  
OF THE DOCUMENT RECORDED IN THE  
GLASTONBURY LAND RECORDS, DATED  
AT GLASTONBURY, CT. THIS 20<sup>th</sup>  
DAY OF February, 2008

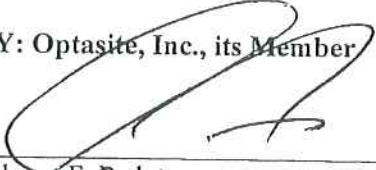
Joyce P. Mascena  
TOWN CLERK

TENANT:

OPTASITE TOWERS LLC,  
a Delaware limited liability company

BY: Optasite Towers Holding, LLC, its  
Member

BY: Optasite, Inc., its Member

By:   
Anthony F. Peduto

Its: Chief Operating Officer

Date: 4/27/07

  
WITNESS  
  
WITNESS

**Attachments:**

- Exhibit 1 – Site Sketch
- Exhibit 2 – Legal Description of Landlord's Property



Optasite Ground Lease Template (Option and Lease)  
Document Volume: v5: 11/9/06  
BST99 1521448-2.073248.0038

STATE OF CONNECTICUT )  
 )  
 )  
 )  
COUNTY OF HARTFORD )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joann S. Tuttle, whose name as Member of Joann Sullivan LLC, a Connecticut limited liability company, is signed to the foregoing Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this 20<sup>th</sup> day of April, 2007.

(NOTARIAL SEAL)

Rebecca L Donbavand  
Notary Public

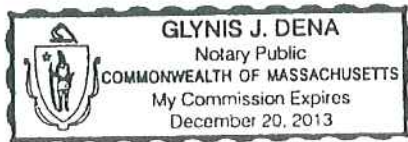
My Commission Expires: **REBECCA L. DONBAVAND**  
**NOTARY PUBLIC**  
**STATE OF CONNECTICUT**  
**MY COMMISSION EXPIRES APR. 30, 2012**

COMMONWEALTH OF MASSACHUSETTS )  
 )  
 )  
 )  
WORCESTER COUNTY )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Anthony F. Peduto, whose name as Chief Operating Officer of Optasite, Inc., a Delaware corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand this 27<sup>th</sup> day of April, 2007.

(NOTARIAL SEAL)



Glynis Dena  
Notary Public

My Commission Expires: 12/20/2013


(\*)  
**Optasite**

Optasite Ground Lease Template (Option and Lease)  
Document Volume: v5: 11/9/06  
BST99 1521448-2.073248.0038



Tenant Site No.: 999-0101  
Tenant Site Name: Montano

Exhibit 2  
(Legal Description of Landlord's Property)

The logo for Optasite, featuring the word "Optasite" in a bold, sans-serif font with a stylized graphic element above the "i".

Optasite Ground Lease Template (Option and Lease)  
Document Volume: v5: 11/9/06  
BST99 1521448-2.073248.0038

VOL. 1410 PAGE 347  
SCHEDULE A

Two certain pieces or parcels of land, together with the buildings thereon and appurtenances thereto, located in the Town of Glastonbury, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:

First Piece:

- Northerly By land formerly of Charles P. Carter, being land now or formerly of Louise C. Cote;
- Easterly By Three Mile Road, also know as Wickham Road or Wickham Road Extension
- Northerly again By Three Mile Road, also know as Wickham Road or Wickham Road Extension
- Easterly again By land formerly of Willard C. Calhoun, being land now or formerly of H. Pouliot, Incorporated;
- Southerly By land now or formerly of Annie Cardonetti, also known as Anna Cardonetti, being the Second Piece hereinafter described, and by land now or formerly of Charles G. Cameron, partly by each; and
- Westerly By land now or formerly of Richard S. Williams

Second Piece

- Northerly By land now or formerly of Pauline Morawski, also known as Paulina Morowski or Paulina Morowsky, being the First Piece hereinbefore described;
- Easterly By land formerly of The J. B. Williams Company, being land now or formerly of H. Pouliot, Incorporated;
- Southerly By land formerly of the J. B. Williams Company, being land now or formerly of H. Pouliot, Incorporated, by land now or formerly of Charles G. Rankin and by land now or formerly of William H. Carrier, partly by each; and
- Westerly By land now or formerly of Charles G. Cameron.

EXCEPTING THEREFROM the premises conveyed by Peter Morawski to the State of Connecticut by virtue of two certain warranty deeds, one dated June 6, 1962 and recorded in Volume 123, Page 436 of the Glastonbury Land Records; and one dated June 30, 1971 and recorded in Volume 180, at Page 433 of the Glastonbury Land Records.

The above described real property is known as 618 Nelspie Road, Glastonbury, Connecticut, and also known as 497 Wickham Road, Glastonbury, CT

2001 MAR 12 AM 11:42

V.P. E.J. THE TOWN CLERK

*[Signature]*

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