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NOTICE OF LEASE

Notice is hereby given of a Land Lease Agreement executed on the 10<sup>th</sup> day of ~~Dec~~ 2005, by and between Lewis A. Tanner & Truda A. Tanner with offices at 100 Woodville Road, CT 06777, as Landlord, and Optasite Inc. with a principal address of 446 Main Street Second Floor Worcester, MA 01608 as Tenant, under the terms of which the Landlord leased to the Tenant and known as 131 Mill Road, Town of Warren, County of Litchfield, State of Connecticut, which Property is described on attached hereto.

Said lease provides for the initial term to commence on the first (1st) day of the month in which : granted all federal, state and local permits required for the building and construction of its : cations Facility by the governmental agency charged with issuing such permits and expire on the last day : five (5) year term, all dates inclusive.

Tenant has a right to extend the term of said Lease for a period of twenty five (25) years, commencing on : of the first five (5) year renewal term and ending on the last day of the fifth (5<sup>th</sup>) renewal term.

In the event of any conflict between the provisions of the Lease and this Notice of Lease, the Lease shall be : ive and controlling.

A copy of said Lease shall be on file at the executive offices of Landlord at 100 Woodville Road, Warren, : and of Tenant at 446 Main Street Second Floor Worcester, MA 01608, Attention: Manager Real Estate.

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IN WITNESS WHEREOF, on this 9th day of September, 2005 the below named persons representing the Landlord and Tenant, respectively, have caused this Notice of Lease to be executed and delivered.

Signed, Sealed and Delivered  
in the Presence of:

LANDLORD:

Lewis A. Tanner & Truda A. Tanner

Joan K. Cook  
WITNESS Joan K. Cook  
MAA  
WITNESS PETER A. LITWIN

BY: Lewis A. Tanner  
Lewis A. Tanner  
Owner

Joan K. Cook  
WITNESS Joan K. Cook  
MAA  
WITNESS PETER A. LITWIN

BY: Truda A. Tanner  
Truda A. Tanner  
Owner

TENANT:

Optasite, Inc.

Shelley Doolittle  
WITNESS  
Jeanne Luschel  
WITNESS

By: [Signature]  
James H. Ross III  
President and Chief Operating Officer


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OF CONNECTICUT

) ss: Litchfield

TY OF LITCHFIELD

On the 9<sup>th</sup> day of Sept 2005, before me, Joan K. Cook , Notary Public, personally appeared Lewis  
er, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose  
subscribed to the within instrument and acknowledged to me that he executed the same in his authorized  
, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted  
e act or deed, executed the instrument.


  
Joan K. Cook  
~~Commissioner of Superior Court~~  
Notary Public  
My Commission Expires: 12/31/2008

OF CONNECTICUT

) ss: Litchfield

Y OF LITCHFIELD

On the 9<sup>th</sup> day of Sept 2005, before me, Joan K. Cook , Notary Public, personally appeared Truda  
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subscribed to the within instrument and acknowledged to me that he executed the same in his authorized  
and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted  
c act or deed, executed the instrument.

  
Joan K. Cook  
~~Commissioner of Superior Court~~  
Notary Public  
My Commission Expires: 12/31/2008

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Commonwealth of Massachusetts)

) SS:

COUNTY OF Worcester

The foregoing instrument was acknowledged before me this 10th day of September 2005 by James H Ross III, President and Chief Operating Officer of Optasite, Inc. on behalf of such corporation as the president of such corporation, as his free act and deed.

Cristina Jeanon

Commissioner of the Superior Court

Notary Public

My Commission Expires: July 10, 2009

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EXHIBIT A

LEGAL DESCRIPTION OF LEASED PARCEL

and is described and/or depicted as follows:

County of Connecticut  
Town of Litchfield  
Town of Warren  
Parcel owned as; 131 Rabbit Hill Road

As listed in the Warren Assessor's office as; map 4, lot 10

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**EXHIBIT B**

**DESCRIPTION OF TOWER, ANTENNAS,  
EQUIPMENT BUILDING AND EQUIPMENT AND RIGHTS OF WAY**

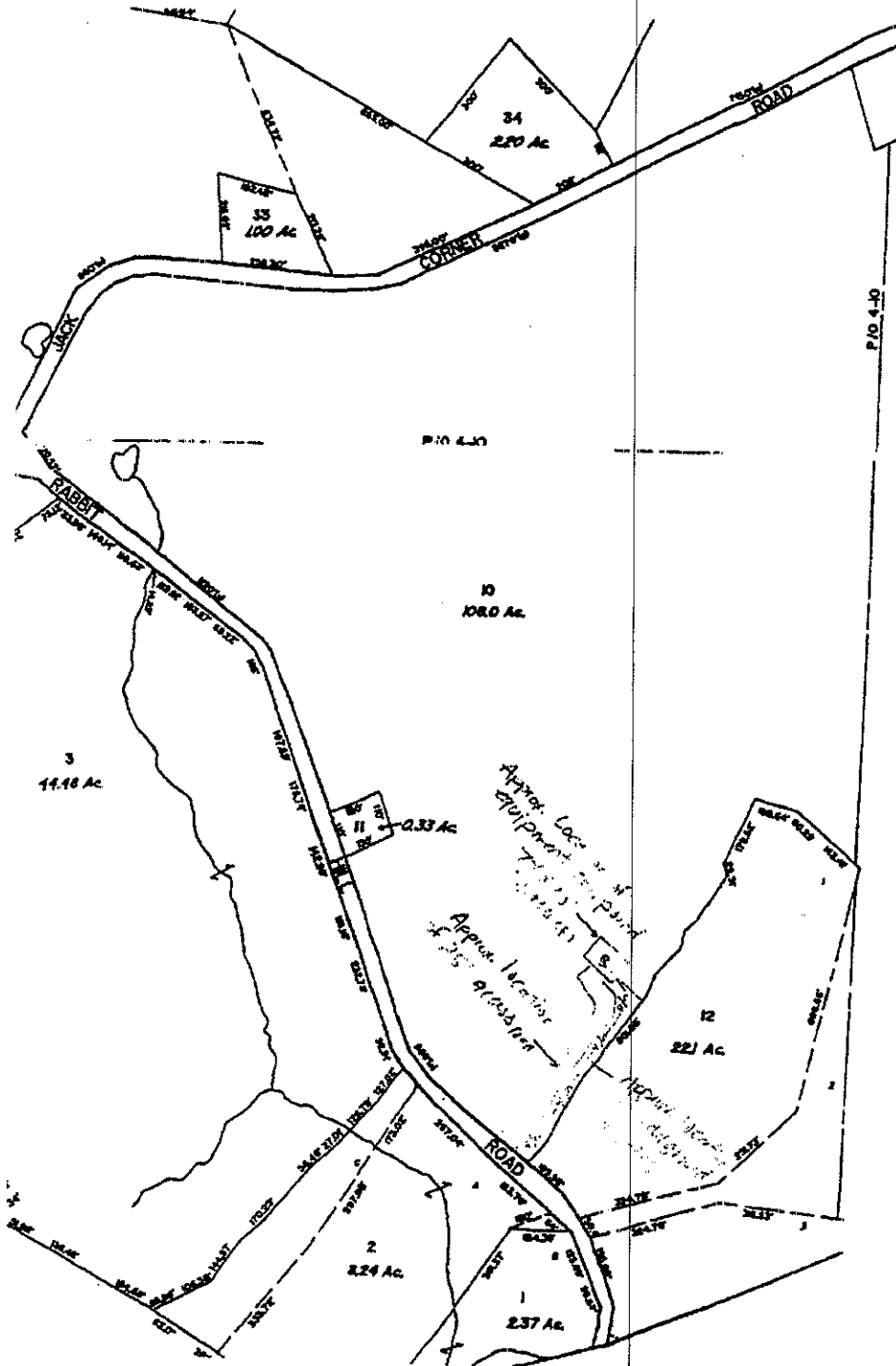
The Premises are described and/or depicted as follows:

**Please see attached pages**

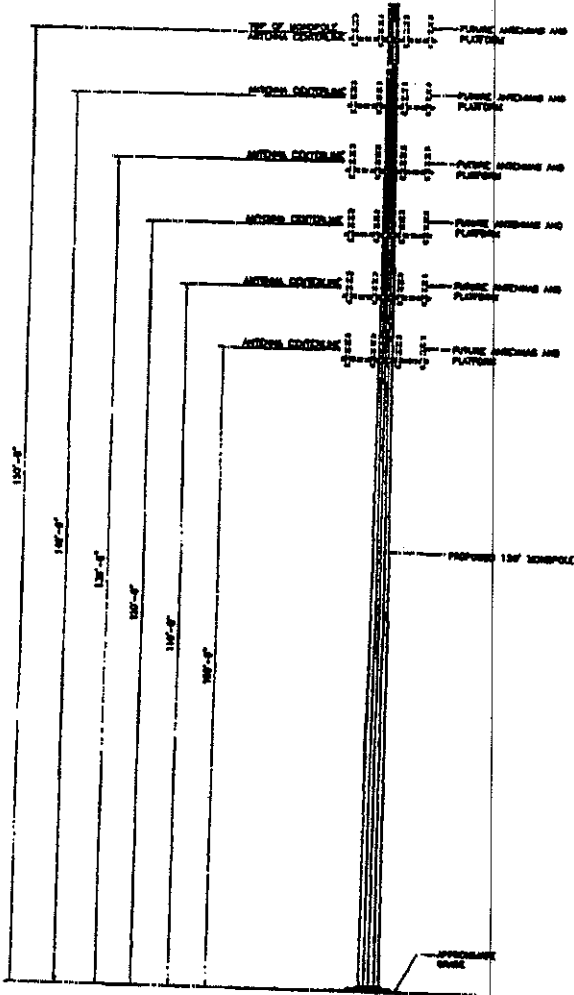
**Notes:**

1. Tenant shall replace this Exhibit B with a professionally drafted Architectural and Engineered drawing of the Property once Tenant receives it.
2. This lease is conditional upon the review and approval of aforementioned drawing by Landlord.
3. Tenant will install a livestock fence around the access road to the equipment compound to prevent livestock from exiting the pasture area.

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TOWER ELEVATION  
SCALE 1" = 20'-0"

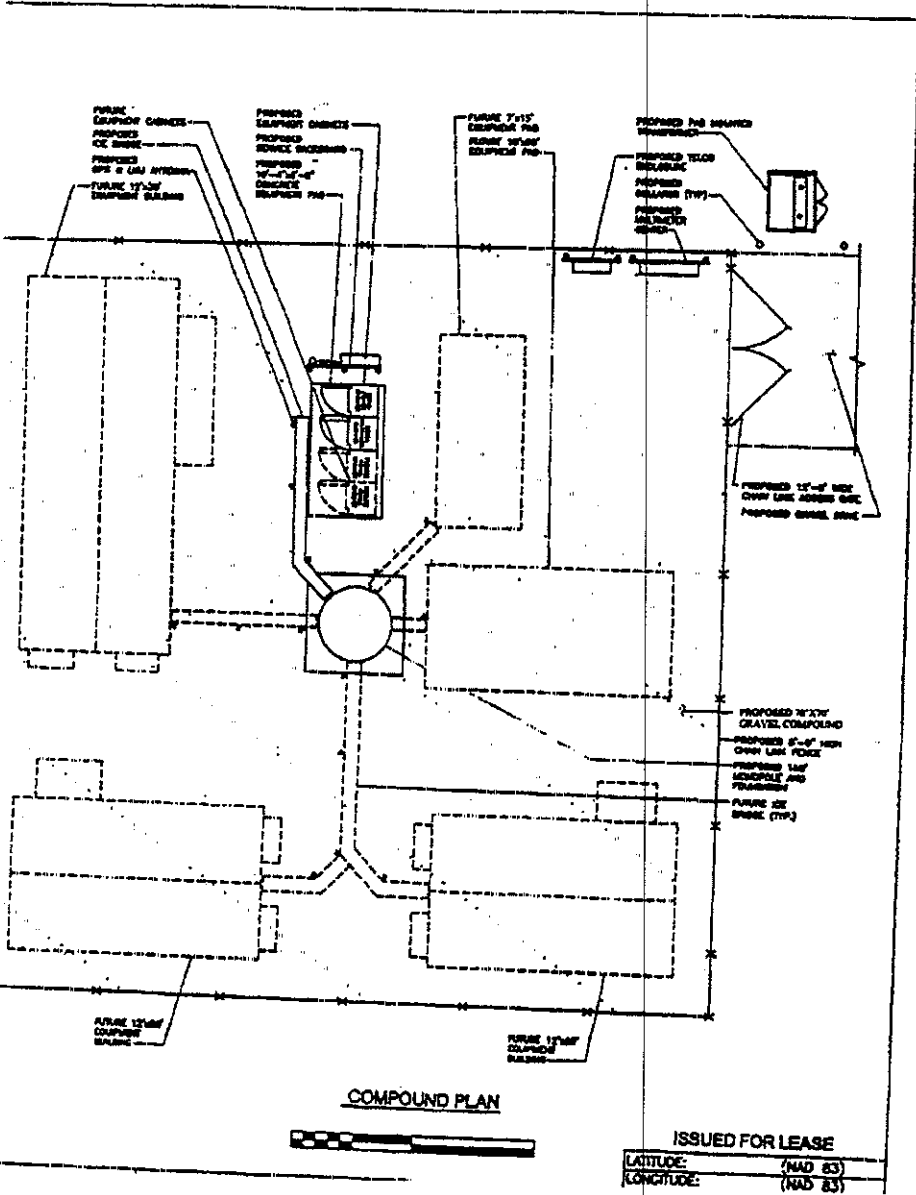


ISSUED FOR LEASE

LATITUDE: (MAD 83)  
LONGITUDE: (MAD 93)



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COMPOUND PLAN



ISSUED FOR LEASE

LATITUDE:	(NAD 83)
LONGITUDE:	(NAD 83)

#563

Received for Record Oct, 26, 2005

at 9:47 AM

Recorded in WARREN Land Records

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ATTEST:

*James C. Tudman* Town Clerk