

Attachment C to Agenda File No. 2022-2072

TENANT:	T-Mobile dba Sprint PCS Assets, LLC	Vertical Bridge dba VB Run sublease to Sprint PCS Assets, LLC
LOCATION:	Embarcadero Marina Park South	Same
AREA:	Land: 25 sf for Cell Tower Tree; 350 sf Equipment Space	Same
USE:	Wireless Communication Facility: Cell Tower and Equipment Space	Same
TUOP TERM:	20 Years: 10/01/2010 - 09/30/2020 (10 Years Initial Term) 10/01/2020 - 09/30/2025 (1st Option exercised) 10/01/2025 - 09/30/2030 (2nd Option)	Same
RENT:	Annual Rent \$ 51,327 10/01/22 – 09/30/23 \$ 52,867 10/01/23 – 09/30/24 \$ 54,453 10/01/24 – 09/30/25 (Rent increases annually by 3% of the annual rent in the preceding twelve-month period.)	Same
RENTAL REVIEWS:	None	Same
SECURITY DEPOSIT:	\$ 9,000 Current	\$ 12,084.96 Required
IMPROVEMENT SUMMARY:	Amendment 1 in November 2014 increased land area from initial to 350 sf Equipment Box and 25 sf Cell Tower Tree.	No improvements are proposed.