From: Sue Manchel <smanchel@watinc.net>
To: EOrlando <EOrlando@orlandolawoffices.com>
Cc: cjones <cjones@greatvalleyconsultants.com>; maidentwp <maidentwp@aol.com>
Subject: Verizon Wireless new cell tower located at the Maidencreek Township Building
Date: Mon, Sep 21, 2015 12:37 pm
Attachments: 042414 Land Lease Agreement filled in (PA).docx (53K), RDG Blandon - LE Rev F - 08-27-15.pdf (1214K)

Hi Mr. Orlando,
I represent Verizon Wireless and we are looking to install a telecommunication facility at the Township building. I have attached a form lease for your review and the email which includes a proposal to Mrs. Hollenbach. I have also attached our lease exhibits. Please let us know if you have any questions or comments. Thanks

Sue Manchel
Wireless Access Technologies, Inc.
Phone: 267-253-2762
Fax: 610-671-4923
www.watinc.net

Hi Mrs. Hollenbach,

Per our recent telephone conversation, the Crown tower currently located on the Township property will not support Verizon Wireless's antennas and additional equipment that they need to install on the tower. We would like to build another tower on the Township's property.

Verizon Wireless will require approximately a 40'x 50' area on the ground for the tower and equipment. The tower would look like the one that is currently there now and we would install one shelter and generator at the base of the tower. Verizon will also construct a chain link fence around this area; the fence is typically eight feet high.

As you already know Verizon Wireless will require the installation of telephone and electric utilities to operate the facility. No water or sewer facilities will be required. Verizon Wireless requires 24-hour access to the site for maintenance and repair purposes. Generally, a technician will visit the site 3-4 times per month for routine inspections, and/or maintenance (Mon-Fri. 8 a.m. – 5 p.m.). Verizon Wireless will be responsible for obtaining all required permits to construct, maintain, and operate the facility.

The lease agreement would be comprised of an initial 5-year term, with the option of Verizon Wireless to renew for 4 additional 5-year terms, for a total of up to 25 years. Rental compensation would begin at $18,000 per year with 10% term escalations every five years.

Thank you for your time and please contact me if you have any questions, my cell phone number is 267-253-2762. We appreciate the opportunity to present this proposal for your consideration.

Sincerely,

Sue Manchel
Consultant on behalf of Verizon Wireless