



#15,083



LEASE EXTENSION PROPOSAL – TERM SHEET

To:

From: Anil Chitnis on behalf of T-Mobile

Subject: Site #: DA07370M | Lease #: 144217 | Focus #: MF-300608.1

Date: April 20, 2018

On the terms and conditions set forth below, T-Mobile would consider extending its existing lease agreement for the site located at:

Property / Site Address: 2500 Stonewall St. Greenville, Texas 75401

Current Term Expiration Date:

New Rent

- A. New Base Rent \$2,395.00
- B. New Rent Frequency Monthly
- C. New Escalations 5 %
- D. New Escalation Frequency Term

New Term

- A. Number of Renewal Terms 2
- B. Renewal Term Length (months) 60

Rent Guarantee Period

- A. Rent Guarantee Period (months) 120
- B. Rent Guarantee Value \$294,585.00

Other

- A. Please verify or write in the correct legal ownership for this Property. Is this correct? Yes / No
Hunt County
- B. Please verify or write in the correct address for the Property where the Site is located. Is this correct? Yes / No
2500 Stonewall St. Greenville, Texas 75401
- C. Please verify or write in the correct address for notice and correspondence. Is this correct? Yes / No
2507 Lee Street Greenville, Texas 75401

FILED FOR RECORD
at 11:30 o'clock *a* M

MAY 08 2018

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *J. Chitnis*

Landlord Initial: *J. Chitnis* Pro Tem

Tenant Initial: _____

**This proposal will expire at the close of business 10 days from the date of this Term Sheet unless extended by a T-Mobile officer or director. Landlord may consent to the above terms outlined above by initialing as indicated above and returning to T-Mobile (add POC). Please note that this proposal is not a binding commitment and is subject to review and approval of documentation by all parties. Participation in this program is not required and T-Mobile will continue to abide by the terms of the original Lease Agreement between the parties, including exercising termination rights where they exist. If the parties agree to move forward with the proposed lease extension, they will enter into a mutually acceptable lease amendment, which documents the agreed upon terms and conditions in this Term Sheet.