EXHIBIT 1

A-3 Site Name: Duluth Woodland WT Site ID #: MS03NP158

AMENDMENT NO. 2 TO LEASE AGREEMENT

This AMENDMENT NO. 2 TO LEASE AGREEMENT (this "Amendment"), effective as of the date last signed below ("Effective Date") amends a certain LEASE AGREEMENT dated October 11, 2000, between City of Duluth, a Minnesota municipal corporation (City or Landlord), and Sprint Spectrum Realty Company, LLC, a Delaware limited liability company, successor in interest to Sprint Spectrum L.P. (successor by merger with Northern PCS Services, LLC) (Sprint or Tenant) as amended by AMENDMENT NO. 1 TO LEASE AGREEMENT between Landlord and Tenant dated July 23, 2014 ("Amendment No. 1") (collectively, the "Site Agreement").

BACKGROUND

WHEREAS, Tenant and Landlord desire to modify certain provisions of the Site Agreement as provided below.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

- 1. <u>Modification to the Communications Facility</u>. Exhibit A-2 to the Site Agreement is hereby amended to include the modifications identified on Exhibit A-3, a copy of which is attached and made a part hereof. Exhibit A-3 supplements Exhibit A-2 to the Site Agreement and is not deemed to supersede or otherwise modify Exhibit A-2 or any part thereof except to the extent specifically set forth in Exhibit A-3. Upon full execution of this Amendment, Tenant is permitted to do all work necessary to prepare, maintain and alter the Leased Premises to install or otherwise modify the Communications Facility, all as more fully described and contemplated in Exhibit A-3.
- 2. <u>Ground-mounted RRUs</u>. With respect to the ground-mounted RRUs set forth in Paragraph 9 of Amendment No. 1, Landlord and Tenant acknowledge and agree that, as of October 10, 2016: (i) the ground-mounted RRUs have been removed from the Property, and (ii) the RRU Usage Fee is no longer due and payable.
- 3. **Modification to Rent.** Landlord and Tenant acknowledge that, as of the Effective Date of this Amendment, the current annual Base Rent is \$68,295.48, payable in equal monthly installments of \$5,691.29. Paragraphs 5(a) and (b) of the Site Agreement are hereby modified as follows:

Effective as of April 11, 2018, the Base Rent will increase to \$72,795.48 per year, to be paid in advance, in monthly installment payments of \$6,066.29 each, for the period of April 11, 2018 through October 10, 2018, partial months to be prorated. Beginning on October 11, 2018, and on each October 11th thereafter, the Base Rent shall increase from the then-current Base Rent by the greater of (i) three percent (3%); or (ii) the Consumer Price Index, based on the formula attached to the Site Agreement as Exhibit D. Payments of Base Rent shall be made on or before the first business day of each and every month to the City at its address designated in Paragraph 11 of the Site Agreement.

4. General Terms and Conditions.

- a. All capitalized terms used in this Amendment, unless otherwise defined herein, will have the same meaning as the terms contained in the Site Agreement.
- b. In case of any inconsistencies between the terms and conditions contained in the Site Agreement and the terms and conditions contained in this Amendment, the terms and conditions herein will control. Except as set forth herein, all provisions of the Site Agreement are ratified and remain unchanged and in full force and effect.
 - c. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original.

d. Each of the parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Amendment.							
SIGNATURES ON FOLLOWING PAGE							

The parties have executed this Amendment as of the Effective Date.

City of Duluth,		Sprint Spectrum	Sprint Spectrum Realty Company, LLC,		
a Minnesota municipal corporation			a Delaware limited liability company		
Ву:		Ву:	11		
Printed Name:		Printed Name:	Brian Moran		
Title:	Mayor	Title:	Director PMO		
Date:	, 201, (Date must be completed)	Date:	(Date must be completed)		
Attest					
City Cle	rk				
Countersigned	City Auditor				
Approved as to fo	orm:				
		2		,	
City Attorney					

Exhibit A-3

Description of Leased Premises and Communications Facility

[see attached]

PROJECT INFORMATION:

TOWER INFORMATION

46' 50' 45.84" N (NAD '83) 92' 04' 38.89" W (NAD '83) LONG: 1395' A.S.M.L. WATER TOWER COUNTY: ST. LOUIS CITY OF DULUTH JURISDICTION

PROJECT DESCRIPTION

- (3) EXISTING 800/1900 MHZ ANTENNAS (KMW ET-X-TS-70-15-62-18-IR-RD) TO BE ŘEMOVED.
- (3) NEW 800/1900/2500 MHZ TRI-BAND ANTENNAS
- (KMW ETCR-654L12H6) TO BE INSTALLED
 (3) NEW 2500 MHZ RRHS (SAMSUNG RRH-B8) TO BÉ INSTALLED
- (3) EXISTING 800 MHZ RRHS (SAMSUNG RRH-C2A) W/EXTERNAL FILTERS TO BE REMOVED
- (3) NEW 800 MHZ RRH (SAMSUNG RFD01F-26A) TO BE INSTALLED
- (3) NEW 2-3/8" STD (2-7/8" O.D.), 10' LONG, GALVANIZED ANTENNA MOUNTING PIPES (SITE PRO PART #: P30120 OR EQUIVALENT) TO BE INSTALLED
- (12) NEW 1/2" RF JUMPERS TO BE INSTALLED (1) NEW 1-1/4" HYBRID CABLE TO BE INSTALLED (1) NEW HYBRID BREAKOUT TO BE INSTALLED

CONTRACTOR MINOR MATERIALS INCLUDE: CONDUITS & FITTINGS

APPLICANT

6580 SPRINT PARKWAY OVERLAND PARK, KS 66251

LANDLORD

CITY OF DULUTH 411 WEST 1ST STREET DULUTH, MN 55802

A&E FIRM

WESTCHESTER SERVICES, L.L.C. 604 FOX GLEN BARRINGTON, IL 60010 PHONE: (224) 277-0070

SITE ACQUISITION

SAC WIRELESS 540 W. MADISON ST. 17th FLOOR CHICAGO, IL 60661 PHONE: (312) 895-4977

COVER SHEET & SITE PLAN

EQUIPMENT DETAILS

TOWER ELEVATION & EQUIPMENT DETAILS

INSTALLATION SPECS & EQUIPMENT

SHEET INDEX:

T-1

AE-1

AE-2

SHEET DESCRIPTION

DO MACRO UPGRADE

SITE ADDRESS: 815 MINNEAPOLIS AVENUE **DULUTH, MN 55803**

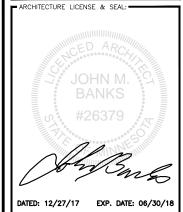
SITE CASCADE: MS03NP158 SITE NAME:



17TH FLOOR CHICAGO, IL 6066 A NOKIA[™] COMPANY



BARRINGTON, IL 60010 TELEPHONE: 847.277.0070 FAX: 847.277.0080 ae@westchesterservices.com



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_ DD//S	SIONS:			
REVIS	DESCRIPTION	DATE	BY	REV.
PERMI	T/CONSTRUCTION	11/10/17	SDB	0
PERMI	T/CONSTRUCTION	12/27/17	SDB	1

MS03NP158

815 MINNEAPOLIS AVENUE DULUTH, MN 55803

DO MACRO UPGRADE

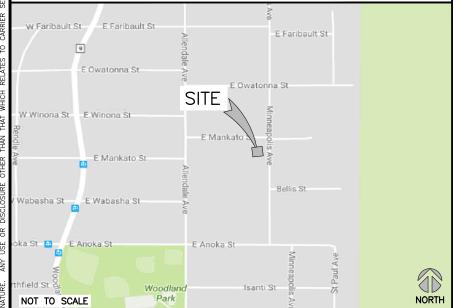
SHEET DESCRIPTION:

COVER SHEET & SITE PLAN

DRAWN BY: CHECKED BY: JMB

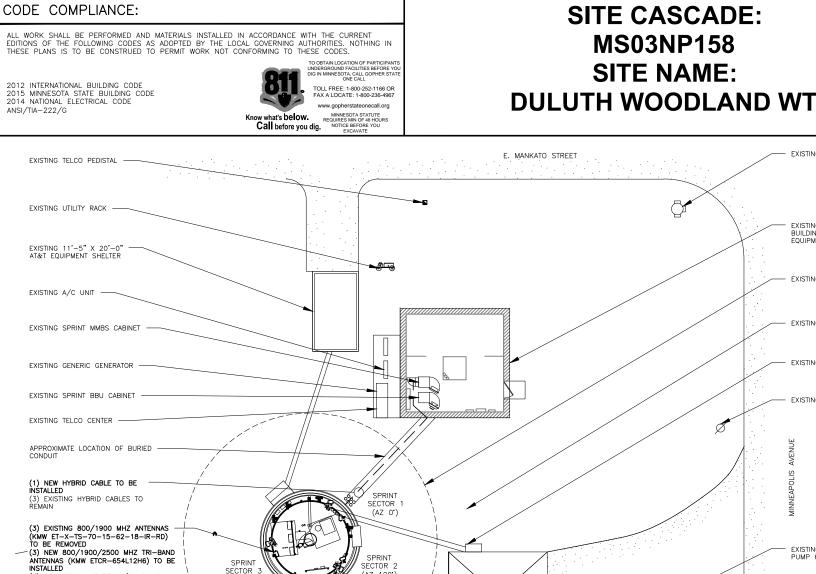
SHEET NUMBER:

VICINITY MAP:



AERIAL MAP:





REVISION

RRH-C2A) W/EXTERNAL FILTERS TO BE REMOVED (3) NEW 800 MHZ RRH (SAMSUNG RFD01F-26A) TO BE INSTALLED

(3) NEW 2-3/8" STD (2-7/8" O.D.), 10'
LONG, GALVANIZED ANTENNA MOUNTING PIPES (SITE PRO PART #: P30120 OR EQUIVALENT) TO BE INSTALLED

(3) EXISTING 1900 MHZ RRHS (SAMSUNG RRH-P4) TO REMAIN

(3) NEW 2500 MHZ RRHS (SAMSUNG RRH-B8) TO BE INSTALLED

(3) EXISTING 800 MHZ RRHS (SAMSUNG

(COMMSCOPE VHLP-11) TO REMAIN

OVERALL SITE PLAN

EXISTING POWER POLE W/

EXISTING ACCESS DRIVE & PARKING

NORTH SCALE: 1/16"=1'-0" (22x34)

EXISTING HYDRANT

EXISTING 24'-4" X 24'-4" BUILDING HOUSING SPRINT EQUIPMENT

EXISTING WATER TANK ABOVE

EXISTING NEXTEL DOGHOUSE

EXISTING NEXTEL DOGHOUSE

EXISTING POWER POLE

EXISTING 24'-7" X 33'-8" PUMP HOUSE

EXISTING METER

EXISTING HVAC

EXISTING UTILITY RACK

FXISTING POWER POLE

(OR) 1/32"=1'-0" (11x17)

