

LAND LEASE ACCESS AND TEMPORARY USE AGREEMENT

This Land Lease Access and Temporary Use Agreement (the "Agreement") is made this 32nd day of February, 2022 (the "Effective Date"), by and between City of Atlantic Beach, Florida, a Florida municipal corporation with an address of 800 Seminole Road, Atlantic Beach, Florida 32233, hereinafter designated LESSOR, and Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. **PREMISES AND COMMUNICATIONS EQUIPMENT.** In accordance with this Agreement, LESSOR hereby leases to LESSEE, and LESSEE hereby leases from LESSOR, the Premises (as hereinafter defined), which are a part of that certain real property owned, leased or controlled by LESSOR and located at 469 11th Street, Atlantic Beach, Florida 32233 (the "Property") for the purposes of installing, maintaining, and operating communications equipment including, but not limited to, a monopole tower no greater in height from existing grade than one hundred and twenty feet (120'), and a ten (10) foot lightning rod related communications equipment, antennae, conduits, fencing and other screening (hereinafter collectively, the "Communications Equipment") and the Support Services (as defined hereafter). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The "Premises" is a portion of the Property containing approximately 3,600 square feet, and it is legally described and shown in detail on Exhibit "B" attached hereto and made a part hereof.

2. **INITIAL TERM.** This Agreement shall be effective as of the Effective Date. The initial term of the Agreement shall be for five (5) years beginning on the first day of the month immediately following the date upon which LESSEE begins operating Communications Equipment from the replacement monopole tower to be constructed by LESSEE at the Premises (the "Commencement Date") provided, however, that, unless the Parties mutually agree otherwise in writing, the Commencement Date shall be no later than one (1) year from the date LESSOR completes demolition of the LESSOR's existing water tower located as of the Effective Date on the Premises. The Parties agree to acknowledge the Commencement Date and date of demolition completion in writing.

3. **EXTENSIONS.** This Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term or LESSOR terminates it at the end of the second, third or fourth renewal terms pursuant to paragraph 9(b) hereof. The initial term and all extensions shall be collectively referred to herein as the "Term".

4. **RENTAL.**
(a) Rental payments shall begin on the Commencement Date and be due at a total initial annual rental rate of Thirty One Thousand Five Hundred and XX/100 Dollars (\$31,500.00) to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR at 800 Seminole Road, Atlantic Beach, Florida 32233 or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date by notice given in accordance with Paragraph 19 below. Notwithstanding the foregoing, LESSOR and LESSEE acknowledge and agree that the initial rental payment(s) may not

be delivered by LESSEE for up to ninety (90) days after the Commencement Date. The annual rental rate for each and every year following the initial year shall be the annual rent in effect for the previous year of this Agreement increased by two percent (2%). Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

(b) For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE the following: (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE may not deliver rental payments for up to ninety (90) days after the requested documentation has been received by LESSEE.

5. ACCESS EASEMENT. LESSEE shall have the non-exclusive right of ingress and egress from 11th Street, 7 days a week, 24 hours a day, to and from the Premises for the purposes of installation, operation and maintenance of LESSEE's Communications Equipment over or along the twenty (20) foot wide area (the "Access Easement"), which is legally described and depicted on Exhibit "B" attached hereto and made a part hereof. LESSEE may also use the Access Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services to operate the Communications Equipment (collectively, the "Support Services"), subject, however, to the existence of other improvements and easements existing within the Access Easement. If Support Services necessary to serve the Communications Equipment cannot be located within the Premises or the Access Easement, LESSOR agrees to cooperate with LESSEE and to use best efforts to identify an alternate location for the Support Services on the Property without requiring additional consideration from LESSEE subject to prior written approval by the LESSOR'S City Manager. LESSOR hereby acknowledges that the Support Services are required for the operation of LESSEE's Communications Equipment.

6. CONDITION OF PROPERTY. LESSEE represents that it has inspected and examined the Property, Premises and the Access Easement as of July 8, 2021 and hereby accepts the Property, Premises and the Access Easement in their respective "as is" condition as such condition existed on such date. LESSEE has not relied on any statements or information provided by LESSOR in making this determination.

7. IMPROVEMENTS. The Communications Equipment and Support Services shall be constructed and maintained at LESSEE's sole expense, and installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its Communications Equipment, and Support Services, or any portion thereof and, subject to the provisions of Paragraph 12 below, the frequencies over which the Communications Equipment operates, whether or not any of the Communications Equipment, Support Services, or frequencies are listed on any exhibit to this Agreement.

8. GOVERNMENT APPROVALS. LESSEE's use of the Premises is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively, the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities").

9. TERMINATION.

(a) LESSEE may, unless otherwise stated, terminate this Agreement upon thirty (30) days written notice to LESSOR: (i) if any applications for such Government Approvals should be finally

rejected; (ii) if any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) if LESSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) if LESSEE determines any structural analysis is unsatisfactory; (v) if LESSEE, in its sole discretion, determines its use of the Premises is obsolete or unnecessary; (vi) with six (6) months prior written notice to LESSOR, upon the anniversary of the Commencement Date; or (vii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion; provided, however, that in any such event of termination described in this sub-paragraph (a), the provisions of this Agreement shall remain in effect and LESSEE shall continue to pay rent to LESSOR through the last day of the month in which any Communications Equipment remains at or on the Premises.

(b) LESSOR shall have the right to terminate this Agreement at the expiration of the second, third or fourth renewal terms, as may be applicable, by giving LESSEE written notice of the intent to terminate at least six (6) months prior to the end of the then-current term.

10. INSURANCE; INDEMNIFICATION.

(a) During the Term of this Agreement, the Parties agree that at their own cost and expense, each will maintain commercial general liability insurance with limits of \$2,000,000 for bodily injury (including death) and property damage per occurrence and \$2,000,000 general aggregate. LESSEE shall include LESSOR as an additional insured as its interest may appear under this Agreement on such insurance policy. The Parties shall provide a certificate of said insurance to the other Party. Upon receipt of notice from their insurer(s), each Party shall provide the other Party with thirty (30) days' prior written notice of cancellation of any required coverage.

(b) LESSEE shall indemnify and hold LESSOR harmless against any claim made by any third party of liability or loss from personal injury or property damage to the extent resulting from or arising out of the negligence or willful misconduct of LESSEE, its employees, contractors, assigns, sublessees, and agents, except to the extent such claims or damages are due to or caused by the negligence or willful misconduct of LESSOR, its officers, employees or agents.

(c) LESSOR shall indemnify and hold LESSEE harmless, to the extent allowed under Section 768.28 of the Florida Statutes, against any claim made by any third party of liability or loss from personal injury or property damage to the extent resulting from or arising out of the negligence or willful misconduct of LESSOR, its officers, employees, and agents, except to the extent such claims or damages are due to or caused by the negligence or willful misconduct of LESSEE, its employees, contractors, assigns, sublessees or agents. Nothing herein shall constitute a waiver of LESSOR's sovereign immunity under Section 768.28 of the Florida Statutes, as may be amended from time to time, or extend LESSOR's liability beyond the limits established in Section 768.28 of the Florida Statutes, as may be amended from time to time. Nothing contained herein shall be construed to be consent by LESSOR to be sued by third parties in any matter arising out of this Agreement.

11. LIMITATION OF LIABILITY. Except for indemnification under this Agreement or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such

damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

12. INTERFERENCE.

(a) LESSEE agrees that LESSEE, including without limitation, any assignee or sublessee, will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to LESSEE's then existing Communications Equipment, provided that LESSEE, prior to installation of any Communications Equipment, including without limitation, any assignee's or sublessee's Communications Equipment, has submitted to the LESSOR, written notice that LESSOR's then existing equipment will not interfere with the proposed Communications Equipment to be installed, and is operating within its lawfully permitted frequencies. Notwithstanding the foregoing, LESSEE acknowledges and consents to LESSOR's use of the Property during the Term for water treatment and distribution and other typical public works purposes.

(b) Subject to the provisions of subparagraph (a) above, but without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center (at 800-621-2622) or to LESSOR's City Manager (at 904-247-5800), the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured. The Parties agree to cooperate in resolving the interference in a mutually satisfactory manner.

(c) The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

13. REMOVAL AT END OF TERM. Upon expiration or within 90 days of any earlier termination of this Agreement, LESSEE shall remove all Communications Equipment (except footings) and Support Services and restore the Premises and Access Easement to its original condition, reasonable wear and tear and casualty damage excepted. In addition, LESSOR agrees and acknowledges that Communications Equipment and Support Services constitute personal property of LESSEE, and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal extends after the date of expiration or earlier termination of the Agreement, LESSEE shall pay rent in accordance with Paragraph 14.

14. HOLDOVER. If LESSEE holds over after the date of expiration or earlier termination of this Agreement, then this Agreement shall continue on a month to month basis at the then existing monthly rental rate, or the existing monthly pro-rata basis if based upon a longer payment term, until the removal of all Communications Equipment and Support Services is completed; provided, however, should any Communications Equipment (except footings) and Support Services remain on or at the Premises or Access Easement more than six (6) months after the date of expiration or earlier termination, then in such event, the rental rate shall be two (2) times the then existing rental rate. LESSEE agrees that it shall remove all Communications Equipment and Support Services from the Premises and Access Easement no later than one (1) year from the date of expiration or earlier termination.

15. RIGHT OF FIRST REFUSAL. If at any time after the Effective Date, LESSOR receives a written offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Premises or any portion thereof or to acquire any interest in this Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Premises and/or this Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third party offeror. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within forty-five (45) days after receipt of LESSOR's Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event this Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice that LESSEE shall meet the third party offer within forty-five (45) days after receipt of LESSOR's Notice, then the Parties shall proceed with closing of the transaction on substantially equivalent terms and conditions of the third party offer.

16. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (a) to sell or otherwise transfer all or any part of the Property or (b) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement, and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

17. LESSOR'S TITLE. Subject to the provisions of this Agreement, LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect LESSEE's use of the Premises.

18. ASSIGNMENT. Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to: (a) any entity in which the Party directly or indirectly holds a 50% or more equity or similar interest; or (b) any entity directly or indirectly under common control with the Party. In addition, LESSEE may assign this Agreement, without approval or consent of LESSOR, to any entity which acquires all or substantially all of LESSEE's assets in the market as defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization. As to any other entities, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. Except as provided herein, no change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder. LESSEE may sublet the Premises in LESSEE's sole discretion for the limited purposes of installing, maintaining, and operating Communications Equipment and Support Services, provided, however, under no circumstances shall LESSEE be relieved of any LESSEE obligations under this Agreement. In any such assignment or

sublease, the assignee or sublessee shall be required to expressly agree to comply with and be bound to all provisions of this Agreement. In the event that either Party completes any assignment described in this Paragraph, so long as such assignee agrees in writing to undertake all of the assigning Party's obligations under this Agreement, the assigning Party shall be released from its obligations to the other Party under this Agreement and the non-assigning Party shall look to such assignee for the full performance of this Agreement.

19. NOTICES. Except for notices permitted via telephone in accordance with Paragraph 12, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: City of Atlantic Beach, Florida
Shane Corbin, City Manager
800 Seminole Road
Atlantic Beach, FL 32233

With a copy to:
Steve Swann, City Engineer
800 Seminole Road
Atlantic Beach, FL 32233

and

Brenna M. Durden, City Attorney
Lewis, Longman & Walker, P.A.
245 Riverside Avenue, Suite 510
Jacksonville, FL 32202

LESSEE: Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

20. DEFAULT. It is a "Default" if: (a) except as set forth below in subparagraph (b), either Party fails to comply with this Agreement and does not remedy the failure within 30 days after receipt of written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice; or (b) interference prohibited by Paragraph 12 hereof occurs, and either Party fails to comply with the provisions therein; or (c) if any petition is filed by or against LESSEE, under any section or chapter of the present or any future federal Bankruptcy Code or under any similar law or statute of the United States or any state thereof (and with respect to any petition filed against LESSEE, such petition is not dismissed within sixty (60) days after the filing thereof), or LESSEE

is adjudged bankrupt or insolvent in proceedings filed under any section or chapter of the present or any future Bankruptcy Code or under any similar law or statute of the United States or any state thereof.

21. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy at law or equity which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial decisions of the State of Florida.

22. COMPLIANCE AND INDEMNIFICATION. LESSEE shall maintain the Premises and conduct its business, including without limitation, the use of the Premises and Access Easement, in compliance with all applicable laws and regulations, including without limitation, those governing the protection of the environment or employee health and safety. Without limiting the provisions of paragraph 10(b) hereof, LESSEE shall indemnify, defend, subject to LESSOR's consent of counsel, which consent shall not be unreasonably withheld, conditioned, or delayed, and hold harmless the LESSOR from all environmental claims, damages, losses, liabilities, and expenses arising out of or relating to LESSEE's use of the Premises, Access Easement or this Agreement. Notwithstanding the foregoing, the Parties recognize that LESSEE is only leasing a small portion of the Property and that LESSEE shall not be liable or responsible for any environmental condition or issue that existed before the commencement of LESSEE's activities on the Premises or Access Easement, except to the extent LESSEE exacerbates a condition of which it knows or should have known.

23. CASUALTY. If a fire or other casualty not caused by LESSEE substantially impairs LESSEE's use of the Premises (in LESSEE's sole reasonable discretion), and LESSEE, in its sole discretion, chooses to repair such damage, then rent shall abate until LESSEE's use is restored. If LESSEE's use of the Premises is not restored within 90 days from the date of such casualty damage, or if LESSEE chooses not to repair such casualty damage, then either Party may terminate this Agreement upon written notice to the other Party. In the event of termination pursuant to this Paragraph 23, the provisions of this Agreement shall remain in effect until such time that LESSEE removes all Communications Equipment and Support Services from the Premises and Access Easement in accordance with Paragraph 13 hereof. Notwithstanding the provisions of Paragraph 14 hereof, if this Agreement is terminated pursuant to this Paragraph 23, should LESSEE's time for removal extend beyond ninety (90) days from the date of termination, LESSEE shall owe rent to LESSOR at the rental rate of two (2) times the pro-rata monthly rate in effect immediately preceding the date of such casualty damage through the last day of the month in which any Communications Equipment or Support Services remain. In the event of any holdover pursuant to this Paragraph 23, LESSEE agrees that it shall remove all Communications Equipment (except footings) and Support Services from the Premises and Access Easement no later than one (1) year from the date of termination.

24. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LESSEE's use of the Premises, LESSEE may terminate this Agreement as of the date the condemning authority takes possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's Communications Equipment, Support Services, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

25. APPLICABLE LAWS. During the Term, LESSEE, at its sole expense, shall maintain and utilize the Premises and Access Easement for the purposes contemplated herein in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into

effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively, "Laws"). It shall be LESSOR's obligation to comply with all applicable Laws relating to the Property, other than the Premises.

26. TAXES.

(a) LESSOR shall invoice and LESSEE shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the LESSEE and required to be collected by the LESSOR based on any service, rental space, or equipment provided by the LESSOR to the LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the LESSEE and required to be paid by the LESSEE that are directly attributable to the LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a bill and/or assessment notice which is the basis for such taxes or charges. LESSOR shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

(b) LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

27. TERMINATED AGREEMENT. LESSOR and LESSEE agree that this Agreement replaces that certain PCS Site Lease dated November 9, 1995 and referenced by LESSEE as Contract #33054 (as may have been amended or otherwise modified as of the date hereof, the "Terminated Agreement"). LESSOR and LESSEE acknowledge that rental or other payments required pursuant to the Terminated Agreement shall terminate on the Effective Date.

28. TEMPORARY USE. Beginning on the Effective Date, LESSOR hereby grants to LESSEE the temporary use of a portion of the Property containing approximately 1,200 square feet, together with the right to install, operate, and maintain Support Services, all as more particularly described and shown in detail on Exhibit "C" attached hereto and made a part hereof (together, the "Temporary COW Premises") for the sole purpose of installing, maintaining, and operating a temporary "cell on wheels" communications facility. LESSOR further grants LESSEE the non-exclusive right of ingress and egress over and across the Property, to and from the Temporary COW Premises. These grants shall continue in existence until the Commencement Date, but in no event shall continue in existence beyond one (1) year from the Effective Date hereof unless the Parties mutually agree otherwise in writing.

The rental rate for the Temporary COW Premises shall be the same as for the Premises as set forth in Paragraph 4(a) above, except that rent for the Temporary COW Premises shall be due and payable to LESSOR beginning on the Effective Date and shall continue through the Commencement Date. The Parties acknowledge and agree that the initial rental payment(s) for the Temporary COW Premises may not be

delivered by LESSEE to LESSOR for up to ninety (90) days after the Effective Date. Except as provided for in this Paragraph 28, all other provisions of this Agreement shall be applicable to this grant of temporary use for the Temporary COW Premises.

29. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between the LESSOR and the LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either the LESSOR or the LESSEE in any dispute, controversy or proceeding. The prevailing party in any action or proceeding to enforce the terms of this Agreement shall be entitled to receive its reasonable attorneys' and experts' fees and other reasonable costs and expenses, whether arising at pre-suit, trial or appellate levels, from the non-prevailing party. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and be binding upon the heirs, personal representatives, successors, sublessees and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the State of Florida without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. LESSOR shall have access at all reasonable times to the Premises for the purpose of inspection to insure compliance with this Agreement and applicable local, State and federal laws, provided, however, that in no event shall LESSOR have the right to touch or interfere with the Communications Equipment. The provisions of this Agreement are deemed severable and should any part of this Agreement be held invalid by a court of competent jurisdiction, it shall not affect or terminate the remainder of this Agreement. All signs of any nature to be installed or used in connection with this Agreement must be approved by LESSOR in writing prior to installation or use. Beginning on the Effective Date of this Agreement, LESSEE shall at all times keep the Premises, Access Easement and Property free and clear from any and all encumbrances and will not permit any mechanics or materialmen's liens to be filed against the Property, Premises or Access Easement.

[The remainder of this page is intentionally blank; signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

City of Atlantic Beach, Florida,
a Florida municipal corporation

Attest:

Donna S Bartle
Donna S. Bartle
City Clerk

By: [Signature]
Name: Ellen Glasser
Its: Mayor
Date: 2/22/22

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

DocuSigned by:
By: [Signature]
Name: Nitaj Patel
Its: Director - Network Eng
Date: Feb 7, 2022

EXHIBIT "A"

DESCRIPTION OF PROPERTY AND SURVEY

[See attached 2 pages.]



TITLE EXCEPTIONS

SCHEDULE B - SECTION II EXCEPTIONS

CHICAGO TITLE INSURANCE AGENCY, INC.
 COMMITMENT FOR TITLE INSURANCE
 COMMITMENT NO: 48187
 COMMITMENT EFFECTIVE DATE: MARCH 30, 2021 AT 8:00 AM

1. FOR REFERENCE ONLY: (POINT OF REFERENCE)
 PLAT OF ATLANTIC BEACH SUBDIVISION "A" PLAT NO. 1, FILED JUNE 5, 1913, IN PLAT BOOK 3, PAGE 39, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
2. FOR REFERENCE ONLY:
 AGREEMENT DEED BETWEEN SELVA LINKSIDE PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP CONSISTING OF LOUIS B. MACDONWELL, BILLY H. ARZE, JOHN A. MERRITT, III AND J. THOMAS BAY, AND CITY OF ATLANTIC BEACH, FLORIDA, A FLORIDA MUNICIPALITY, DATED OCTOBER 9, 1987, RECORDED MAY 9, 1988, IN OFFICIAL RECORD BOOK 444, PAGE 1238, OF PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
3. FOR REFERENCE ONLY: (ADJOINING PLAT)
 PLAT OF SELVA LINKSIDE UNIT 1, FILED MAY 9, 1988, IN PLAT BOOK 44, PAGE 24, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
4. TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
 REAL ESTATE TAXES FOR THE YEAR 2020 AND ALL PREVIOUS YEARS HAVE BEEN PAID.
 NOTE: REAL ESTATE TAXES FOR THE YEAR 2020 WERE ASSESSED EXEMPT UNDER PARCEL NO. 172928-0100.

TITLE LEGAL DESCRIPTION

SITUATED IN DUVAL COUNTY OF FLORIDA
 A PARCEL OF LAND LYING IN GOVERNMENT LOT FIVE (5), SECTION SEVENTEEN (17), TOWNSHIP 2 SOUTH, RANGE 22 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS VESTING DEED RECORDED IN DEED BOOK 1761, PAGE 104, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TEP ENGINEERING, PLLC
 326 TRYON ROAD
 RALEIGH, NC 27603
 (919) 881-6301
 CDA # 186217

SHEET #: 3 OF 3 TEP #: 235850

I HEREBY CERTIFY THAT THE ATTACHED "A" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWS CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177.
 CERTIFIED THIS 27 DAY OF APRIL, 2021.



Alan H. Allbert
ALAN H. ALLBERT
 P.A.N. NO. 187271

THE SEAL APPEARED BY THIS DOCUMENT WAS AUTHORIZED BY ALAN H. ALLBERT, P.E.N. NO. 187271 ON APRIL 7, 2021 SURVEY MAP AND/OR REPORT OF THE SURVEY INCLUDE AND NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PAPER SEAL OF THE FLORIDA LICENSE SURVEYOR AND MAPPER.

VZV SITE #: 610397
VZV SITE NAME:
SELVA MARINA
 460 11TH ST
 ATLANTIC BEACH, FL 32233
 DUVAL COUNTY
 SEC 17/TOWNSHIP 2S/RNG 28E

FIELD WORK PERFORMANCE ON: 4/7/21

PREPARED TELECOMMUNICATIONS SITE PLAN PREPARED FOR



verizon
 4700 EXCHANGE COURT, SUITE 100
 BOCA RATON, FL 33431
 (561) 895-5530

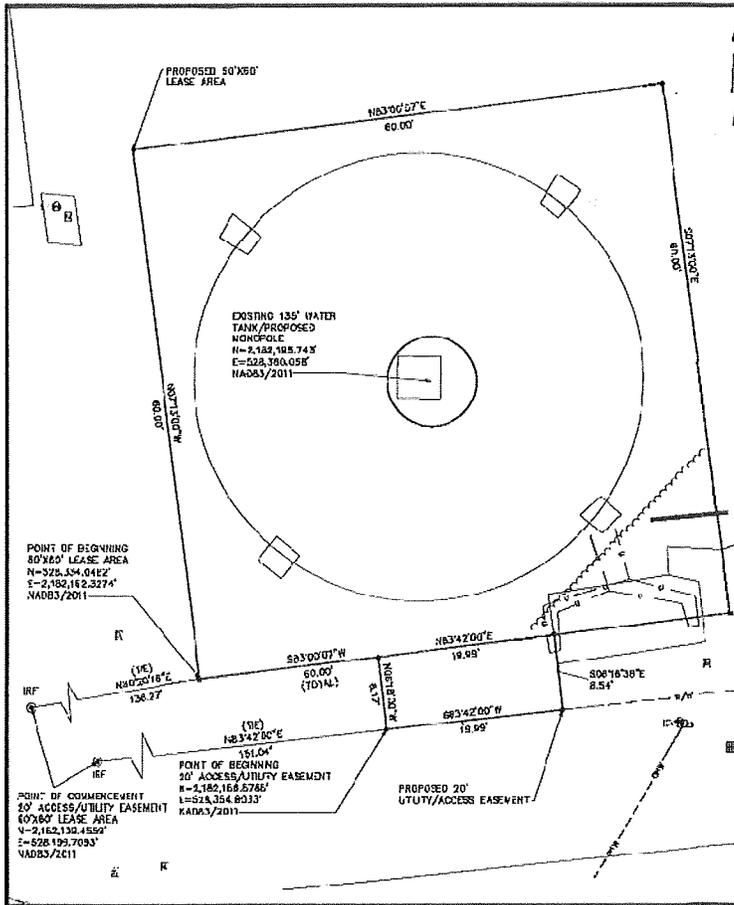
N.T.S.
 ORIGINAL MAP SIZE 11.00" X 17.00"

EXHIBIT "B"

PREMISES AND ACCESS AGREEMENT

LEGAL DESCRIPTION AND SURVEY

[See attached.]



LEGAL DESCRIPTION OF 60' X 60' LEASE AREA

ALL THAT CERTAIN LEASE AREA, SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6444 AT PAGE 128, OFFICIAL RECORD BOOK 18783 AT PAGE 913, DEED BOOK 1761 AT PAGE 104, DEED BOOK 382 AT PAGES 17 & 19 OF THE DUVAL COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 5/8" IRON REBAR (NO LOG.) FOUND ON THE NORTHERN RIGHT OF WAY OF 11TH STREET, SAID IRON BEING THE SOUTHWESTERN CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6444 AT PAGE 128, OFFICIAL RECORD BOOK 18783 AT PAGE 913, DEED BOOK 1761 AT PAGE 104, DEED BOOK 382 AT PAGES 17 & 19, HAVING FLORIDA EAST STATE PLANE COORDINATES OF NORTHING = 2,182,139.433', AND EASTING = 528,198.7093', THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 83°07'18" EAST A DISTANCE OF 136.27 FEET TO A POINT ON THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 60' X 30' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA EAST STATE PLANE COORDINATES OF NORTHING = 2,182,162.3274', AND EASTING = 528,354.8333', THENCE, FROM THE POINT OF BEGINNING, NORTH 07°13'00" WEST A DISTANCE OF 80.00 FEET TO A POINT; THENCE NORTH 83°07'18" EAST A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 83°07'18" EAST A DISTANCE OF 80.00 FEET TO A POINT; THENCE SOUTH 83°07'18" WEST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LEASE AREA CONTAINING 3,600 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF 20' ACCESS & UTILITY EASEMENT

ALL THAT CERTAIN EASEMENT AND UTILITY AREA, SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6444 AT PAGE 128, OFFICIAL RECORD BOOK 18783 AT PAGE 913, DEED BOOK 1761 AT PAGE 104, DEED BOOK 382 AT PAGES 17 & 19 OF THE DUVAL COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 5/8" IRON REBAR (NO LOG.) FOUND ON THE NORTHERN RIGHT OF WAY OF 11TH STREET, SAID IRON BEING THE SOUTHWESTERN CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6444 AT PAGE 128, OFFICIAL RECORD BOOK 18783 AT PAGE 913, DEED BOOK 1761 AT PAGE 104, DEED BOOK 382 AT PAGES 17 & 19, HAVING FLORIDA EAST STATE PLANE COORDINATES OF NORTHING = 2,182,139.433', AND EASTING = 528,198.7093', THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 83°12'00" EAST A DISTANCE OF 151.04 FEET TO A POINT ON THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 20' ACCESS AND UTILITY EASEMENT, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING FLORIDA EAST STATE PLANE COORDINATES OF NORTHING = 2,182,168.5786', AND EASTING = 528,354.8333', THENCE, FROM THE POINT OF BEGINNING AND LEAVING THE NORTHERN RIGHT OF WAY OF 11TH STREET, NORTH 07°13'00" WEST A DISTANCE OF 81.9 FEET TO A POINT; THENCE, NORTH 83°12'00" EAST A DISTANCE OF 6.64 FEET TO A POINT; THENCE SOUTH 83°12'00" WEST A DISTANCE OF 18.89 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AREA CONTAINING 170 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

TEP ENGINEERING, PLLC
 826 TRYON ROAD
 RALEIGH, NC 27603
 (919) 861-4361
 CDA # 182817

SHEET # 1 OF 3 TEP #: 238896

I HEREBY CERTIFY THAT THE ATTACHED PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWS CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, DATED 7-18-07 BY OF APRIL 2021.

ALAN H. ALLBERT
 LICENSE # 15771
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR

Alan H. Allbert
ALAN H. ALLBERT
 P.E.#. NO. 18721

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY (ALAN H. ALLBERT, P.E.#. 18721) ON APRIL 7, 2021. SURVEY AND/OR REPORT OF THE ENGINEER ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEALED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

VZW SITE #: 610397
VZW SITE NAME:
SILVA MARINA
 469 11TH ST.
 ATLANTIC BEACH, FL 32233
 DUVAL COUNTY
 SEC 17/TOWNSHIP 23/RANGE 25E

FIELD WORK PERFORMED ON: 4/7/21
 PROPOSED TELECOMMUNICATIONS SITE PLAN PREPARED FOR:

verizon
 4700 EXETER COURT, SUITE 100
 BOCA RATON, FL 33433
 (561) 992-3339

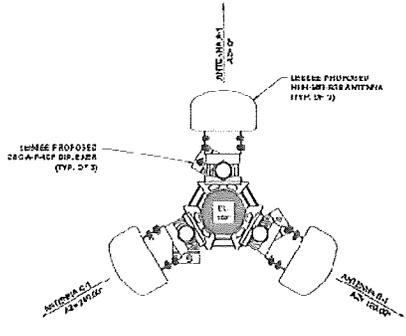
SCALE: 1" = 10'
 DUVAL, MAP SIZE 11.00" X 17.00"

EXHIBIT "C"

TEMPORARY COW PARCEL

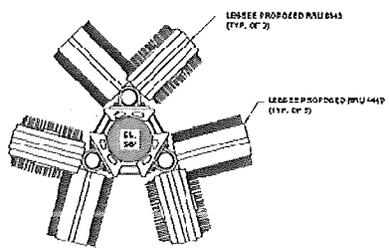
LEGAL DESCRIPTION AND SURVEY

[See attached 2 pages.]

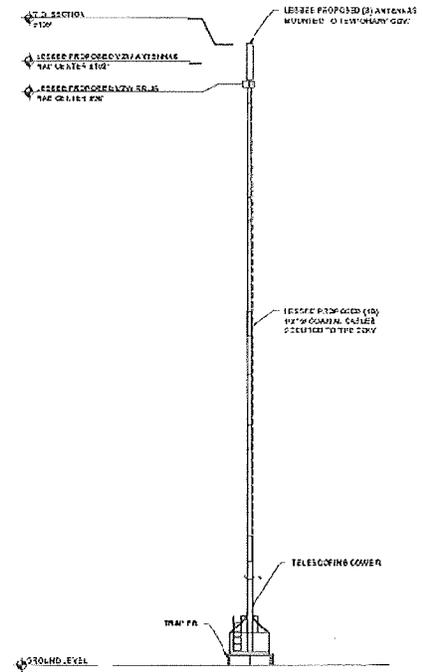


ANTENNA	LESSEE PROPOSED ANTENNA	ARMUTH	RAS	ELVS	WCH	WCH	WCH	CABLE LENGTH	PROPOSED CABLE
A-1	B	C	D	E	F	G	H	I	J
A-1	A	111.251.128	2"	73°	+	+	+		
B-1	B	111.251.128	50"	73°	+	+	+	100'-11 FT	(1) 1/2" Ø COAXIAL CABLE
C-1	C	111.251.128	210"	73°	+	+	+		

PROPOSED ANTENNA MOUNT DETAIL & SCHEDULE
NOT TO SCALE



PROPOSED RRU MOUNT DETAIL
NOT TO SCALE



PROPOSED TOWER ELEVATION
NOT TO SCALE

CBVR

TELECOM DESIGN GROUP

401 N. W. 10th Ave.
Tampa, FL 33601
Tel: 813-251-1000
Fax: 813-251-1001

PROPOSAL

verizon

1711 STARBUCK PARK
TIBURON TERRACE, FL 33517

PROJECT NUMBER: **010387**

SELVA MARINA RELO
401 N. W. 10th Ave
ATLANTIC BEACH, FL 32233

CBVR PROJECT # VZW-141-01

NO.	DESCRIPTION	DATE
1	PROPOSAL REVIEW	07.29.11
2	TELESCOPE COVER	08.04.11
3	TELESCOPE COVER	08.04.11

PROPOSED COVER ELEVATION

LE-2

Certificate Of Completion

Envelope Id: EC87E814958A4A0A83578408CC0CB90B
Subject: Selva Marina/Action Item EID 6207715/Approved to execute 4 Feb 22 (J Guyer)/ED signatory
Source Envelope:
Document Pages: 26 Signatures: 3
Certificate Pages: 5 Initials: 0
AutoNav: Enabled
Envelope Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
Joseph Guyer
Joseph.Guyer@VerizonWireless.com
IP Address: 137.188.108.8

Record Tracking

Status: Original
2/4/2022 9:18:40 AM
Holder: Joseph Guyer
Joseph.Guyer@VerizonWireless.com

Location: DocuSign

Signer Events

Niraj Patel
niraj.patel@verizonwireless.com
Director Network Eng
Security Level: Notarized Signing (Notary: Mark Baesch), Account Authentication (None)

Signature

DocuSigned by:
Niraj Patel
5B9A14056FF74D4

Signature Adoption: Pre-selected Style
Using IP Address: 69.78.100.101

Timestamp

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Viewed: 2/4/2022 12:03:42 PM
Signed: 2/7/2022 10:50:06 AM

Electronic Record and Signature Disclosure:
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Annamarie Littrell
annamarie.littrell@caawireless.com
Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:
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Bonnie Merkt
bmerkt@ginsbergjacobs.com
Security Level: Email, Account Authentication (None)

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Justin Danaahy
justin.danaahy@verizonwireless.com
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Carbon Copy Events

Venetia Caito
venetia.caito@verizonwireless.com
Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Status

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Viewed: 2/4/2022 9:32:59 AM

Witness Events

Notary Events

Notary Name: Mark Baesch
Notary Email: Mark.Baesch2@VerizonWireless.com
Notary Address: 1701 NE 16th Avenue Fort
Lauderdale 33305
Notary Signer: Niraj Patel
Notary Designated By: Joseph Guyer
Security Level: Email, Account Authentication (None)

Signature

Signature

MARK D BAESCH
Notary Public-State of Florida
Commission # GG944320
Commission Expires 4/27/2024

DocuSigned by:
Mark Baesch
47469FF44F364D3

Timestamp

Timestamp

Sent: 2/4/2022 9:25:34 AM
Viewed: 2/7/2022 10:51:04 AM
Signed: 2/7/2022 10:57:01 AM
Freeform Signing

Using IP Address: 69.78.100.101

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Envelope Summary Events

Envelope Sent
Certified Delivered
Signing Complete
Completed

Status

Hashed/Encrypted
Security Checked
Security Checked
Security Checked

Timestamps

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2/7/2022 10:51:04 AM
2/7/2022 10:57:01 AM
2/7/2022 10:57:01 AM

Payment Events

Electronic Record and Signature Disclosure

Status

Timestamps

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: trisha.fatakia@verizonwireless.com

To advise VBG Network Real Estate of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at trisha.fatakia@verizonwireless.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to trisha.fatakia@verizonwireless.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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