



City of San Leandro

Meeting Date: September 28, 2020

Staff Report

File Number: 20-412

Agenda Section: CONSENT CALENDAR

Agenda Number: 8.E.

TO: City Council

FROM: Jeff Kay
City Manager

BY: Jeff Kay
City Manager

FINANCE REVIEW: Susan Hsieh
Finance Director

TITLE: Staff Report for a City of San Leandro City Council Resolution to Approve a Master License Agreement with Verizon Wireless for Small Cell Pole Attachment Installations and Approving and Authorizing the City Manager to Enter Substantively Similar Agreements with Other Providers

SUMMARY AND RECOMMENDATIONS

Small cell antenna installations allow wireless infrastructure and wireless service providers to attach cellular antennas to existing infrastructure, such as City-owned streetlights and similar City-owned utility poles. Staff negotiated a Master License Agreement (MLA) with Verizon Wireless to govern the installation of small cells on City poles in the Public Right-of-Way. Staff recommends the City Council approve a Resolution authorizing the City Manager to execute the Master License Agreement with Verizon Wireless and authorize the City Manager to execute future Master License Agreements under the same substantive terms with other providers.

BACKGROUND

Mobile device usage has grown rapidly in recent years, requiring more bandwidth and placing heavy demand on existing network infrastructure. As a result, mobile service providers are beginning to supplement their current 4G networks with small cellular base stations ("small cells") to increase bandwidth and capacity on their networks. A small cell is similar to a mobile hot spot in that it covers a small area with high-density usage.

These 4G small cells, and the evolution to 5G wireless technology, depend on closely spaced antennas for which streetlights and similar municipal vertical assets are ideal for cost effective installations. Wireless infrastructure companies build and maintain this "neutral" small cell network infrastructure that they in turn can lease through partnership agreements to wireless service providers. Some wireless service providers choose to build, maintain, and operate their own small cell infrastructure.

Analysis

Under existing federal and state law, local municipalities have retained certain authority to regulate wireless telecommunications facilities in the public right-of-way. This includes the authority to charge providers attachment and application fees, to regulate the aesthetic qualities of the facilities and the appropriateness of the size and location of equipment within each neighborhood and allow for site-by-site analysis of permit applications.

On September 26, 2018, the FCC adopted regulations that preempt certain local authority over small cell deployments. The order sets rates municipalities can charge, provides strict “shot clock” limits for processing permit applications, and establishes other restrictions on the ability of municipalities to regulate small cell deployments.

On August 12, 2020 the Ninth Circuit Court of Appeals issued a decision in *City of Portland v. Federal Communications Commission* (Case No. 18-72689) that largely upheld the FCC Order, including the safe harbor rate of \$270/pole/year.

Staff has developed a framework within these regulations. The key terms and conditions of the MLA are as follows:

- The licensee is required to obtain individual Pole Licenses for every pole where small cell facilities are proposed;
- Individual Pole Licenses require the licensee to obtain all applicable and necessary regulatory approvals, including paying for and obtaining a City-issued Encroachment Permit, prior to becoming effective;
- Verizon must remit a \$4,000 Application Processing Payment to the City to cover Staff and Legal costs;
- The standard term is ten years, with multiple renewals available thereafter;
- The term of each Pole License will be from the effective date through the term of the MLA or the earlier termination of the MLA, whichever occurs first;
- The annual License Fee per City-owned pole is \$270 in 2020 (note: under a “Contingent Event,” such as new legislation that modified, enhances, or somehow changes the FCC Order, the MLA provides that the annual fee will increase to \$1,500 per year);
- License Fees in either case will automatically escalate by 3 percent each year;
- Verizon will work in good faith with Staff to ensure coexistence with other City wireless facilities, such as public Wi-Fi and Climatec-installed lighting equipment;
- Verizon will work in good faith with Staff to negotiate a separate agreement for fiber-optics and/or conduit, if Verizon installs them in the future; and
- The MLA imposes aesthetic requirements, design guidelines, and includes a public input process for adjacent properties.

Given that the Agreement is more beneficial in its current form than previous proposals by Verizon, and that the regulatory landscape, particularly following the Ninth Circuit’s decision, greatly impacts the ability of the City to require additional benefits beyond those which have been agreed to, Staff recommends that the City Council approve a Resolution authorizing the City Manager to execute the Master License Agreement. The Resolution would also authorize the City Manager to execute Master License Agreements under the same substantive terms with other

providers (other than Verizon).

Current Agency Policies

- Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation.
- Maintain and enhance San Leandro's infrastructure.

Previous Council Actions

- At the January 7, 2019 City Council meeting, the Council approved a template Master License Agreement and Urgency Ordinance to Amend Encroachment Requirements Relating to Small Cell Wireless Telecommunications Facilities to Become Effective Immediately.
- At the December 3, 2018 City Council meeting, the Council approved an MLA with ExteNet Systems.
- At the September 17, 2018 City Council meeting, the Council discussed the proposed small cell agreements with ExteNet and Mobilitie and voted to send the items back to Facilities and Transportation Committee.

Committee Review and Actions

- At the July 8, 2020 City Council Facilities & Transportation Committee meeting, the Committee suggested that more effort be done to promote competition for small cell agreements and to protect against monopolization of City assets. To that effect, Staff has begun earnest discussions with additional cellular providers and, in addition, enhanced language to ensure a given permit will expire after one year of inactivity as a measure to protect against exploitative or monopolistic behavior.
- At the November 11, 2018 Facilities & Transportation Committee meeting, the Committee moved the Agreements to be considered by the full City Council
- Prior informational presentation by Mobilitie at the March 1, 2017 Facilities and Transportation Committee meeting.

Applicable General Plan Policies

- Policy CSF-4.1 Telecommunications. Collaborate with telecommunication service providers, the business community, and investors to foster access to emerging information and communication technology.

Attachment to Resolution

- Master License Agreement between Verizon Wireless and the City of San Leandro (FINAL)

PREPARED BY: Tony Batalla, Chief Technology Officer, City Manager's Office



City of San Leandro

Meeting Date: September 28, 2020

Resolution - Council

File Number: 20-413 **Agenda Section:** CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Jeff Kay
City Manager

BY: Jeff Kay
City Manager

FINANCE REVIEW: Susan Hsieh
Finance Director

TITLE: RESOLUTION of the City of San Leandro City Council to Approve a Master License Agreement with Verizon Wireless for Small Cell Pole Attachment Installations and Approving and Authorizing the City Manager to Enter Substantively Similar Agreements with Other Providers

WHEREAS, the City of San Leandro owns streetlight poles, traffic signal poles, safety poles, and other poles (each, a "City Pole") within the public right-of-way; and

WHEREAS, Verizon Wireless, a wireless service provider requested permission to deploy new small-cell facilities on City Poles that will enhance private wireless service throughout the community; and

WHEREAS, under existing federal and state law, the City is not precluded from negotiating agreements to regulate private wireless telecommunications facilities in the public right-of-way; and

WHEREAS, approving a Master License Agreement for Small Cell Pole Attachment Installations ("MLA") would allow the City to exert its authority over these facilities, including the authority to regulate the aesthetic qualities of the facilities and the appropriateness of the equipment within each neighborhood; and

WHEREAS, the proposed MLA with Verizon Wireless maintains uniform terms and conditions applicable to wireless facilities installed on City-owned poles; and

WHEREAS, the proposed MLA would not directly grant any rights to use City Poles, but rather establishes the procedures, terms and conditions under which licensee can obtain Pole Licenses according to the City's Encroachment Permit process; and

WHEREAS, the City negotiated the terms of the proposed MLA with Verizon Wireless;
and

WHEREAS, the proposed MLA contains administrative and annual license fees, in addition to performance guarantees and penalties for violations; and

WHEREAS, the City desires to make the terms of the MLA available to other eligible providers.

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

1. That the MLA with Verizon Wireless is approved by the City Council.
2. That the City Manager is authorized to execute the MLA with Verizon Wireless, or any other eligible providers, in substantially the same form as attached hereto; to make any revisions, amendments, corrections and modifications to the MLA subject to the approval of the City Attorney, as deemed necessary to carry out the intent of this Resolution and which do not materially alter or increase the City's obligations thereunder.
3. That the collection of all fees prescribed by the MLA with Verizon Wireless or any other providers is approved, and said fee payments shall be directed to a General Revenue account to be established by the Finance Director; and
4. That the City Manager is authorized to delegate the processing and execution of individual Pole Licenses in substantially the same form as attached hereto to the Engineering and Transportation Director or designee.

Attachment(s) to Resolution

- Master License Agreement (MLA) Between the City of San Leandro and Verizon Wireless for Small Cell Pole Attachment Installations

3581157.1



CITY OF SAN LEANDRO

**MASTER LICENSE AGREEMENT FOR
SMALL CELL POLE ATTACHMENT INSTALLATION**

between

THE CITY OF SAN LEANDRO

and

GTE Mobilnet of California Limited Partnership d/b/a Verizon Wireless

For City of San Leandro in San Leandro, California

Effective as of _____, 20__

Active/51855888.1

TABLE OF CONTENTS [To be updated once MLA becomes final]

Page

1	PURPOSE, DEFINITIONS, AND BASIC LICENSE INFORMATION.....	2
1.1	Purpose	2
1.1.1	Master License	2
1.1.2	Pole Licenses	2
1.1.3	Non-City Poles	2
1.2	Basic License Information	2
1.3	Definitions	2
2	SCOPE OF LICENSE.....	5
2.1	License Areas	5
2.1.1	Issuance of Pole Licenses	5
2.1.2	No Competing Licenses	5
2.1.3	Limitation on Scope.....	5
2.1.4	Limitation on Nonstandard City Poles.....	5
2.1.5	Exclusions	6
2.2	No Property Interest in License Area or City Poles.....	6
2.2.1	Limited Interest.....	6
2.2.2	Limited Rights.....	6
2.2.3	No Impediment to Municipal Use.....	6
2.3	Signs and Advertising	6
2.4	Light and Air.....	7
2.5	As-Is Condition of the License Area	7
2.5.1	As-Is Condition	7
2.5.2	Licensee Due Diligence.....	7
2.5.3	No City Representations or Warranties.....	7
2.5.4	Disclosure	7
3	TERM.....	7
3.1	Term of Master License and Pole Licenses.....	7
3.1.1	Term.....	7
3.1.2	Minimum Term	8
3.1.3	Deadline to Apply for Pole Licenses	8
4	LICENSE FEES; ADDITIONAL FEES; AND OTHER CHARGES	8

4.1	Commencement Date	8
4.1.1	Definition	8
4.1.2	Acknowledgment Letter	8
4.1.3	City Demand for Acknowledgment Letter	8
4.1.4	Correct Commencement Date	8
4.1.5	Countersigned Acknowledgment Letter	9
4.2	License Fees.....	9
4.2.1	License Fee Schedule	9
4.2.2	Amount of License Fee; Proration.....	9
4.2.3	Due Dates.....	9
4.2.4	Discount for Integrated Poles.....	9
4.3	Adjustments in License Fee	9
4.4	Late Charge	10
4.5	Default Interest.....	10
4.6	Master License Application Processing Payments	10
4.6.1	Initial Payment.....	10
4.6.2	Subsequent Payments	10
4.6.3	Early Termination	10
4.6.4	Refunding of Excess Amounts.....	10
4.7	Pole License Administrative Processing Payments	10
4.7.1	Initial Payment.....	11
4.7.2	Account	11
4.7.3	Subsequent Payments.....	11
4.7.4	Early Termination.....	11
4.7.5	Refunding of Excess Amounts	11
4.8	Additional Fees	11
4.8.1	Defined	11
4.8.2	Exclusions	11
4.9	Manner of Payment.....	12
4.10	Reasonableness of Liquidated Charges and Fees	12
5	USE RESTRICTIONS.....	12
5.1	Permitted Use	12
5.1.1	12
5.1.2	12
5.2	Prohibition on "Macro Cell" Uses	12

	5.3	No Illegal Uses or Nuisances	13
6		POLE LICENSE APPROVALS	13
	6.1	City Approval Required	13
		6.1.1 City Rights Superior	13
		6.1.2 Changes in Application	13
		6.1.3 Consultation with Community Development	14
	6.2	Regulatory Approval Required	13
	6.3	Initial and Annual Master Plans Required	14
	6.4	Design Guidelines	14
	6.5	Pole License Application	15
	6.6	Pole License Application Review Process	15
	6.7	Administrative Payments	15
	6.8	Pole License Approval	16
	6.9	Right to Disapprove	16
	6.10	Federal and State Regulations Inapplicable	16
7		INSTALLATION OF EQUIPMENT	16
	7.1	Approved Plans and Specifications	16
		7.1.1 Strict Compliance Required	16
		7.1.2 Identification and Other Signage	17
		7.1.3 Required Changes	17
		7.1.4 Corrections	17
	7.2	Installation	17
	7.3	Notice Required Prior to Installation	17
	7.4	Cost of Labor and Materials	18
	7.5	No Alteration of City's Existing Equipment or Infrastructure	18
	7.6	Standard of Work	18
	7.7	Licensee's Contractors	18
	7.8	Project Manager	18
	7.9	Coordination of Work	18
	7.10	Fiber-Optic Cables, Conduits, and Pull Boxes	19
8		ALTERATIONS	19
	8.1	Licensee's Alterations	19
	8.2	Title to Improvements and Removal of Licensee's Equipment	19
9		CITY WORK ON POLES OR LICENSE AREA	20
	9.1	Repairs, Maintenance, and Alterations	20

9.2	Notice to Licensee.....	20
9.3	Licensee's On-Call Representative	20
9.4	Emergencies	20
10	LICENSEE'S MAINTENANCE AND REPAIR OBLIGATIONS.....	21
10.1	Damage to City Property	21
10.2	Alterations to City Property.....	21
10.3	No Right to Repair City Property	21
10.4	Notice of Damage to City Property	21
10.5	Licensee's Equipment	21
	10.5.1 Maintenance and Repair.....	21
	10.5.2 City Approval	21
	10.5.3 Graffiti.....	22
10.6	Inspections.....	22
11	LIENS	22
12	UTILITIES; TAXES AND ASSESSMENTS	22
12.1	Utilities	22
12.2	Taxes and Assessments	23
	12.2.1 Possessory Interest Taxes.....	23
	12.2.2 Licensee's Obligation if Assessed.....	23
	12.2.3 Taxes on Equipment.....	23
	12.2.4 Use of City Electricity	23
13	COMPLIANCE WITH LAWS	23
13.1	Current and Future Laws.....	23
13.2	Personnel Safety Training	24
	13.2.1 CPUC Certification.....	24
	13.2.2 Licensee's Indemnity	24
	13.2.3 City's Indemnity	24
13.3	Compliance with CPUC General Order 95	24
13.4	Compliance with Electric Codes	24
13.5	City's Exercise of its Proprietary Interests	25
13.6	Regulatory Approvals.....	25
13.7	Radiofrequency Radiation and Electromagnetic Fields.....	25
13.8	Compliance with City's Risk Management Requirements	25
14	DAMAGE OR DESTRUCTION	26
14.1	City's Election.....	26

	14.1.1 Election to Repair or Replace Damage	26
	14.1.2 Election to Remove Damaged City Pole	26
	14.1.3 Election to Remove Equipment from Damaged License Area	26
	14.1.4 Licensee's Rights after Termination	26
	14.2 No Statutory Rights for Damaged City Pole.....	26
15	EMINENT DOMAIN	26
	15.1 Eminent Domain.....	26
	15.1.1 Termination.....	27
	15.1.2 Award	27
	15.1.3 No Statutory Right to Terminate.....	27
	15.2 Temporary Takings	27
16	ASSIGNMENT	27
	16.1 Restriction on Assignment.....	27
	16.2 Notice of Proposed Assignment	27
	16.3 City Response.....	27
	16.3.1 Timing.....	27
	16.3.2 Effect of Default	28
	16.4 Effect of Assignment	28
	16.5 Assumption by Transferee.....	28
	16.6 Permitted Assignment	28
	16.6.1 Defined	28
	16.6.2 Conditions.....	29
	16.7 Licensee's Third Party Carrier Customers	29
17	DEFAULT	29
	17.1 Events of Default by Licensee	29
	17.1.1 Nonpayment of Fees	29
	17.1.2 Lapsed Regulatory Approvals	29
	17.1.3 Prohibited Assignment	29
	17.1.4 Interference with City.....	29
	17.1.5 Failure to Maintain Insurance	28
	17.1.6 Failure to Cure	29
	17.1.7 Other Terms.....	29
	17.1.8 Abandonment.....	30
	17.1.9 Insolvency	30
	17.2 City's Remedies	30

	17.2.1 Continuation of License	30
	17.2.2 Termination of Pole License	30
	17.2.3 Termination of Master License.....	30
	17.2.4 Default Fees	30
	17.3 Licensee's Remedy for City Defaults.....	31
	17.4 Cumulative Rights and Remedies	31
18	LICENSEE'S INDEMNITY	31
	18.1 Scope of licensee's Indemnity	31
	18.2 Indemnification Obligations	31
19	INSURANCE	32
	19.1 Licensee's Insurance.....	32
	19.1.1 Coverage Amounts.....	32
	19.1.2 Required Endorsements.....	32
	19.1.3 Notice of Cancellation	32
	19.1.4 Claims-Made Policies.....	32
	19.1.5 General Aggregate Limit	33
	19.1.6 Certificates	33
	19.1.7 Insurance Does Not Limit Indemnity	33
	19.1.8 Right to Terminate.....	33
	19.1.9 Ratings.....	33
	19.1.10 Effective Dates	33
	19.1.11 Self-Insurance Alternative	33
	19.1.12 Excessive / Umbrella Insurance	33
	19.2 Insurance of Licensee's Property	33
	19.3 City's Insurance.....	34
	19.4 Waiver of Subrogation.....	34
	19.5 Contractors' Insurance, and City Business Licenses	34
	19.6 Submittal of Proof of Insurance Coverage	34
20	LIMITATION OF CITY'S LIABILITY	34
	20.1 General Limitation on City's Liability	34
	20.2 Consequential Damages	34
	20.3 No Relocation Assistance.....	35
	20.4 Non-Liability of City Officials, Employees, and Agents.....	35
	20.5 Scope of Waivers	35
21	CITY ACCESS TO LICENSE AREA	35

21.1	City's Right of Access.....	35
21.2	Emergency Access.....	35
21.3	No Liability for Emergency Access	36
22	REQUIRED RECORDS	36
22.1	Records of Account.....	36
22.2	Estoppel Certificates	36
22.3	Regulatory and Bankruptcy Records	36
	22.3.1 Copies for City Records.....	36
	22.3.2 Production of Documents.....	37
23	RULES AND REGULATIONS.....	37
24	SECURITY DEPOSIT	37
24.1	Application of Security Deposit.....	37
24.2	Further Deposits.....	38
25	SURRENDER OF LICENSE AREA	38
25.1	Surrender	38
	25.1.1 Obligations Upon Surrender	38
	25.1.2 Equipment Abandoned After Termination	38
25.2	Holding Over	38
	25.2.1 With Consent	38
	25.2.2 Without Consent	38
26	HAZARDOUS MATERIALS	38
26.1	Hazardous Materials in License Area	38
26.2	Licensee's Environmental Indemnity	39
27	SPECIAL PROVISIONS	39
27.1	Early Termination by Either Party	39
27.2	Licensee's Termination Rights	40
	27.2.1 No-Fault Termination of Master License	40
	27.2.2 Pole License Termination	40
	27.2.3 Master License Termination.....	40
	27.2.4 Interference Caused by City Work	40
27.3	City's Termination Rights	40
	27.3.1 Absolute Right to Terminate Pole Licenses	40
	27.3.2 Removal of Equipment.....	40
	27.3.3 City Pole Removal	41
	27.3.4 Replacement, Relocation, or Upgrading of City Poles.....	41

	27.3.5 Future Use of Existing City Conduit	41
27.4	Licensee’s Rights after Termination	41
27.5	Special Remedies for Interference with Operations	42
	27.5.1 Licensee’s Obligation Not to Cause Interference	42
	27.5.2 Impairment Caused by Change in City Use	42
	27.5.3 Impairment Caused by City Access	43
28	GENERAL PROVISIONS	43
28.1	Formal Notices.....	43
	28.1.1 Writings Required.....	43
	28.1.2 Manner of Delivery	43
	28.1.3 Effective Date of Notices	43
28.2	Living Wage Ordinance.....	43
28.3	No Implied Waiver.....	44
28.4	Amendments.....	44
28.5	Interpretation of Licenses.....	44
	28.5.1 General	44
	28.5.2 Multi-party Licensee	44
	28.5.3 Captions	44
	28.5.4 Time for Performance.....	44
	28.5.5 City Actions	44
	28.5.6 Words of Inclusion.....	44
	28.5.7 Laws.....	45
28.6	Successors and Assigns	45
28.7	Brokers	45
28.8	Severability	45
28.9	Governing Law and Venue.....	45
28.10	Entire Agreement	45
28.11	Time of Essence	46
28.12	Survival.....	46
28.13	Recording	46
28.14	Counterparts	46
28.15	Cooperative Drafting	46
28.16	Authority to Approve Agreement	46
28.17	Conflict of Interest	46
28.18	Included Exhibits and Schedules	46

EXHIBIT A	Form of Pole License Agreement
EXHIBIT A-1	Pole Locations/License Area
EXHIBIT A-2	Licensee's Plans and Specifications
SCHEDULE A-3	Licensee Fee and Default Fee Schedule
EXHIBIT A-4	City Installation Guidelines
EXHIBIT B	Design Guidelines

BASIC LICENSE INFORMATION	
[To be updated once MLA becomes final]	
City:	City of San Leandro, a California charter city
Licensee:	Company
Term (§ 3.1.1):	Ten (10) years, beginning on the Effective Date, with subsequent renewal terms thereafter.
Effective Date:	The first day of the month after the date the parties have fully executed this Master License.
Master License Expiration Date:	The day before the 10th anniversary of the Effective Date.
Pole License term and effective dates ():	For each Pole License, the effective date shall be the first day of the month after the date the parties have fully executed it.
Pole License application deadline (§ 3.1.3):	Licensee may submit Pole License applications at any time during the Term.
License Fee Commencement Date (§ 4.1):	For each Pole License, the earlier of: (a) the first anniversary of the effective date of the Pole License; and (b) the first day of the month after the date on which Licensee has obtained all Regulatory Approvals. The City will confirm the Commencement Date for each Pole License in the countersigned Acknowledgment Letter.
License Fee rate (§ 4.2.1):	As of the License Fee Commencement Date, Licensee will be obligated to pay City an annual License Fee at a rate based on the number of City Poles licensed under each Pole License. City will provide the License Fee schedule for each Pole License with the signed Acknowledgment Letter, and the schedule will be deemed to be attached to the Pole License as Exhibit A-3.
Integrated Pole License Fee discount (§ 4.2.4):	20% discount to the License Fee rate per City Pole upgraded to an Integrated Pole over the remaining term of each applicable Pole License.
License Fee Adjustment Dates (§ 4.3):	License Fee rates will escalate by three percent (3%) on January 1 of each year of the Term.
Master License Application Processing Payments (§ 4.6):	\$4,000, to be delivered with Licensee's partially executed counterpart of this Master License. The payment, and any additional

Commented [BT1]: VZW to fill

Formatted: Highlight

Formatted: Highlight

	amounts required, will be used for City's ordinary processing and administrative costs related to the Master License application as deposited in a Customer Number account established by the City's Finance Department.
Pole License Administrative Payments (§ 4.7):	\$1,865 per Standard City Pole, to be delivered with Licensee's application for each Pole License. This includes a \$65 non-refundable application fee, and a \$1,800 deposit. This initial payment, and any necessary replenishment(s) thereof, will be used to cover the City's actual and reasonable costs to review and administer the application process upon delivery of each Pole License application. City will identify the amount of the deposit for Nonstandard City Poles after receiving any Pole License application requesting their use. Funds will be deposited in a Customer Number account established by the City's Finance Department.
Permitted Use (§ 5.1):	Installation, operation, maintenance of, and access to, Equipment on the License Area specified in each Pole License and no other location. Use of the License Area for any other purpose without City's prior consent is prohibited.
Equipment installation (Art. 7):	All Equipment to be installed on the License Area is subject to City's final approval through the applicable Pole License. Licensee shall install Equipment at its sole cost only at the Pole Location specified in each Pole License.
Utilities (§ 12.1):	Licensee shall be solely responsible for obtaining and maintaining electric service for the Equipment, including, but not limited to, making payments to electric utilities and installation of separate electric meters, if necessary.
Pre-Construction Emissions Report (§ 13.7):	As a condition to issuance of any Pole License, Licensee must provide City a copy of the Pre-Construction Emissions Report submitted for Licensee's Encroachment
Default Fee schedule (§ 17.2.4):	Exhibit A-3 to each Pole License.
Security Deposit (Art. 24):	Cash deposit, letter of credit, or surety bond in the amount of \$50,000, to be delivered with Licensee's Acknowledgment Letter for the first Pole License application issued under this Master License. Licensee shall provide additional security in the amount of \$25,000 upon delivery of its Acknowledgment Letter application for its tenth (10th) Pole License.

Formatted: Highlight

Formatted: Highlight

With a copy to:	Meyers Nave 555 12th Street, Suite 1500 Oakland, CA 94607 Attn: Richard Pio Roda, Esq. Re: Master License - Company
Project manager and day-to-day contact for City:	TBD
Emergency contact for City (§ 9.4):	During Business Hours: Public Works Department Telephone No.: 510-577-3440 Off-Hours Police Dispatch Telephone No.: 510-577-2740
Instructions for payments due to City:	Checks should be made payable to "City of San Leandro" and delivered to: City of San Leandro Finance Department 835 East 14th Street San Leandro, CA 94577 Attn: Finance Director Re: Master License - Company Wire transfers should be directed as follows: Routing Number: 121000248 Account Number: 4121676340
Notice address of Licensee (§ 28.1):	GTE Mobilnet of California Limited Partnership d/b/a Verizon Wireless 180 Washington Valley Road Bedminster, New Jersey 07921 Attention: Network Real Estate
Project manager for Licensee ():	On File with City
On-call and emergency contact for Licensee (§§ 9.3, 9.4):	Network Operations Center ("NOC") (800) 264-6620

Commented [2]: To be added.

Formatted: Highlight

Formatted: Highlight

NOTICE TO LICENSE APPLICANTS: The City's acceptance of the application payment(s) will not obligate the City to enter into any Master License if the City in its sole discretion determines that disapproval is warranted consistent with the terms of this Master License. If the City disapproves any Master License, it will notify the applicant by a letter specifying the reasons for disapproval. Disapproval will not disqualify the applicant from re-applying.

[Page intentionally left blank.]

**MASTER LICENSE AGREEMENT FOR
SMALL CELL POLE ATTACHMENT INSTALLATION**

This **MASTER LICENSE AGREEMENT FOR SMALL CELL POLE ATTACHMENT INSTALLATION** (“**Master License**”), effective as of _____, 20___, is made by and between the **CITY OF SAN LEANDRO**, a California charter city (the “**City**”) and GTE Mobilnet of California Limited Partnership d/b/a Verizon Wireless (“**Licensee**”).

BACKGROUND

A. The City owns and operates approximately 4,730 street light poles and other traffic control and safety poles (each, a “**City Pole**”) in San Leandro, California, many of which are suitable sites for installing equipment to enhance wireless telecommunications services in San Leandro. The City purchases electricity to power each street light from Pacific Gas & Electric Company (PG&E). Certain street lights are powered from PG&E’s unmetered electrical grid, while others are attached in series to various electrical meters. The City can provide Licensee information on how individual streets lights are powered upon request.

B. Licensee has requested to use City Poles to install, maintain, access, and operate communications facilities as specified in this Master License.

C. This Master License Agreement is intended to manage the license of existing City Poles for installation of outdoor distributed antenna systems, including small cells or microcells to be installed and operated by wireless telecommunications carriers using licensed and unlicensed spectrum and third-party hosts certificated by the California Public Utilities Commission. The City reserves the right to evaluate usage of unlicensed spectrum (e.g. 5 Ghz) and to assess coexistence with its Public Wi-Fi equipment. Licensee agrees to work with City to ensure such coexistence is achieved. The Master License has been approved by the following City actions, all of which are now final and binding:

1. The City Council concluded that City approval of the Master License and Pole License would not commit the City to authorize use of specific City Poles. Therefore, the City actions described in Paragraph C.2 did not fall with the definition of a “project” under the California Environmental Quality Act (CEQA) Guidelines section 15378.

2. The City Council adopted Resolution No. ___ authorizing its City Manager or his or her designee to enter into this Master License with and to issue Pole Licenses to wireless telecommunications carriers in a manner consistent with all required approvals on ____.

D. Licensee has the authority under applicable Laws to install and maintain communications facilities in the public right-of-way to provide wireless telecommunications services.

NOW THEREFORE, IN RECOGNITION OF MUTUAL CONSIDERATION, THE ABOVE PARTIES AGREE TO THE FOLLOWING:

Commented [3]: To be added by City.

AGREEMENT

1 PURPOSE, DEFINITIONS, AND BASIC LICENSE INFORMATION

1.1 Purpose.

1.1.1 Master License. This Master License: (i) establishes the legal relationship and framework under which Licensee may apply to the City for and obtain a revocable, nonpossessory license to use the License Area identified in Pole Licenses issued under this Master License for the Permitted Use which may only be revoked consistent with the terms of this Master License; (ii) governs the fees, charges, procedures, requirements, terms, and conditions by which the City will issue Pole License(s) to Licensee; and (iii) authorizes Licensee to engage in the Permitted Use only after Pole Licenses are issued under this Master License.

1.1.2 Pole Licenses. Pole Licenses that the City issues under this Master License will: (i) authorize Licensee to engage in the Permitted Use; (ii) specify approved Pole Locations, any site constraints, and any additional installation, operation, access, and maintenance requirements specific to those Pole Locations; (iii) grant a license, but not a leasehold interest, to Licensee only as a part of and subject to the terms and conditions of this Master License and which may only be revoked consistent with the terms of this Master License; and (iv) not amend any term or condition of this Master License.

1.1.3 Non-City Poles. The parties agree that Licensee may seek to install Equipment on poles owned by any other public or private party, or as otherwise permitted by Laws, as long as Licensee obtains all necessary permits for such installation, including, without limitation, a City-issued Encroachment Permit.

1.2 Basic License Information.

The Basic License Information in the preceding pages is intended to provide a summary of certain provisions relating to the licenses that the City will grant to Licensee in accordance with this Master License and is for the parties' reference only. If any information in the Basic License Information conflicts with any more specific provision of this Master License or any Pole License issued under it, the more specific provision will control.

1.3 Definitions.

Capitalized and other defined terms used in this Master License and all exhibits have the meanings given to them in this Section or in the text where indicated below, subject to the rules of interpretation set forth in **Section 28.5** (Interpretation of Licenses).

~~“Acknowledgment Letter” is defined in **Subsection 4.1.2.**~~

“Additional Fees” is defined in **Subsection 4.8.1.**

“Adjustment Date” is defined in **Section 4.3.**

“Administrative Payments” is defined in **Section 4.7.**

“Affiliate” means (i) any entity in which the Licensee directly or indirectly holds a majority equity or similar interest; or (ii) any entity directly or indirectly under common control with the Licensee; or (iii) any entity which acquires all or substantially all of Licensee's assets in the market defined by the FCC in which a particular City Pole is located by reason of a merger, acquisition or other business reorganization.

“Agents” when used with respect to either party includes the agents, employees, officers, contractors, subcontractors, and representatives of that party in relation to this Master License and the License Area.

“**Approved Plans**” is defined in Subsection 7.1.1.

“**Assignee**” is defined in Section 16.2.

“**Assignment**” means any of the following: (a) a merger, acquisition, or other transfer of a controlling interest in Licensee, voluntarily or by operation of Law; (b) Licensee’s sale, assignment, encumbrance, pledge, or other transfer of any part of its interest in or rights with respect to the License Area; and (c) any action by Licensee to permit any portion of the License Area to be occupied by anyone other than itself, including a sublicensee..

“**Assignment Response Period**” is defined in Subsection 16.3.1.

“**Basic License Information**” means the summary attached in chart form immediately preceding the text of this Master License.

“**Bonus Rent**” is defined in Section 16.3.1.

“**Broker**” is defined in Section 28.7.

“**Business Day**” is defined in Subsection 28.5.4.

“**CERCLA**” means the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §§ 9601 et seq.), also commonly known as the “Superfund” law.

“**City**” is defined in the preamble.

“**City Pole**” is defined in Recital A.

“**Claim**” is defined in Section 18.1.

“**Commencement Date**” is defined in Subsection 4.1.1.

“**Common Control**” means two entities that are both controlled by the same third entity.

“**Control**” means: (a) as to a corporation, the ownership of stock having the right to exercise more than 50% of the total combined voting power of all classes of stock of the controlled corporation, issued and outstanding; and (b) as to partnerships and other forms of business associations, ownership of more than 50% of the beneficial interest and voting control of such association.

“**CPUC**” is defined in Subsection 13.2.1.

“**Default Fee**” is defined in Subsection 17.2.4.

“**Effective Date**” means the effective date of this Master License as specified in the Basic License Information.

“**EMFs**” is defined in Section 13.7.

“Pre-Construction **Emissions Report**” is defined in Section 13.7.

“**Encroachment**” is defined in Section 6.2.

“**Environmental Laws**” means any Law relating to industrial hygiene, environmental conditions, or Hazardous Materials.

“**Equipment**” means antennas and any associated utility or equipment box, and battery backup, transmitters, receivers, radios, amplifiers, ancillary fiber-optic cables and wiring, and ancillary equipment for the transmission and reception of radio communication signals for voice and other data transmission, including the means and devices used to attach, mount or install other Equipment to or adjacent to a licensed pole in the public right of way, peripherals, and ancillary equipment and installations, including wiring, cabling, power feeds, and any approved signage attached to Equipment.

“**Expiration Date**” means the last day of the Term of this Master License and any Pole Licenses issued under it as specified in the Basic License Information.

“**FCC**” is defined in Section 7.1.2.

“**Hazardous Material**” means any material that, because of its quantity, concentration, or physical or chemical characteristics, is at any time now or hereafter deemed by any Regulatory Agency to pose a present or potential hazard to human health, welfare, or safety or to the environment. Hazardous Material includes any material or substance defined as a “hazardous substance,” or “pollutant” or “contaminant” in CERCLA or section 25316 of the California Health & Safety Code; and any “hazardous waste” listed in section 25140 of the California Health & Safety Code; and petroleum, including crude oil or any fraction thereof, natural gas, or natural gas liquids.

“**Indemnified Parties**” means the City, its Agents, its Invitees, and their respective heirs, legal representatives, successors, and assigns.

“**Indemnify**” means to indemnify, defend (with counsel reasonably acceptable to an Indemnified Party), and hold harmless.

“**Integrated Pole**” means a Pole designed to house street lighting and wireless communications equipment intended to provide efficient lighting and wireless communications signals in an integrated, aesthetically coherent structure. An Integrated Pole shall function as street lighting even if Equipment is not connected or is removed from the Integrated Pole, and said Integrated Pole shall be aesthetically compatible with street lights within the immediate vicinity.

“**Investigate and Remediate**” means the undertaking of any activities to determine the nature and extent of Hazardous Material that may be located in, on, under, or about the License Area or that has been, is being, or is in danger of being Released into the environment, and to clean up, remove, contain, treat, stabilize, monitor, or otherwise control such Hazardous Material.

“**Invitees**” when used with respect to either party includes the clients, customers, invitees, guests, tenants, subtenants, licensees, authorized assignees, and authorized sublicensees of that party in relation to the License Area.

“**Laws**” means all present and future statutes, ordinances, codes, orders, regulations, and implementing requirements and restrictions of federal, state, county, and municipal authorities, whether foreseen or unforeseen, ordinary as well as extraordinary, as adopted or as amended at the time in question.

“**License Area**” means, individually and collectively for all licensed City Poles, the portion of the City Poles approved for installation of Equipment, including pole tops, conduits housing the circuits delivering power to the City Poles and street light pull boxes and other City Property necessary for access.

“**License Fee**” is defined in Subsection 4.2.1. “**License Year**” is defined in Subsection 4.1.1. “**Licensee**” is defined in the preamble.

“**Master License**” is defined in the preamble, and where appropriate in the context, includes all Pole Licenses issued under it.

“**NESC**” is defined in Section 13.4.

“**Nonstandard City Pole**” means a City Pole other than a Standard City Pole, including historic, decorative, or concrete City Poles, traffic signal poles, or intersection traffic control and safety poles.

“**Notice of Proposed Assignment**” is defined in Section 16.2.

“**Permitted Assignment**” is defined in **Subsection 16.6.1**.

“**Permitted Use**” means Licensee’s installation, operation, access to, maintenance, modification, and addition of Equipment for the transmission and reception of wireless, cellular telephone, and data and related communications equipment on License Areas.

“**Pole**” means a street light pole or other utility pole in San Leandro (excluding traffic signal poles), whether owned and operated by the City or another entity.

“**Pole License**” means the document in the form of **Exhibit A** that, when fully executed, incorporates the provisions of this Master License and authorizes Licensee to install, operate, and maintain Equipment for the Permitted Use on City Poles identified in the Pole License.

“**Pole Location**” means the geographic information identifying each City Pole on which Licensee is authorized to install, operate and maintain Equipment under Pole Licenses. Pole Locations will be identified in **Exhibit A-1** to each Pole License.

“**Property**” means any interest in real or personal property, including land, air, and water areas, leasehold interests, possessory interests, easements, franchises, and other appurtenances, public rights-of-way, physical works of improvements such as buildings, structures, poles, infrastructure, utility, and other facilities, and alterations, installations, fixtures, furnishings, and additions to existing real property, personal property, and improvements.

“**Regulatory Agency**” means the local, regional, state, or federal body with jurisdiction and responsibility for issuing Regulatory Approvals in accordance with applicable Laws.

“**Regulatory Approvals**” means licenses, permits, and other approvals necessary for Licensee to install, operate, and maintain Equipment on the License Area, including any applicable permits relating to wireless facilities or encroachments.

“**Release**” when used with respect to Hazardous Material includes any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing on, under, or about the License Area, other City Property, or the environment.

“**RFs**” is defined in **Section 13.7**.

“**Security Deposit**” is defined in **Section 24.1**.

“**Standard City Pole**” means a standard steel tapered City street light pole installed in the city right-of-way. Standard City Poles conform to then-applicable City standards, as may be amended from time to time. Said standards include San Leandro Standard Drawings 500A, 500B, 500C, and 500D.

“**Subsidiary**” means an entity controlled by Licensee.

“**Term**” is defined in **Subsection 3.1.1**.

2 SCOPE OF LICENSE

2.1 License Areas.

2.1.1 Issuance of Pole Licenses. Subject to the terms, covenants, and conditions set forth in this Master License, the City will issue to Licensee one or more Pole Licenses, each of which will be effective as of the first day of the month after the date on which both parties have executed it. Each Pole License will grant Licensee a contractual license to use the License Area specified in the Pole License.

2.1.2 No Competing Licenses. The City will not license to any third party any City Pole that is licensed to Licensee under a Pole License.

2.1.3 Limitation on Scope. This Master License applies only to City Poles identified in final, fully executed Pole Licenses. This Master License does not authorize the Permitted Use on any other City Property except the License Areas specified in the Pole Licenses.

2.1.4 Limitation on Nonstandard City Poles. Licensee acknowledges that: (i) any Pole License application that requests installation of Equipment on a Nonstandard City Pole imposes a greater administrative burden on the City in the Pole License application review and approval process; and (ii) for any other Nonstandard City Pole that is historic or decorative, the City has the ~~right the~~ absolute right in its sole discretion to deny for any reason an application for a Pole License solely on aesthetic grounds to the extent permitted by Laws.

2.1.5 Exclusions. Licensee acknowledges that the City will not license any of the following to Licensee for any purpose: (i) Nonstandard City Poles that are concrete; (ii) electrical wires servicing City Poles; and (iii) a City Pole that the City has already licensed to a third party which cannot, in the sole determination of the City, support collocation of additional equipment or meet City's Design Guidelines included in Exhibit B, however all instances of collocation requires agreement from existing third party Licensees. Notwithstanding the preceding sentence, City may approve, in its sole discretion, a Pole License that allows the replacement of a concrete Nonstandard City Pole with a Standard City Pole or Integrated Pole at Licensee's sole cost and expense, subject to the City's prior approval of plans, specifications, cost estimates, materials, and acceptance of completed improvements.

2.1.6 Consideration of Alternative Location. For any Pole License application, Licensee, upon request of City, agrees to use good faith efforts to consider at least one (1) alternative location that can accomplish Licensee's technical requirements for that proposed Pole License.

2.2 No Property Interest in License Area or City Poles.

2.2.1 Limited Interest. Licensee acknowledges and agrees that neither this Master License nor any Pole License issued under it creates a lease, possessory interest, easement, franchise, or any other real property interest in any part of the License Area. Licensee further acknowledges and agrees that in the absence of a fully executed Pole License, Licensee does not have the right to use any City Pole for any purpose.

2.2.2 Limited Rights. Pole Licenses that the City issues under this Master License grant to Licensee only a nonpossessory, revocable license to enter onto and use the License Area for the Permitted Use subject to the terms, conditions, and processes contained herein, which means that:

- (a)** the City retains possession and control of all License Areas and City Poles for City operations, which will at all times be superior to Licensee's interest;
- (b)** the City may terminate a Pole License in whole or in part at any time, but only in accordance with this Master License;
- (c)** except as specifically provided otherwise in this Master License, this Master License does not limit, restrict, or prohibit the City from entering into

agreements with third parties regarding the use of other City facilities, including City Poles or other City Property in the vicinity of any License Area;

(d) neither this Master License nor any Pole License creates a partnership or joint venture between the City and Licensee; and

(e) Licensee has no ownership or property right in any Pole whatsoever.

2.2.3 No Impediment to Municipal Use. Except as limited in this Master License, neither this Master License nor any Pole License limits, alters, or waives the City's right to use any part of the License Area as infrastructure established and maintained for the benefit of the City, and for such purpose, City may require Licensee to relocate its equipment and facilities at Licensee's sole expense pursuant to Section 27.3.4 of this Master License.

2.3 Signs and Advertising.

Licensee agrees that its rights under Pole Licenses do not authorize Licensee to erect or maintain, or permit to be erected or maintained by anyone under Licensee's control, any signs (except as provided in **Section 7.1.2** (Identification of Licensee's Equipment)), notices, graphics, or advertising of any kind on any part of the License Area.

2.4 Light and Air.

Licensee agrees that no diminution of light, air, or signal transmission by any structure (whether or not erected by the City) will entitle Licensee to any reduction of the License Fees or Additional Fees under any Pole License, result in any liability of the City to Licensee, or in any other way affect this Master License, any Pole License, or Licensee's obligations, except as specifically provided in this Master License.

2.5 As-Is Condition of the License Area.

Licensee's attention is directed to the following:

2.5.1 As-Is Condition. Licensee expressly acknowledges and agrees to enter onto and use each License Area in its "as-is, with all faults" condition. The City makes no representation or warranty of any kind as to the condition or suitability for Licensee's use of any License Area.

2.5.2 Licensee Due Diligence. Licensee represents and warrants to the City that Licensee has conducted a reasonably diligent investigation, either independently or through Agents of Licensee's choosing, of the condition of the License Area and of the suitability of the License Area for Licensee's intended use, and Licensee is relying solely on its independent investigation. The City agrees to reasonably cooperate with licensee's due diligence efforts at Licensee's sole cost and expense. Licensee further represents and warrants that its intended use of the License Area is the Permitted Use as defined in **Section 1.3** (Definitions) and as described in the Basic License Information.

2.5.3 No City Representations or Warranties. Except as may be expressly provided herein, Licensee agrees that neither the City nor any of its Agents have made, and the City disclaims, any representations or warranties, express or implied, with respect to the physical, structural, or environmental condition of the License Area, the present or future suitability of the License Area for the Permitted Use, or any other matter relating to the License Area..

2.5.4 Disclosure. Under California Civil Code section 1938, to the extent applicable to this Master License, Licensee is hereby advised that a Certified Access Specialist (as defined in that Law) has not inspected any License Area to determine whether it meets all applicable construction-related accessibility requirements.

3 TERM

3.1 Term of Master License and Pole Licenses.

3.1.1 Term. The term of this Master License shall be ten (10) years commencing on the Effective Date and ending at midnight on the last day of the term, unless earlier terminated by City or Licensee pursuant to the express terms of this Master License (the "Term"). Provided that Licensee is not in breach of this Master License, the Term will be extended for one (1) five (5) year period commencing immediately upon the expiration of the Term (the "First Renewal Term"). Following the First Renewal Term, this Master License shall be renewable for one (1) subsequent five (5) year period (the "Second Renewal Term"), subject to each ~~parties'~~ party's option to not renew this Master License, for any reason, upon one hundred and eighty (180) days' written notice to the other party. Following the Second Renewal Term, this Master License shall be renewable for one (1) subsequent five (5) year period (the "Third Renewal Term"), subject to each ~~parties'~~ party's option to not renew this Master License, for any reason, upon one hundred and eighty (180) days' written notice to the other party. Following the Third Renewal Term, this Master License shall be renewable for one (1) subsequent five (5) year period (the "Fourth Renewal Term"), subject to each ~~parties'~~ party's option to not renew this Master License, for any reason, upon one hundred and eighty (180) days' written notice to the other party. The Term shall include, if exercised, the First Renewal Term, the Second Renewal Term, the Third Renewal Term, and the Fourth Renewal Term. By way of example, upon the expiration of the Term after fifteen (15) years, if the Second Renewal Term takes effect, the Term along with all rights and obligations of the parties shall include the additional five (5) year period under the Second Renewal Term. Each Pole License will be effective the first day of the month after the date the parties have fully executed it and terminate upon the Expiration Date or earlier termination of this Master License, which may result in a partial License Year at the end of the Pole License Term.

3.1.2 Minimum Term. The minimum Term for the purpose of establishing the License Fee for each Pole License will be one License Year immediately following the Commencement Date under **Section 4.1** (Commencement Date). This minimum Term provision will prevail over any rights of abatement or termination afforded to Licensee under this Master License except as otherwise expressly stated herein.

3.1.3 Deadline to Apply for Pole Licenses. Licensee may submit Pole License applications at any time during the Term. All Pole Licenses will end on the Expiration Date, regardless of their effective dates

4 LICENSE FEES; ADDITIONAL FEES; AND OTHER CHARGES

4.1 Commencement Date.

4.1.1 Definition. Licensee shall pay an annual License Fee under each Pole License beginning on its "**Commencement Date**," which will be on the first day of the month following the effective date of the Pole License. Each 12-month period (or shorter, for the period immediately preceding the Expiration Date) beginning on the Commencement Date of each Pole License is a "**License Year**" for that Pole License.

4.1.2 Intentionally Omitted.

4.1.3 Intentionally Omitted.

4.1.4 Intentionally Omitted.

4.1.5 Intentionally Omitted.

4.2 License Fees.

4.2.1 License Fee Schedule. Licensee shall initially pay to the City the License Fee for each License Year in the amount of Two Hundred Seventy Dollars (\$270) per year (the "Initial License Fee"). If during the Term of the Master License, federal legislation, a regulation, a rule or other law is passed or adopted, or a court of competent jurisdiction issues a judgement (collectively, the "Contingent Event"), that overturns, vacates, or makes non-controlling, as related to the City of San Leandro, the Declaratory Ruling issued by the Federal Communications Commission on September 27, 2018 in WT Docket Nos. 17-79 and 17-84 (FCC 18-133, 33 FCC Rcd 9088) ("Wireless Infrastructure Order"), then the Initial License Fee shall be immediately replaced by a revised License Fee equal to the Contingent License Fee listed for the then-current year under Schedule A-3 and consistent with applicable Laws (the "Contingent License Fee"). The Initial License Fee and the Contingent License Fee shall be specified in The License Fee schedule attached to each Pole License, in the form of Schedule A-3. Depending on which is applicable pursuant to the terms of this paragraph, the Initial License Fee or the Contingent License Fee shall be the "License Fee" as referred to in this Master License. Both the Initial License Fee and the Contingent License Fee shall be subject to annual calendar-year adjustments as provided in Section 4.3 (Adjustments in License Fee). The License Fee must be delivered in cash or its equivalent in the manner specified in Section 4.9 (Manner of Payment).

4.2.2 Cost Study. If the Contingent Event does not overturn, vacate, or make non-controlling the Wireless Infrastructure Order, the City may perform a cost or fee study at any time to determine the City's fees consistent with applicable State and Federal Laws (the "Cost Study"). The new License Fee payable under this Agreement is due at least 90 days after the date of City Council approval of the new fees.

4.2.3 Change of Law. If after implementation of the Contingent License Fee or Cost Study, applicable State or Federal Laws are modified so that the then current License Fee is no longer consistent with such applicable State or Federal Laws ("Change of Law"), then the Parties agree to revise the License Fee under Section 4.2.4, below to be consistent with the Change of Law effective as of the date the Change of Law occurred.

4.2.4 Notice of License Fee Change. In the event that such Contingent Event, Cost Study, or Change of Law occurs that modifies the License Fees under this Master License, the Party claiming such License Fee change shall send notice to the other in good faith (i) justifying such License Fee change; (ii) its effective date; and (iii) stating that payments shall be processed accordingly. This notice shall evidence any fee changes pursuant to this Master License without the necessity of an amendment hereto. In the event of a disagreement regarding License Fee changes pursuant to notices received under this Section 4.2.4, the Parties agree to negotiate in good faith to resolve them with any License Fee determinations being made in compliance with applicable State and Federal Laws.

4.2.5 Amount of License Fee; Proration. Each annual License Fee is payable in advance without prior demand or any deduction, setoff, or counterclaim, except to account for a partial year at the beginning of a Pole License, at the end of the Term or earlier termination of this Master License or a right of abatement or refund expressly

granted under this Master License. The adjustment provided in this Section will be effective even if the first License Year was for less than a full calendar year.

4.2.6 Due Dates.

(a) Licensee shall submit-pay the first License Year's License Fee ~~with the Acknowledgment Letter on or before the Commencement Date of the Pole License~~ without deduction for any reason.

(b) The annual License Fee for each subsequent License Year of the Term of each Pole License will be due and payable to the City on January 1 and will be late if the City has not received payment by the due date. As an illustration, and not a limitation, if the Commencement Date for a Pole License falls on July 1, then the License Fee due in the first License Year will be prorated 50% (to account for the six-month difference between January and June) and will be due on the Commencement Date. The full License Fee for the second License Year, and each subsequent year thereafter, will be due on January 1.

4.2.7 Discount for Integrated Poles. If the use of Integrated Poles becomes feasible at any time during the Term, Licensee may request that the City amend any Pole License to authorize Licensee to replace one or more licensed City Poles with Integrated Poles, subject to the City's prior approval of plans, specifications, cost estimates, materials, and completed improvements in accordance with **Section 8.1** (Licensee's Alterations). As an incentive for Licensee to upgrade City Poles to Integrated Poles, beginning in the License Year following the License Year in which the City accepts the Integrated Pole and continuing for the remainder of the Term of each affected Pole License, the City will discount by twenty percent (20%) the annual License Fee for each Integrated Pole that the City has accepted.

4.3 Adjustments in License Fee.

On January 1 of each year of this Master License (each, an "Adjustment Date"), the License Fee will be increased by three percent (3%) as reflected in Schedule A-3..

4.4 Intentionally Omitted.

4.5 Intentionally Omitted..

4.6 Master License Application Processing Payments.

~~Licensee shall pay to the City a one-time, non-refundable "Master License Processing Payment" in the amount of \$4,000 upon delivery of a partially executed counterpart of this Master License to the City. The City will not be obligated to process the Master License or any Pole License application until this Master License Processing Payment is submitted. The payment is intended to reimburse Licensee shall deposit funds with the City to cover the City's ordinary processing and other administrative costs related to the Master License application. Such funds shall compensate~~ the City for all of the reasonable and actual costs of processing the Master License application, including, but not limited to, all time and materials costs of City employees, agents, consultants, and the City Attorney's office.

~~**4.6.1 Master License Processing Payment Intentionally Omitted.** Licensee shall pay to the City the amount of \$4,000 upon delivery of a partially executed counterpart of this Master License to the City. The City will not be obligated to process the Master License until this payment is submitted.~~

4.6.2 Intentionally Omitted.

4.6.3 Early Termination. Licensee shall have the right to terminate processing of the application by providing written notice to the City. Upon receipt of such notice by City

(for purposes of this section, "**Termination Date**"), City shall cease all processing on Licensee's application as of the Termination Date and Licensee shall pay all costs reasonably and actually incurred by City prior to such Termination Date from the account.

4.6.4 Refunding of Excess Amounts. Any funds remaining in the account will be refunded to Licensee. No refunds will occur until a 90-day period has passed without processing costs.

4.7 Pole License Administrative Processing Payments.

Licensee shall deposit funds with the City to cover the City's costs to review and administer the Pole License application process (the "**Administrative Payments**"). Such funds shall compensate the City for all of the reasonable and actual costs of processing each Pole License application, including, but not limited to, all time and materials costs of City employees, agents, consultants, and the City Attorney's office.

4.7.1 Initial Payment. Licensee shall pay to City an initial Administrative Payment deposit in the amount of \$1,865 which includes a \$65 non-refundable Administrative Fee (subject to increase annually according to the City's adopted Fee Schedule) upon delivery of each Pole License application to the City. City will not be obligated to begin its review of any Pole License application until the initial Administrative Payment, including any supplement under subsection (b) (Nonstandard City Poles) below, is paid.

(a) Standard City Poles. The amount of the initial Administrative Payment per Standard City Pole is specified above and in the Basic License Information.

(b) Nonstandard City Poles. If the Pole License application includes Nonstandard City Poles, the City will negotiate the amount of the initial Administrative Payment for each Nonstandard Pole upon receipt of the application. Pending negotiation, Licensee must submit an initial Administrative Payment for each Nonstandard City Pole at the Standard City Pole rate. Licensee must submit the negotiated supplement to the Administrative Payment within 10 days after the amount is set.

4.7.2 Account. The initial Administrative Payment, and any subsequent payments, as provided below, shall be held by City in a Customer Number account for the reimbursement of City's reasonable and actual costs. Upon Licensee's request, City shall provide to Licensee a monthly accounting of the account with a description of City's costs and expenses withdrawn from the account.

4.7.3 Subsequent Payments. If there is a reasonable need for additional funds reflecting City's actual costs to facilitate review and processing of a Pole License application as requested by City, Licensee shall submit additional Administrative Payment(s) to the City for the anticipated cost of such extra work. If Licensee refuses or fails to submit payment for the extra work upon City's written request, City shall have the right to cease all processing of Licensee's application until such time as the funds are received.

4.7.4 Early Termination. Licensee shall have the right to terminate processing of the application by providing written notice to the City. Upon receipt of such notice by City (for purposes of this section, "**Termination Date**"), City shall cease all processing on Licensee's application as of the Termination Date and Licensee shall pay all costs reasonably and actually incurred by City prior to such Termination Date from the account.

4.7.5 Refunding of Excess Amounts. Any funds remaining in the account will be refunded to Licensee or, at the request of Licensee, applied to a future Pole License application. No refunds shall occur until a 90-day period has passed without processing costs.

4.8 Additional Fees.

4.8.1 Defined. Sums payable to the City by Licensee, including any late charges, default interest, costs related to a request for the City's consent to an Assignment under **Section 16.2** (Notice of Proposed Assignment), and Default Fees under **Subsection 17.2.4** (Default Fees), are referred to collectively as "Additional Fees." Additional Fees are not regulatory fees.

4.8.2 Exclusions. Licensee's payment of any of the following will not be considered Additional Fees under this Master License: (i) application fees (**§ 4.6**); (ii) Administrative Payments (**§ 4.7**); (iii) any other amount paid to the City in compensation for reviewing Licensee's applications and coordinating and inspecting its installation of Equipment on the License Area under Pole Licenses; (iv) License Fees; and (v) any other payments to the City.

4.9 Manner of Payment.

Licensee shall pay License Fees, Administrative Payments, Additional Fees, and all other amounts payable to the City under this Master License in cash or other immediately available funds by: (i) check payable to the "City of San Leandro" and delivered to the City in care of the Finance Director of the City of San Leandro at the address for payment specified in the Basic License Information; or (ii) wire transfer in accordance with the instructions in the Basic License Information, unless the City directs otherwise by notice given in accordance with **Section 28.1** (Notices). A check that is dishonored will be deemed unpaid. City agrees to provide the applicable W-9, Electronic Funds Transfer Form, and other documentation which from time to time may be required by Licensee in order for Licensee to make payments under this Master License or any Pole License.

4.10 Reasonableness of Liquidated Charges and Fees.

The parties agree that the Additional Fees payable under this Master License represent a fair and reasonable estimate of the administrative costs that the City will incur in connection with the matters for which they are imposed and that the City's right to impose the Additional Fees is in addition to and not in lieu of its other rights under this Master License. More specifically:

THE PARTIES ACKNOWLEDGE AND AGREE THAT THE CITY'S ACTUAL ADMINISTRATIVE COSTS AND OTHER DETRIMENT ARISING FROM LICENSEE DEFAULTS AND OTHER ADMINISTRATIVE MATTERS UNDER THIS MASTER LICENSE WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. BY EXECUTING THIS AGREEMENT, AN AUTHORIZED REPRESENTATIVE OF EACH PARTY ACKNOWLEDGES THAT THE PARTIES HAVE AGREED, AFTER NEGOTIATION, ON THE AMOUNT OF THE ADDITIONAL FEES AS REASONABLE ESTIMATES OF THE CITY'S ADDITIONAL ADMINISTRATIVE COSTS AND OTHER DETRIMENT.

5 USE RESTRICTIONS

5.1 Permitted Use.

Licensee shall use the License Area solely for the Permitted Use and for no other use, subject to all applicable Laws and conditions of Regulatory Approvals. Licensee shall not interfere with the

City's use and operation of any portion of the License Area or any other City Property for any purpose. Each Pole License will be subject to and conditioned upon Licensee obtaining and maintaining throughout the Term all Regulatory Approvals to use the License Area for the Permitted Use. Licensee acknowledges that City Laws and Regulatory Approvals include design review, engineering, radio interference, and zoning or telecommunications ordinances which shall all be in accordance with applicable State and Federal Law.

5.1.1 Licensee may use the License Area solely for the installation, operation, maintenance, modification, and addition of Equipment for transmission and reception of wireless communications signals (the "Permitted Use") in compliance with all applicable Laws and any conditions in any Regulatory Approvals and for no other use whatsoever without the City's prior written consent, which the City may withhold in its sole and absolute discretion for any or no reason. Licensee may lease, license or otherwise allow its Invitees to use capacity on Licensee's Equipment; provided, however, that any such third parties shall not be permitted to perform any physical work on any Pole without the City's prior written consent, which the City may reasonably withhold or condition as the City deems necessary to protect the Pole or public health safety and/or welfare.

5.2 Prohibition on "Macro Cell" Uses.

The City and Licensee intend this Master License and any Pole License to cover only "small cell" and/or distributed antenna system installations, as those terms are commonly understood to mean small, low-power, low-elevation, unobtrusive wireless facilities intended to cover relatively small geographic areas. Licensee expressly acknowledges and agrees that the Permitted Use under this Master License does not include the right to use any Pole as a support structure for a "macro cell" or a traditional wireless tower typically constructed on private property. The City may, in its sole and absolute discretion, approve "macro cell" facilities on its Poles on a case-by-case basis.

5.3 No Illegal Uses or Nuisances.

Licensee shall not use or occupy any of the License Area in any unlawful manner or for any illegal purpose or in any manner that constitutes a nuisance as determined by the City in its reasonable judgment. Licensee shall take all precautions to eliminate any nuisances or hazards in connection with its use of the License Area.

6 POLE LICENSE APPROVALS

6.1 City Approval Required.

6.1.1 City Rights Superior. Licensee's use of any part of the License Area for the Permitted Use is subject to the City's prior approval in connection with a Pole License application. Subject to any limitations expressly provided in this Master License, the City is not obligated to subordinate its municipal functions or proprietary interests in any way to Licensee's interest under any Pole License. In determining whether to approve Licensee's application for any Pole License, including the attached plans and specifications, the City may consider any matter affecting its municipal obligations and proprietary interests. Examples of municipal and proprietary concerns include:

6.1.1.1 the resulting total load on the City Pole if the Equipment is installed;

6.1.1.2 the impact of the installation on the City's street light operations, including whether the Equipment would compromise the City's street light circuits serving City Poles;

- 6.1.1.3 whether the installation complies with electrical codes;
- 6.1.1.4 whether the Equipment would create a hazardous or unsafe condition;
- 6.1.1.5 any impacts the Equipment would have in the vicinity of the City Pole, including size, materials, and visual clutter;
- 6.1.1.6 aesthetic concerns; and municipal plans for the City Pole.

In any instance, the above municipal and proprietary concerns must be (i) reasonable; and (ii) ~~applied equally and in a non-discriminatory manner to other types of infrastructure deployments within the rights-of-way; and (iii) objective and~~ published in advance of a Pole License application; and (iii) comply with applicable State and Federal laws.

6.1.2 Changes in Application. If the City determines for any reason that the Permitted Use at any particular Pole Location would impede its municipal functions, it will provide notice to Licensee of the City's concerns within thirty (30) days after receipt of a Pole License. Licensee will have the opportunity to change the Pole License application to address the City's concerns for a period ending 14 days after delivery of the City's notice, or such longer period as to which the City and Licensee may agree in writing, without affecting the priority of Licensee's application in relation to other potential licensees.

6.1.3 Consultation with Community Development. In reviewing a Pole License application, the City's Engineering and Transportation Department may consult with the City's Community Development Department to assess whether Licensee's proposed Equipment is appropriate for a given location or, for historic and decorative Nonstandard City Poles, whether the proposed Equipment poses particular aesthetic concerns.

6.2 Regulatory Approval Required.

Licensee's installation of Equipment is also subject to the prior approval of, and Licensee's compliance with all conditions of any applicable encroachment permit approval as required by the San Leandro Municipal Code (generally, an "**Encroachment**" as said term is defined in San Leandro Municipal Code Chapter 5-1), other applicable City or outside agency requirements, and implementing regulations and orders, if any.

6.3 Initial and Annual Master Plans Required.

At the time of Licensee's submission of the Master License application, Licensee shall submit to the City a master plan showing the number and approximate location(s) of each City Pole for which Licensee intends to submit a Pole License application ("Master Plan") during the current calendar year. No later than each December 31st thereafter during the term of this Master License, Licensee shall submit to the City a revised Master Plan showing the number and approximate location(s) of each City Pole for which Licensee intends to submit a Pole License application during the subsequent calendar year. The initial and annual Master Plans shall be based on Licensee's best information reasonably available at that time with respect to the proposed use of City Poles for the upcoming calendar year. Licensee may submit updated Master Plans at any time. The purpose of the Master Plan is (a) to give the City a sense of the workload required to process Licensee's Pole License applications for the upcoming year; (b) to allow the City to identify geographic locations in which multiple carriers may be filing Pole License applications; and (c) to allow the City to identify opportunities to negotiate terms for potential shared cost of conduit installation. Licensee's Master Plans shall be reasonably designed to meet such purposes.

6.4 Design Guidelines

The parties agree that the installation configurations more particularly described and depicted in **Exhibit B** (the "Design Guidelines") will be presumptively approvable by the City. The City may update and amend the Design Guidelines from time-to-time, and may substitute such updated or amended Design Guidelines for the current Exhibit B upon written notice to Licensee. The City shall consult in good faith with Licensee before any update or amendment to the Design Guidelines becomes effective. Nothing in this Section is intended to limit or affect the City's rights to disapprove any Pole License Application pursuant to Section 6 (Pole License Approvals) or any other provision in this Master License that expressly reserves the City's right to disapprove any Pole License Application.

6.5 Pole License Application.

Licensee shall submit Pole License applications to the City, which will review, approve, or deny each application in its reasonable discretion but subject to the requirements of any applicable Laws. Each application will consist of:

- (a) partially executed duplicate counterparts of a Pole License application in the form attached as **Exhibit A**;
- (b) **Exhibit A-1** filled in with the location and other identifying information about each City Pole covered by the Application, including whether it is a Standard City Pole or a historic or decorative Nonstandard City Pole;
- (c) **Exhibit A-2**, consisting of all plans and specifications required under **Subsection 7.1.1** (Strict Compliance Required);
- (d) the initial Administrative Payment as specified in **Section 4.7** (Pole License Administrative Payments); and
- (e) if not previously provided, a copy of the Pre-Construction Emissions Report submitted for the Encroachment Permit. For Pole License applications relating to a License Area that is not solely owned by the City, including, but not limited to, City easements located on private property, Licensee shall also provide evidence demonstrating, to the satisfaction of the City Attorney, Licensee's entitlement to use the proposed License Area for the Permitted Use.
- (f) typical photo-simulations that accurately depict the appearance of each variation of equipment installation proposed with the application. A photo-simulation of individual installations is not required; rather a typical photo-simulation for each variant is required so City staff can understand the general character of the equipment from an aesthetic perspective. Photographs of similar installations from other communities are acceptable provided they accurately depict the appearance of the equipment to be installed.

6.6 Pole License Application Review Process.

The City will review and process Pole License applications within the timeframe allowed by the FCC and 47 U.S.C. § 332(c)(7)(B)(i)(II) and in the chronological order (date and time) in which complete applications are submitted or deemed submitted unless Licensee specifically requests a different prioritization. Except as stated in the preceding sentence or as otherwise specified in this Master License, the City will not give priority to any application or licensee over another application or licensee. The City, at its discretion, may solicit feedback from proximate property owners for installations in a residential district or in close proximity to a sensitive neighborhood. Licensee acknowledges that staff and budget considerations will limit the City's ability to review and process Pole License applications. During its review process, the City will provide to Licensee the applicable License Fee and Default Fee Schedule (**Exhibit A-3** to Pole

License) and City Installation Guidelines (**Exhibit A-4** to Pole License), each of which will be deemed to be attached to the Pole License upon execution by the City.

6.7 Administrative Payments.

The City is not obligated to begin its review of any Pole License application if Licensee has failed to pay the applicable initial Administrative Payment under **Section 4.7** (Pole License Administrative Payments) when due. If Licensee does not timely deliver the required initial Administrative Payment, the supplement for any Nonstandard City Pole, or any additional Administrative Payment required for the City to complete its review, the City may suspend its review of any of Licensee's Pole License applications then under review by the City. The date and time of submission of any suspended Pole License application will be deemed to be the date and time that Licensee submits the required payment.

6.8 Pole License Approval.

The City will notify Licensee that the City has approved each Pole License by returning one fully executed counterpart of the Pole License to Licensee. The City requires as a condition to approval of any Pole License that Licensee provide proof that contractors installing Equipment have bonds and insurance coverage as required by **Section 19.5** (Contractors' Insurance and City Business License). In the event that Licensee fails to commence construction pursuant to the Pole License within one year from the Pole License Effective Date, the Pole License shall automatically expire unless the City grants a written extension. Licensee shall not be entitled to any refund for any Administrative Payments, which include without limitation the License Fee, paid in connection with a Pole License except as provided in **Section 27.1** (Early Termination by Either Party). Nothing in this Section is intended to prohibit or prevent Licensee from submitting a new Pole License Application for the same or substantially the same Poles as those covered under a Pole License that expired pursuant to this Section.

6.9 Right to Disapprove.

Licensee acknowledges that the City reserves the right to disapprove any Pole License Application consistent with applicable State and Federal Laws.

6.10 Federal and State Regulations Inapplicable. Licensee expressly acknowledges and agrees that all requirements, limitations or other restrictions in any Laws applicable to the City in its regulatory capacity (which may include without limitation 47 U.S.C. § 332(c)(7); 47 U.S.C. § 253; 47 U.S.C. § 1455; 47 C.F.R. § 1.40001; California Public Utilities Code §§ 7901 or 7901.1; California Government Code §§ 50030, 65850.6, 65964 or 65964.1; and any judicial or administrative interpretations in connection with any such Laws) do not apply to the City's review or determination in connection with any Pole License Application submitted pursuant to this Master License. Without any limitation on the generality of the preceding sentence, and for only the purposes in this Master License and any Pole License, the City and Licensee expressly acknowledge and agree that any Equipment installed pursuant to this Master License or any Pole License will not be considered or interpreted as "personal wireless service facilities" as defined in 47 U.S.C. § 332(c)(7)(C)(ii), and any Pole or replacement Pole on which such Equipment is installed will not be considered or interpreted as a "tower" or a "base station" as used in 47 U.S.C. § 1455 or 47 C.F.R. § 1.40001 et seq

7 INSTALLATION OF EQUIPMENT

7.1 Approved Plans and Specifications.

7.1.1 Strict Compliance Required. Licensee must submit its plans and specifications for the City's review as **Exhibit A-2** to its Pole License application. Plans

and specifications must cover all Equipment, including signage required or permitted under **Subsection 7.1.2** (Identification and Other Signage). Plans and specifications shall be prepared in strict accordance with codes referenced in Section 13.4 (Compliance with Electrical Code), as stamped/signed by a California-licensed engineer. Licensee's plans and specifications and any Equipment installed, if authorized, shall comply with the minimum requirements provided in **Exhibit B** to this Master License, attached to and incorporated herein. Licensee is authorized to install Equipment and perform permitted modifications at the License Area covered by the Pole License only in strict compliance with plans and specifications approved by the City and, if applicable, in compliance with Regulatory Approvals (hereinafter referred to as "**Approved Plans**").

7.1.2 Identification and Other Signage. Licensee shall place signage on its Equipment at each Pole Location containing (i) Licensee's emergency phone number; and (ii) a unique pole identification number identifying the location of Licensee's pole; and (iii) complying with Federal Communications Commission (the "**FCC**") signage requirements.

7.1.3 Required Changes. Licensee may amend previously Approved Plans if required to obtain or comply with other Regulatory Approvals necessary for installation of Equipment, including construction or installation-related temporary street occupancy permits, traffic control permits, and building permits, as may be required by City or State of California codes. Amendment of Approved Plans will require the City's approval. Licensee acknowledges that as of the Effective Date of this Master License, the City has not approved or promised to approve any plans, specifications, or permits necessary for Licensee to install Equipment on any City Poles. The City will provide notice of its decision in accordance with **Section 28.1** (Notices).

7.1.4 Corrections. The City's approval of plans, specifications, and amendments to Approved Plans, and the issuance of related Regulatory Approvals will not release Licensee from the responsibility for and obligation to correct any errors or omissions that may be contained in the Approved Plans and related Regulatory Approvals. Licensee shall notify the Engineering and Transportation Department immediately upon discovery of any omissions or errors, and Licensee shall obtain required approvals of any amendments to previously Approved Plans before proceeding with any current or pending equipment installation.

7.2 Installation.

Licensee shall not commence installation of Equipment on the License Area until the Pole License Effective Date of the applicable Pole License City has given Licensee notice to proceed by delivery of the countersigned copy of the Acknowledgment Letter confirming the Commencement Date under **Section 4.1.2** (Commencement Date) and by issuing the issuance of an Encroachment Permit under **Section 6.2** (Regulatory Approval Required). When installing Equipment, Licensee must strictly comply with the Encroachment Permit and Approved Plans as originally approved, or, if applicable, as amended or corrected.

7.3 Notice Required Prior to Installation.

Licensee shall not commence installation of Equipment on the License Area until Licensee has provided at least 24 hours' prior notice of the installation, by first requesting an inspection using the City's Inspection Hot-Line telephone system, 510-577-3308, to disclose the Encroachment Permit number and License Area location.

7.4 Cost of Labor and Materials.

Licensee is responsible for all direct and indirect costs (labor, materials, and overhead) incurred by Licensee for designing, purchasing, and installing Equipment in accordance with the

Approved Plans and all applicable Laws. Licensee also shall bear all costs of obtaining all Regulatory Approvals required in connection with the installation, and Licensee shall satisfy any conditions or mitigation measures arising from Licensee's proposed installation. Licensee shall timely pay for all labor, materials, and Equipment and all professional services related to the Permitted Use.

7.5 No Alteration of City's Existing Equipment or Infrastructure.

Neither Licensee nor its Agents or Invitees shall ~~not~~ remove, damage, or alter in any way any City Property, including City Poles and supporting infrastructure, pull boxes, electrical equipment, wiring, and electrical vaults, without the express permission of the Engineering and Transportation Director, except as authorized by the Approved Plans.

7.6 Standard of Work.

Licensee must install and perform all other work on Equipment in strict compliance with Approved Plans and applicable City standards diligently and in a skillful and workmanlike manner. Prior to performing any work that requires excavation, Licensee must notify Underground Service Alert (ph. 800-227-2600 or 811) at least 72-hours in advance so existing buried utilities can be located and marked. After performing any work on the License Area, Licensee shall leave it and other City Property in a condition as good as it was before the work.

7.7 Licensee's Contractors

Licensee shall use only qualified and properly trained persons and appropriately licensed contractors for all work performed on or about the License Area in conformance with **Section 13.2** (Personnel Safety Training). At least five (5) business days before to any work commences on or about the License Area, Licensee shall provide the City with: (1) a schedule with all activities to be performed in connection with the work; and (2) a list with all the names, contractor's license numbers, contact information, and business addresses for all contractors who will perform the work.

7.8 Project Manager.

The City and Licensee each has designated the person listed in the Basic License Information as its project manager to coordinate the design and installation of Licensee's Equipment and to serve as the respective primary point of contact between the City and Licensee for all engineering, construction, and installation issues. Licensee acknowledges that the City project manager is not exclusively assigned to this Master License, and the authority delegated to the project manager is limited to the administration of this Master License, Pole Licenses, and approved Encroachment Permits. Licensee shall be fully responsible for obtaining and satisfying the requirements of all required Regulatory Approvals necessary for installation of Equipment on the License Area, and Licensee shall not rely upon the City or the City's project manager to do so. Either party may change the name and contact information of its project manager by providing written notice thereof in the manner provided in this Master License. Licensee shall be the City's point of contact for all Equipment installation and except in case of emergency, all communications concerning all engineering, construction, and installation issues relating to the Equipment. The City may contact Licensee's Project manager for purposes of responding to technical questions asked by citizens and beyond the expertise of City staff.

7.9 Coordination of Work.

Licensee shall be responsible for coordination of its installation work to avoid any interference with existing utilities, substructures, facilities, street light operations, or routine maintenance. During installation, alteration, repair, and maintenance of Equipment, Licensee must abide by all City construction regulations, including, but not limited to construction hours, waste management, noise abatement, and traffic management ordinances and regulations.

Licensee must pay all parking fees and citation fines incurred by Licensee and its contractors for vehicle parking. The City will not pay or void any citations or reimburse Licensee for traffic citations or fines.

7.10 Fiber-Optic Cables, Conduits, and Pull Boxes. The City understands that Licensee's Equipment on the License Area may include fiber-optic cables and associated conduits. By entering into this Master License, Licensee agrees that if it proposes the installation of conduits in a License Area, then Licensee shall have an obligation to engage in good faith negotiations for the installation of conduit for the exclusive use of the City for municipal use. Nothing in this agreement requires Licensee or the City to reach agreement on the terms of such installation.

8 ALTERATIONS

8.1 Licensee's Alterations.

Other than installation in accordance with Approved Plans or modifications which otherwise do not require City approval, Licensee shall not make or permit any alterations to the License Area or anything that is part of, installed on, or appurtenant to the License Area, except with the City's prior consent in each instance, which the City may grant or withhold in its sole discretion. The City may condition its consent reasonably in each instance based on the scope and nature of the alterations to be made. All alterations must be at Licensee's sole expense in accordance with plans and specifications approved by the City and be performed only by duly licensed and bonded contractors or mechanics.

8.2 Title to Improvements and Removal of Licensee's Equipment.

Except as otherwise provided in this Master License, the City has no claim of ownership of Licensee's Equipment installed on the License Area, but any structural improvements to a City Pole, replacement of a City Pole, installation of an Integrated Pole, made by Licensee will become City Property without the requirement of an additional deed AS-IS, WHERE-IS, AND WITH ALL FAULTS. Any replacement City Pole or Integrated Pole will remain on the Pole Location should Licensee vacate or abandon use of the replacement City Pole or Integrated Pole. Licensee may remove all of its Equipment (which excludes structural improvements to or replacement of any City Pole) from the License Area after 30 days' prior notice to the City, subject to **Article 25** (Surrender of License Area), and **Article 27** (Special Provisions).

9 CITY WORK ON POLES OR LICENSE AREA

9.1 Repairs, Maintenance, and Alterations.

City will: (a) maintain and repair the City Poles as needed, in its sole judgment, for its street light, utility, or municipal operations; and (b) correct any immediately life-threatening or hazardous condition. Except as specified in **Article 27** (Special Provisions), neither City work on the City Poles, nor the condition of the City Poles, will entitle Licensee to any damages, relieve Licensee of the obligation to pay the License Fees and Additional Fees or perform each of its other covenants under this Master License, or constitute or be construed as a constructive termination of this Master License.

9.2 Notice to Licensee.

The City reserves the right at any time to make alterations, additions, repairs, removals, and improvements to all or any part of the License Area for any operational purpose, including

maintenance and improvement of street lighting services, City compliance with mandatory regulations or voluntary controls or guidelines, subject to: (i) making good faith efforts to give Licensee 72-hour prior notice of City work that requires manipulation of Licensee's equipment in accordance with **Section 9.3** (Licensee's On-Call Representative); (ii) allowing a representative of Licensee to observe the City's work; and (iii) taking reasonable steps not to disrupt Licensee's normal use of Equipment on the License Area. Licensee's use of the License Area may not impede or delay in any way the City's authority and ability to make necessary changes, as determined by the City Engineer, to any License Area to maintain its street lights, utility services, or other municipal services.

9.3 Licensee's On-Call Representative.

Licensee shall at all times have a representative assigned to be on call and available to the City regarding the operation of Licensee's Equipment and who can be reached at Licensee's on-call and emergency contact number. The on call representative, or such party that the representative refers the City's call to, shall be qualified and experienced in the operation of Licensee's Equipment and authorized to act on behalf of Licensee in any emergency and in day to day operations of the Equipment. Before the City performs non-emergency maintenance, repair, or other activities on the License Area in the regular course of its business that may impair the operation of Licensee's Equipment on the License Area, the City will attempt to provide at least 72 hour's telephonic notice to Licensee's on-call representative. The City will not be required to delay non-emergency repair or maintenance activities more than 72 hours after attempting to contact Licensee's on-call representative.

9.4 Emergencies.

The parties agree to notify each other within 72 hours of any emergency situation related to any City Poles at the emergency phone numbers listed in the Basic License Information or at the earliest opportunity. In an emergency, however, the City's work and needs will take precedence over the operations of any of Licensee's Equipment on the License Area, and the City may access any portion of the License Area that it determines necessary in its sole discretion in accordance with **Section 21.2** (Emergency Access), whether or not the City has notified Licensee of the emergency. Licensee acknowledges that City personnel will be entitled to exercise their judgment in an emergency caused by any person, and in the exercise of judgment may determine that the operation of Licensee's Equipment must be interrupted, or that the circumstances require the removal of any part of Licensee's Equipment. Licensee agrees that the City will bear no liability to Licensee for the City's interruption of Licensee's Equipment operations, removal of Equipment, or other actions with respect to Licensee's Equipment in an emergency except to the extent caused by the gross negligence or willful misconduct of the City, and that Licensee shall be solely responsible for the costs required to resume operations or repair or replace Equipment following the emergency.

10 LICENSEE'S MAINTENANCE AND REPAIR OBLIGATIONS

10.1 Damage to City Property.

If the acts, omissions, or negligence of Licensee or its Agents or Invitees when installing or removing Equipment damages any City Pole, License Area, or other City Property, the City will provide notice describing the damage and 30 days' opportunity to cure. If Licensee fails to repair or replace the damaged City Pole in accordance with the requirements of **Section 8.1** (Licensee's Alterations) within the 30-day cure period, or any longer period to which the City agrees in its reasonable discretion, the City may do so at Licensee's expense. Failure to act after 60 days' notice will subject Licensee to the Default provisions in **Article 17** (Default). Licensee

shall reimburse the City for its costs of repair or replacement within 20 days after receipt of the City's demand for payment, together with copies of invoices or other evidence of its costs.

10.2 Alterations to City Property

If Licensee or any of its Agents or Invitees alters or removes any City Property without the City's express prior approval, Licensee shall restore the City Property to the condition existing before the damage or alteration, unless the City directs otherwise. The City may condition its approval of any alteration to City Property on restoration in accordance with this Section.

10.3 No Right to Repair City Property.

Absent notice from the City providing an opportunity to repair damage to City Property, Licensee is not authorized to make any repairs to City Property. In all cases, Licensee waives any right it may have to make repairs at the City's expense under any applicable Law.

10.4 Notice of Damage to City Property.

Licensee agrees to give the City notice of the need for any repair to any City Pole, License Area, or other City Property promptly after Licensee's discovery of damage from any cause. Licensee's agreement to provide notice is not an assumption of liability for any life-threatening or hazardous conditions unless caused by the negligent or reckless acts or omissions or willful misconduct of Licensee or its Agents or Invitees.

10.5 Licensee's Equipment.

10.5.1 Maintenance and Repair. Licensee shall at its sole expense install, maintain, and promptly repair any damage to Equipment installed on the License Area whenever repair or maintenance is required, subject to the City's prior approval if required under **Article 8** (Alterations).

10.5.2 City Approval. Licensee is not required to seek the City's approval for any repair, maintenance, replacement, or other installation of Equipment or signage in a License Area if: (i) the Equipment or signage in question was in the Approved Plans; (ii) the repair, replacement, modification, or installation of internal or external components in the sole determination of the City, does not result in any substantial change to the external appearance, dimensions, or weight of the Equipment in the Approved Plans; (iii) the City in its reasonable judgment concurs with Licensee that the repair, maintenance, replacement, or other installation of Equipment is reasonably consistent with the Approved Plans, taking into consideration availability of the specific Equipment and advancements in technology, or (iv) requires no temporary traffic control within the roadway or closure of a public sidewalk. In no event, however, will Licensee be authorized to install larger, different, or additional Equipment on a City Pole without the City's express prior consent, or erect temporary traffic control for either the roadway or sidewalk in a manner that endangers the public. In this regard, Licensee acknowledges that section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (codified at 47 U.S.C. § 1455) does not apply to Small Wireless Facilities installed pursuant to this Master License or any Pole License. Any work on Licensee's Equipment installed on City Poles that is authorized or permitted under this Subsection is subject to Licensee obtaining any required Regulatory Approvals.

10.5.3 Graffiti. Licensee's repair and maintenance obligation includes the removal of any graffiti from the Licensee's equipment.

10.6 Intentionally Omitted.

Licensee shall keep the License Area free from any liens arising out of any work performed, material furnished, or obligations incurred by or for Licensee. Licensee shall inform each and every contractor and material supplier that provides any work, service, equipment, or material to Licensee in any way connected with Licensee's use of the License Area that the License Area is public property and is not subject to mechanics' liens or stop notices for Equipment, other materials, or services provided for Licensee's Equipment. If Licensee does not cause the release of lien of a mechanic's lien or stop notice by any contractor, service provider, or equipment or material supplier purporting to attach to the License Area or other City Property as a result of work performed, material furnished, or obligations incurred on behalf of Licensee within 60 days after notice or discovery of the lien, the City will have the right, but not the obligation, to cause the same to be released by any means it deems proper, including payment of the Claim giving rise to such lien. Licensee must reimburse the City for all expenses it incurs in connection with any such lien (including reasonable attorneys' fees) within 30 days following receipt of the City's demand and an invoice of City's expenses. Licensee shall not create, permit, or suffer any other encumbrances affecting any portion of the License Area.

12 UTILITIES; TAXES AND ASSESSMENTS

12.1 Utilities.

Licensee shall be solely responsible for obtaining and maintaining the provision of electricity to Licensee's Equipment, including, but not limited to, making payments to electric utilities and installation of separate electric meters, if necessary. Licensee shall comply with all Laws and rules and regulations of the electric utility relating to installation and connection of Licensee's Equipment to electricity. If granted a choice between a pole-mounted Smart Meter and a pedestal-mounted meter, Licensee must choose a pole-mounted Smart Meter. Pedestal-mounted meters will only be allowed if no alternative is available. The electricity purveyor in San Leandro is Pacific Gas & Electric Company (PG&E).

12.2 Taxes and Assessments.

12.2.1 General Payment Duty of Licensee. Although the City is not subject to any federal, state, or local property or income taxes, City shall invoice and Licensee shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on the Licensee and required to be collected by the City based on any service, rental space, or equipment provided by the City to the Licensee. Licensee shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on the Licensee and required to be paid by the Licensee that are directly attributable to the Licensee's Equipment or Licensee's use and occupancy of the Leased Premises. Payment shall be made by Licensee within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. The City shall pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to the City's Property or any portion thereof imposed by any Government Entity.

12.2.2 Licensee's Right to Appeal Tax Assessments. Licensee 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 Licensee is wholly or partly responsible for payment. The City shall reasonably cooperate with Licensee at Licensee'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 Licensee, there is a reduction, credit or repayment received by the City for any taxes previously paid

by Licensee, the City agrees to promptly reimburse to Licensee the amount of said reduction, credit or repayment. In the event that Licensee does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, the City will pursue such dispute at Licensee's sole cost and expense upon written request of Licensee.

12.2.3 Intentionally Omitted.

12.2.4 Intentionally Omitted.

12.2.5 Intentionally Omitted.

12.2.6 Use of City Electricity. For a location where Licensee's Equipment will be powered from a street light circuit that is currently connected to a City-operated electrical meter, the cost of said electricity is assumed to be included in the License Fee paid to City, and no sub-metering or incremental payment for electricity will be required.

13 COMPLIANCE WITH LAWS

13.1 Current and Future Laws.

Licensee shall install, use, and maintain the Equipment in strict compliance with Laws and conditions to Regulatory Approvals relating to the use or occupancy of the License Area, including all Laws relating to health, safety, and radio signal transmission. Any work or installations made or performed by or on behalf of Licensee or any person or entity claiming through or under Licensee is subject to applicable Laws.

13.2 Personnel Safety Training.

13.2.1 CPUC Certification. Licensee shall ensure that all persons installing, operating, or maintaining its Equipment are appropriately trained and licensed by the California State Contractors Licensing Board and as required by applicable regulations and rules of the California Public Utilities Commission (the "CPUC"). Licensee shall ensure that these persons are trained in and observe all safety requirements established by the City, the CPUC, and the California Division of Occupational Safety & Health, Department of Industrial Relations, including site orientation, tag-out lock-out de-energization rules, ladder and lift restrictions, and sidewalk and street right-of-way safety requirements.

13.2.2 Licensee's Indemnity. During any period when Licensee or any Agent of Licensee is installing, operating, or maintaining its Equipment, Licensee acknowledges and agrees that the City has delegated control of the License Area to Licensee, which will be solely responsible for any resulting injury or damage to property or persons, except for injury or damage resulting from the City's negligence, recklessness, or willful misconduct. The City is not a co-employer of any employee of Licensee or any employee of Licensee's Agents, and the City will not be liable for any Claim of any employee of Licensee or any employee of Licensee's Agents, except for Claims arising from the City's negligence, recklessness, or willful misconduct. Licensee agrees to Indemnify the City fully (as provided in **Article 18** (Indemnification)) against any Claim brought by any employee of Licensee, any employee of Licensee's Agents, or any third party arising from or related to Licensee's access to and use of the License Area and other activities of Licensee or its Agents in or around the License Area, except to the extent the Claims result from the City's negligence, recklessness, or willful misconduct.

13.2.3 City's Indemnity. During any period when the City or any Agent of the City is installing, operating, or maintaining its Equipment, the City acknowledges and agrees that the City has control of the License Area and will be solely responsible for any resulting injury or damage to property or persons, except for injury or damage resulting from Licensee's negligence, recklessness, or willful misconduct. Licensee is not a co-employer of any employee of the City or any employee of the City's Agents, and Licensee will not be liable for any Claim of any employee of the City or any employee of Licensor's Agents, except for Claims arising from Licensee's negligence, recklessness, or willful misconduct. The City agrees to Indemnify Licensee fully against any Claim brought by any employee of the City or any employee of the City's Agents arising from or related to the City's access to and use of the License Area and other activities of the City or its Agents in or around the License Area, except for injury or damage resulting from Licensee's negligence, recklessness, or willful misconduct.

13.3 Compliance with CPUC General Order 95.

Licensee shall conduct all activities on the License Area in accordance with CPUC General Order 95 and the rules and other requirements enacted by the CPUC under that General Order, as applicable and as amended.

13.4 Compliance with Electric Codes.

Licensee shall conduct all activities on the License Area in accordance with the requirements of California Electric Code, National Electric Safety Code IEEE C2 ("NESC"), and any applicable local electrical code, as any of those codes may be applicable or amended. To the extent that CPUC General Order 95 does not address installation of cellular telephone antennas on Poles carrying electrical lines, Licensee shall apply any applicable provisions of the NESC, with particular attention to paragraphs 224, 235C, 235F, 238, 239, and 239H and sections 22, 41, and 44. Where any conflict exists between the NESC, the California Electric Code, any local code, and CPUC General Order 128, the more stringent requirements will apply, as determined by the City.

13.5 Intentionally Omitted.

13.6 Regulatory Approvals.

Licensee represents and warrants that prior to, and as a condition of, conducting its activities on the License Area, Licensee will acquire all Regulatory Approvals required for Licensee's use of the License Area. Licensee shall maintain all Regulatory Approvals for Licensee's Permitted Use on the License Area throughout the Term of this Master License and for as long as any Equipment is installed on any portion of the License Area. Following submission of a Pole License application by Licensee, such Regulatory Approvals (or written denials explaining with specificity all reasons for such denials) shall be issued by the City within the timeframe allowed by the FCC and 47 U.S.C. § 332(c)(7)(B)(i)(II).

13.7 Radiofrequency Emissions and Electromagnetic Fields.

Licensee's obligation to comply with all Laws includes all Laws relating to allowable presence of or human exposure to Radiofrequency Radiation ("RFs") or Electromagnetic Fields ("EMFs") on or off the License Area, including all applicable FCC standards, whether such RF or EMF presence or exposure results from Licensee's Equipment alone or from the cumulative effect of Licensee's Equipment added to all other sources on or near the License Area. Licensee must provide to the City a copy of the report required for Licensee's Encroachment Permit, of an independent engineering consultant analyzing whether RF and EMF emissions at the proposed Pole Locations would comply with FCC standards, taking into consideration the Equipment installation specifications and distance to residential windows (each, a "Pre-Construction Emissions Report"). If not provided earlier, Licensee must submit the Pre-Construction

Emissions Report to the City with the applicable Pole License application. If the Pre-Construction Emissions Report does not identify the type(s) of frequencies or bandwidth used by the Equipment, Licensee shall include such information in its Pole License application. In the event that a claim is filed against the City, or Licensee, for damages resulting from Licensee's equipment operation, the City may request a Post-Construction Emissions Report which shall be provided by Licensee within ninety (90) days of Licensee's receipt of such request.

13.8 Compliance with City's Risk Management Requirements

Licensee shall not do anything, or permit anything to be done by anyone under Licensee's control, in, on, or about the License Area that would create any unusual fire risk, and shall take commercially reasonable steps to protect the City from any potential liability by reason of Licensee's use of the License Area. Licensee, at Licensee's expense, shall comply with all reasonable rules, orders, regulations, and requirements of the City Manager and City's Risk Manager.

14 DAMAGE OR DESTRUCTION

14.1 City Election.

The City has no obligation to replace or repair any part of the License Area following damage by any cause. Following damage or destruction of a City Pole or License Area, the City may elect any of the following actions, in the City's sole and absolute discretion.

14.1.1 Election to Repair or Replace Damage. Within 30 days after the date on which the City discovers damage or destruction of a City Pole licensed to Licensee, the City will give Licensee written notice of the City's decision whether to repair or replace the damaged City Pole and its good faith estimate of the amount of time the City will need to complete the work. If the City cannot complete the work within 30 days after the date that the City specifies in its notice, or if the City elects not to do the work, then Licensee will have the right to immediately terminate the affected Pole License. However, if City elects not to perform such work, Licensee may perform such work at its sole cost and expense, subject to City approval of Licensee's plans and specifications and Licensee's compliance with City permit requirement, or terminate the Pole License. If Licensee agrees to perform such work, the affected Pole License will remain in full force and effect.

14.1.2 Election to Remove Damaged City Pole. If the City decides to remove, rather than repair or replace, a damaged City Pole licensed to Licensee, the applicable Pole License will terminate automatically as of the last day of the month the City Pole is removed. Licensee also may request that it transfer any of its Equipment to any available substitute City Pole, at Licensee's sole cost and expense, which request may be approved or denied by City in its reasonable discretion.

14.1.3 Election to Remove Equipment from Damaged License Area. If the acts of third parties or an act of nature or other force majeure circumstance outside the control of Licensee or its Agents or Invitees destroys or damages any City Pole to such an extent that, in the City's reasonable determination, the Equipment on the City Pole cannot be operated, the City may decide to terminate the affected Pole License on 30 days' notice to Licensee and require Licensee to remove the Equipment from the damaged City Pole before the termination date specified in the City's notice.

14.1.4 Licensee's Rights after Termination. After termination of any Pole License under this Section, the City will: (i) refund the portion of the previously-paid License Fee attributable to the terminated portion of the License Year, subject to **Section**

3.1.2 (Minimum Term); and (ii) give priority to Licensee's Pole License application for a replacement City Pole.

14.2 No Statutory Rights for Damaged City Pole.

The parties understand and agree that this Master License governs fully their rights and obligations in the event of damage or destruction of City Poles, and, to the extent applicable, Licensee and the City each hereby waives and releases the provisions of section 1932, subdivision 2, and section 1933, subdivision 4, of the Civil Code of California (when hirer may terminate the hiring) or under any similar Laws.

15 EMINENT DOMAIN

15.1 Eminent Domain.

If all or any part of the License Area is permanently taken in the exercise of the power of eminent domain or any transfer in lieu thereof, the following will apply:

15.1.1 Termination. As of the date of taking, the affected Pole Licenses will terminate as to the part so taken, and the License Fee under the affected Pole Licenses will be ratably reduced to account for the portion of the License Area taken. .

15.1.2 Award. The City will be entitled to any award paid or made in connection with the taking. Licensee will have no Claim against the City for the value of any unexpired Term of any Pole License or otherwise except that Licensee may claim any portion of the award that is specifically allocable to Licensee's relocation expenses or loss or damage to Licensee's Equipment.

15.1.3 No Statutory Right to Terminate. The parties understand and agree that this Section is intended to govern fully the rights and obligations of the parties in the event of a permanent taking. Licensee and the City each hereby waives and releases any right to terminate this Master License in whole or in part under sections 1265.120 and 1265.130 of the California Code of Civil Procedure (partial termination of lease and court order terminating lease, respectively) and under any similar Laws to the extent applicable to this Master License.

15.2 Temporary Takings.

A taking that affects any portion of the License Area for less than 90 days will have no effect on the affected Pole License, except that Licensee will be entitled to an abatement in the License Fee to the extent that its use of the License Area is materially impaired. In the event of any such temporary taking, Licensee will receive that portion of any award, if any, that represents compensation for the use or occupancy of the License Area during the Term up to sum of the License Fees and Additional Fees payable by Licensee for the period of the taking, and the City will receive the balance of the award.

16 ASSIGNMENT

16.1 Restriction on Assignment.

Except as specifically provided in **Section 16.6** (Permitted Assignment), Licensee shall not directly or indirectly Assign any part of its interest in or rights with respect to the License Area without the City's prior consent. The City will not unreasonably withhold, condition, or delay its consent to an Assignment other than an Assignment covered by **Article 11** (Liens).

16.2 Notice of Proposed Assignment.

Except as specifically provided in Section 16.6 (Permitted Assignment), if Licensee desires to enter into an Assignment of this Master License or any Pole License issued under this Master License, Licensee shall give notice (a “**Notice of Proposed Assignment**”) to the City, stating in detail the terms and conditions for such proposed Assignment and financial information reasonably sufficient to show that the proposed assignee (the “Assignee”) has a demonstrated ability to perform all of the obligations of Licensee under this Master License and any Pole License issued hereunder. If Licensee does not deliver all information that the City reasonably requires simultaneously with the Notice of Proposed Assignment, the date of Licensee’s delivery of notice will be deemed to have occurred only when it has delivered any additional information the City requests.

16.3 City Response.

16.3.1 Timing. The City will grant or deny any request for consent to an Assignment within 30 days after the City’s receipt or deemed receipt, if delayed under **Section 16.2** (Notice of Proposed Assignment), of the Notice of Proposed Assignment (the “**Assignment Response Period**”). If the City consents to the proposed Assignment, then Licensee will have 180 days following the date the City delivers its consent notice to Licensee to complete the Assignment.

16.3.2 Effect of Default. Licensee acknowledges that it would be reasonable for the City to refuse to consent to an Assignment during any period during which any monetary or other material event of default by Licensee is outstanding (or any event has occurred that with notice or the passage of time or both would constitute a default) under this Master License.

16.4 Effect of Assignment.

No Assignment by Licensee, consent to Assignment by the City, except a Permitted Assignment under **Section 16.6** (Permitted Assignment) will relieve Licensee of any obligation on its part under this Master License. Any Assignment that is not in compliance with this Article will be void and be a material default by Licensee under this Master License without a requirement for notice and a right to cure. The City’s acceptance of any License Fee, Additional Fee, or other payments from a proposed Assignee will not be deemed to be the City’s consent to such Assignment, recognition of any Assignee, or waiver of any failure of Licensee or other transferor to comply with this Article.

16.5 Assumption by Transferee.

Each Assignee shall assume all obligations of Licensee under this Master License and each assigned Pole License and will be and remain liable jointly and severally with Licensee for all obligations to be performed by Licensee. No Assignment will be binding on the City unless Licensee or the Assignee delivers to the City evidence satisfactory to the City that the Assignee has obtained all Regulatory Approvals required to operate as a wireless telecommunications service provider on the assigned License Area, a copy of the assignment agreement (or other document reasonably satisfactory to the City in the event of a Permitted Assignment under **Section 16.6** (Permitted Assignment)), and an instrument in recordable form that contains a covenant of assumption by such Assignee satisfactory in substance and form to the City, consistent with the requirements of this Article. However, the failure or refusal of an Assignee to execute such instrument of assumption will not release such Assignee from its liability as set forth in this Section. Except for a Permitted Assignment as provided in **Section 16.6** (Permitted Assignment), Licensee shall reimburse the City on demand for any reasonable costs that the City incurs in connection with any proposed Assignment, including the costs of investigating the acceptability of the proposed Assignee and legal costs incurred in connection with considering any requested consent.

16.6 Permitted Assignment.

16.6.1 Defined. The City agrees that Licensee will be permitted to enter into an Assignment of this Master License and Pole Licenses issued under it (a "**Permitted Assignment**"), without the City's prior consent but with notice to the City as provided below, to: (i) an Affiliate; (ii) a Subsidiary; (iii) an entity that acquires all or substantially all of Licensee's assets in the market in which the License Area is located (as the market is defined by the FCC under an order or directive of the FCC); (iv) an entity that acquires Licensee by a change of stock ownership or partnership interest; or (v) an entity Controlled by Licensee or that, with Licensee, is under the Common Control of a third party.

16.6.2 Conditions. A Permitted Assignment is subject to the following conditions:

16.6.2.1 The Assignee uses the License Area only for the Permitted Use and holds all Regulatory Approvals necessary to lawfully install, operate, and maintain Equipment on the License Area.

16.6.2.2 Licensee provides the City with notice within ninety (90) days following the effective date of the Permitted Assignment, stating the contact information for the proposed Assignee and providing financial information establishing that the proposed Assignee meets the capital and fiscal qualifications stated in this Section.

16.6.2.3 Licensee is in good standing under this Master License.

16.7 Intentionally Omitted.

17 DEFAULT

17.1 Events of Default by Licensee.

Any of the following will constitute an event of default by Licensee under this Master License and any Pole Licenses issued under it:

17.1.1 Nonpayment of Fees. Licensee fails to pay any License Fee or Additional Fees as and when due, if the failure continues for thirty (30) days after written notice from City to Licensee of such failure.

17.1.2 Lapsed Regulatory Approvals. Licensee fails to maintain all Regulatory Approvals required for the Permitted Use, if the failure continues for 10 days after written notice from City to Licensee of such failure.

17.1.3 Prohibited Assignment. Licensee enters into an Assignment in violation of **Article 16** (Assignment).

17.1.4 Interference with City. Licensee interferes with the City's operations in violation of **Section 27.5.1** (Licensee's Obligation Not to Cause Interference) for a period of 10 days after written notice thereof from City to Licensee.

17.1.5 Failure to Maintain Insurance. Licensee fails to maintain insurance as required by **Article 19** (Insurance).

17.1.6 Failure to Cure. Licensee fails to cure noncompliance with the specified requirements of this Master License after initial and follow-up notices, or to pay the Default Fees as set forth in **Subsection 17.2.4** (Default Fees).

17.1.7 Other Terms. Licensee fails to perform or comply with any other obligation or representation made under this Master License, if the failure continues for 30

days after the date of notice from the City, or, if such default is not capable of cure within the 30-day period, Licensee fails to promptly undertake action to cure such default within such 30-day period and thereafter fails to use its best efforts to complete such cure within 60 days after the City's notice.

17.1.8 Abandonment. Licensee removes its Equipment or abandons the License Area for a continuous period of more than 60 days, such that the License Area is no longer being used for the Permitted Use.

17.1.9 Insolvency. Any of the following occurs: (i) the appointment of a receiver due to Licensee's insolvency to take possession of all or substantially all of the assets of Licensee; (ii) an assignment by Licensee for the benefit of creditors; or (iii) any action taken by or against Licensee under any insolvency, bankruptcy, reorganization, moratorium, or other debtor relief Law, if any such receiver, assignment, or action is not released, discharged, dismissed, or vacated within 60 days.

17.2 City's Remedies.

In addition to all other rights and remedies available to the City at law or in equity, the City will have the following remedies following the occurrence of an event of default by Licensee.

17.2.1 Continuation of License. Without prejudice to its right to other remedies, the City may continue this Master License and applicable Pole Licenses in effect, with the right to enforce all of its rights and remedies, including the right to payment of License Fees, Additional Fees, and other charges as they become due.

17.2.2 Termination of Pole License. If a default specific to one or more Pole Licenses is not cured by Licensee within the applicable cure period, specified in **Section 17.1** (Events of Default by Licensee), the City may terminate each Pole License in default.

17.2.3 Termination of Master License. If Licensee's default is of such a serious nature in the City's sole judgment that the default materially affects the purposes of this Master License, the City may terminate this Master License in whole or in part. Termination of this Master License in whole will affect the termination of all Pole Licenses issued under it automatically and without the need for any further action by the City. In either case, the City will deliver notice to Licensee providing 90-days' notice of termination and specifying whether the termination affects the entire Master License or only certain Pole Licenses as specified in the notice. The City will specify the amount of time Licensee will have to remove its Equipment from any affected City Pole, which will be at least 90 days after the date of the City's notice for up to 50 City Poles and an additional 90 days for more than 50 City Poles. If Licensee does not remove its Equipment within the specified period, the City will be entitled but not obligated to remove Licensee's Equipment from the License Areas.

17.2.4 Default Fees. Without limiting the City's other rights and remedies under this Master License, the City may require Licensee to pay Additional Fees for the City's administrative costs in providing notice or performing inspections for the events described below (each, a "**Default Fee**"), by giving notice of the City's demand that Licensee cure the default and specifying the cure period. The Default Fee for the initial notice from the City will be due and payable to the City 10 days after delivery of notice to Licensee. In addition, if Licensee fails to cure the condition within the cure period set forth in the initial notice, and the City then delivers to Licensee a follow-up notice requesting compliance, then the Default Fee for the follow-up notice will be due and payable to the City 10 days after delivery of the follow-up notice to Licensee. Default Fees will apply to any of the following events:

17.2.4.1 Licensee constructs or installs any alteration or improvement without the City's prior approval as required by **Article 6** (Pole License Approvals), **Article 7** (Installation of Equipment), or **Article 8** (Alterations) of this Master License.

17.2.4.2 Licensee fails to make a repair required by **Article 10** (Licensee's Maintenance and Repair Obligations) on a timely basis.

17.2.4.3 Licensee fails to notify the City, through its project manager, before accessing the License Area or following the plan approval procedures as set forth in **Article 7** (Installation of Equipment).

17.2.4.4 Licensee fails to provide evidence of the required bonds and insurance coverage described in **Article 19** (Insurance) on a timely basis.

17.3 Licensee's Remedy for City Defaults.

Licensee's sole remedy for the City's breach or threatened breach of this Master License or any Pole License issued under it will be termination of this Master Agreement or any Pole License issued under it and/or an action for damages, subject to **Article 20** (Limitation of City's Liability).

17.4 Cumulative Rights and Remedies.

All rights and remedies under this Master License are cumulative, except as otherwise provided.

18 LICENSEE'S INDEMNITY

18.1 Scope of Licensee's Indemnity.

Licensee, on behalf of itself and its successors and assigns, shall Indemnify the City "Indemnified Parties", as defined in **Section 1.3** (Definitions), from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties, and expenses, including direct and vicarious liability of every kind (each, a "Claim"), incurred in connection with or arising in whole or in part from: (a) injury to or death of a person, including employees of Licensee, or loss of or damage to property occurring on or about the License Area or arising in connection with Licensee's or its Agents' or Invitees' authorized or unauthorized use of the License Area; (b) any default by Licensee in the observation or performance of any of the terms, covenants, or conditions of this Master License to be observed or performed on Licensee's part; (c) the use or occupancy or manner of use or occupancy of the License Area by Licensee, its Agents, or Invitees, or any person or entity claiming through or under any of them; (d) the presence of or exposure to RFs or EMFs resulting from Licensee's use of the License Area; (e) the condition of the License Area or any occurrence on the License Area from any cause attributable to the events described in **clauses (a), (b), (c), or (d)** of this Section; or (f) any acts, omissions, or negligence of Licensee, its Agents, or Invitees, in, on, or about the License Area; except to the extent that such Indemnity is void or otherwise unenforceable under applicable Law in effect on or validly retroactive to the date of this Master License and further except to the extent such Claim is caused by the willful misconduct or gross negligence of the Indemnified Parties.

18.2 Indemnification Obligations.

Licensee's Indemnification obligation includes reasonable fees of attorneys, consultants, and experts and related costs, including the City's costs of investigating any Claim. Licensee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City and the other Indemnified Parties from any Claim that actually or potentially falls

within the scope of **Section 18.1** (Scope of Indemnity) even if allegations supporting the Claim are groundless, fraudulent, or false, which obligation arises at the time such Claim is tendered to Licensee by the Indemnified Parties and continues at all times until finally resolved. Licensee's obligations under this Article will survive the termination of the Master License.

19 INSURANCE

19.1 Licensee's Insurance.

As a condition to issuance of any Pole License, Licensee must provide proof of compliance with the insurance requirements in this Article except to the extent the City's Risk Manager agrees otherwise in writing.

19.1.1 Coverage Amounts. Licensee shall procure and keep in effect at all times during the Term, at Licensee's cost, insurance in the following amounts and coverages:

19.1.1.1 Commercial General Liability insurance (including premises-operations; explosion, collapse and underground hazard; broad form property damage; products/completed operations; contractual liability; independent contractors; personal and advertising injury) with limits of at least \$2 million per occurrence for bodily injury and property damage and at least \$4 million general aggregate combined single limit for each occurrence.

19.1.1.2 Worker's Compensation Insurance in compliance with applicable state law with Employer's Liability Limits not less than \$1 million per each accident/disease/policy limit.

19.1.1.3 Commercial Automobile Liability Insurance in an amount of not less than \$2 million each occurrence combined single limit for bodily injury and property damage, covering all owned and non-owned and hired vehicles.

19.1.2 Additional Requirements. Commercial General Liability and Commercial Automobile Liability Insurance policies shall provide endorsements as follows:

19.1.2.1 That the "*City of San Leandro, and its officers, officials, and employees*" are included as additional insureds as their interest may appear under this Agreement; and

19.1.2.2 That such policies are primary insurance to any other insurance available to the additional insureds, with respect to any Claims arising out of this Master License, and that insurance applies separately to each insured against whom Claim is made or suit is brought. Such policies shall also provide for severability of interests and that an act or omission of one of the named insureds that would void or otherwise reduce coverage shall not reduce or void the coverage as to any insured, and shall afford coverage for all Claims based on acts, omissions, injury, or damage that occurred or arose (or the onset of which occurred or arose) in whole or in part during the policy period.

19.1.2.3 Policy declaration pages (premium costs redacted) and schedule of forms shall be provided to support Commercial General Liability and Commercial Automobile Liability endorsements.

19.1.3 Notice of Cancellation. Upon receipt of notice from its insurer(s) Licensee shall provide the City with thirty (30) days' prior written notice of cancellation of any required coverage. Licensee must take prompt action to reinstate the cancelled coverage, or obtain it from a different insurer meeting the qualifications of **Subsection 19.1.9** (Ratings).

19.1.4 Claims-Made Policies. Should any of the required insurance be provided under a claims-made form, Licensee shall maintain such coverage continuously throughout the Term and, without lapse, for a period of two (2) years after the expiration or termination of this Master License, to the effect that, should occurrences during the Term give rise to Claims made after expiration or termination of this Master License, such Claims shall be covered by such claims-made policies.

19.1.5 Intentionally Omitted.

19.1.6 Certificates. Licensee shall deliver to the City certificates of insurance and blanket additional insured policy endorsements from insurers in a form reasonably satisfactory to the City, evidencing the coverages required under this Master License, on or before the Effective Date, together with complete copies of the policies promptly upon the City's request, and Licensee shall provide the City with certificates, endorsements and schedule of forms, or policies thereafter promptly upon the City's request.

19.1.7 Insurance Does Not Limit Indemnity. Licensee's compliance with the provisions of this Section in no way relieve or decrease Licensee's liability under **Article 18** (Licensee's Indemnity) or any other provision of this Master License.

19.1.8 Right to Terminate. The City may elect, in the City's sole and absolute discretion, to terminate this Master License if Licensee allows any required insurance coverage to lapse by: (i) providing Licensee notice of the event of default; and (ii) including in the notice of default a notice of termination if Licensee fails to reinstate the lapsed coverage within three business days after the City delivers notice.

19.1.9 Ratings. Licensee's insurance companies must be licensed or authorized to do business in California and must meet or exceed an A.M. Best rating of A:VII or its equivalent.

19.1.10 Effective Dates. All insurance must be in effect before the City will authorize Licensee to install Equipment on any City Pole and remain in force until all Equipment has been removed from the License Area. Licensee is responsible for determining whether the above insurance coverages are adequate to protect its interests. The above coverages are not limitations upon Licensee's liability.

19.1.11 Self-Insurance Alternative. Licensee may propose and the City may accept an alternative insurance program, if that program provides equivalent protections to the City as the insurance requirements in this Section, in consultation with the City's Risk Manager. The City's acceptance of an alternative insurance program will not affect an implied waiver or amendment of any other requirement of this Master License. Any amendment of these insurance requirements must be in a written amendment to this Master License, executed in the same manner as this Master License.

19.1.12 Excess/Umbrella Insurance. The coverage amounts set forth for Commercial General Liability and Commercial Auto Liability may be met by a combination of primary and excess/umbrella policies as long as in combination the limits equal or exceed the amounts stated.

19.2 Insurance of Licensee's Property.

City shall have no responsibility for insuring Licensee's property. Licensee shall be responsible, at its expense, and in its sole discretion, for separately insuring Licensee's property.

19.3 City's Insurance.

Licensee acknowledges that the City maintains insurance, self-insurance, or equivalent risk management coverage against casualty, property damage, and public liability risks. The City agrees to maintain adequate coverage for public liability risks during the Term and is not required to carry any additional insurance with respect to the License Area or otherwise.

19.4 Waiver of Subrogation.

The City and Licensee each hereby waives any right of recovery against the other party for any loss or damage sustained by such other party with respect to the License Area or any portion thereof or the contents of the same or any operation therein, whether or not such loss is caused by the fault or negligence of such other party, to the extent such loss or damage is covered by insurance obtained by the waiving party under this Master License or is actually covered by insurance obtained by the waiving party. Each waiving party agrees to cause its insurers to issue appropriate waiver of subrogation rights endorsements to all policies relating to the License Area, but the failure to obtain any such endorsement will not affect the waivers in this Section.

19.5 Contractors' Insurance and City Business License.

Licensee shall require its contractors that install, maintain, repair, replace, or otherwise perform work on the License Area : (a) to obtain and maintain insurance of the same coverage and amounts as required of Licensee, and (b) to have and maintain a valid City Business License.

19.6 Submittal of Proof of Insurance Coverage.

All certificates of insurance and blanket additional insured original endorsements effecting coverage required in this **Article 19** must be electronically submitted through the City's online insurance document management program, PINS Advantage. Contractor shall comply with all requirements provided by City related to the PINS Advantage program.

20 LIMITATION OF CITY'S LIABILITY

20.1 General Limitation on City's Liability.

The City is not responsible or liable to Licensee for, and Licensee hereby waives all Claims against the City and its Agents and releases the City and its Agents from, all Claims from any cause (except to the extent caused by the gross negligence or willful misconduct of the City and its Agents), including acts or omissions of persons using the sidewalk or street adjoining or adjacent to or connected with the License Area; utility interruption; theft; burst, stopped, or leaking water, gas, sewer, or steam pipes; or gas, fire, oil, or electricity in, flood, vehicle collision, or other accidental "knock downs" or similar occurrences on or about the License Area or other City Property.

20.2 Consequential and Other Damages.

Notwithstanding any provision to the contrary, in no event shall either party be liable to the other in contract, tort, under any statute, warranty, provision of indemnity or otherwise, for any special, indirect, incidental, or consequential, punitive, or exemplary damages suffered by

the other party or any customer or third party or any other person for lost profits or other business interruption damages of that party's customers, advertisers, users, clients, licensees, or any other person, firm, or entity, and the parties agree to indemnify and hold each other harmless in such regard.

20.3 No Relocation Assistance.

This Master License creates no right in Licensee to receive any relocation assistance or payment for any reason under the California Relocation Assistance Law (Cal. Gov. Code §§ 7260 *et seq.*), the Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 U.S.C. §§ 4601 *et seq.*), or similar Law upon any termination of occupancy except as provided in Article 15 (Eminent Domain). To the extent that any relocation law may apply, Licensee waives, releases, and relinquishes forever any and all Claims that it may have against the City for any compensation from the City except as specifically provided in this Master License upon termination of its occupancy of all or any part of the License Area.

20.4 Non-Liability of City Officials, Employees, and Agents.

No elective or appointive board, commission, member, officer, employee, or other Agent of the City will be personally liable to Licensee, its successors, or its assigns, in the event of any default or breach by the City or for any amount which may become due to Licensee, its successors, or its assigns, or for any obligation of the City under this Master License.

20.5 Scope of Waivers.

Licensee acknowledges the City's rights under this Article and waives any Claims arising from the exercise of the City's rights. In connection with the preceding sentence and the releases and waivers contained in this Master License, including Section 10.3 (No Right to Repair City Property), Section 14.2 (No Statutory Rights for Damaged City Pole), Subsection 15.1.3 (No Statutory Right to Terminate), Section 19.4 (Waiver of Subrogation), Section 20.1 (General Limitation on City's Liability), Section 20.2 (Consequential Damages), Section 20.3 (No Relocation Assistance), Section 21.3 (No Liability for Emergency Access), Section 24.1 (Application of Security Deposit), and any other waiver by Licensee under this Master License. Licensee acknowledges that it is familiar with section 1542 of the California Civil Code, which reads:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS ~~WHICH THAT~~ THE CREDITOR ~~OR RELEASING PARTY~~ DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, ~~AND THAT WHICH~~ IF KNOWN BY HIM OR HER ~~MUST WOULD~~ HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR ~~OR RELEASING PARTY~~.

21 CITY ACCESS TO LICENSE AREA

21.1 City's Right of Access.

Except as specifically provided otherwise, the City and its designated Agents have the right of access to any part of the License Area at any time without notice for any purpose. The City will, however, make good faith efforts to provide notice to Licensee according to Section 9.2 (Notice to Licensee).

21.2 Emergency Access.

If safe and practicable, the City will notify Licensee of any emergency that requires the City to remove and replace a City Pole and allow Licensee to remove its Equipment before the City removes or replaces a City Pole in an emergency situation or other exigent circumstances. But if in the City's sole judgment it is not safe or practicable to wait for Licensee to perform the work or where such delay would cause significant delay to or otherwise compromise public safety or services, the City will remove the Equipment from the City Pole, exercising reasonable care to avoid damage. The City will hold the Equipment for retrieval by Licensee, and Licensee will have the right to reinstall the Equipment or equivalent Equipment at Licensee's expense on the repaired or replaced City Pole in accordance with **Article 7** (Installation of Equipment). As provided in **Section 9.4** (Emergencies), the City's removal of Licensee's Equipment in emergency or exigent circumstances may not be deemed to be a forcible or unlawful entry into or interference with Licensee's rights to the License Area.

21.3 No Liability for Emergency Access.

The City will not be liable in any manner, and Licensee hereby waives any Claims, for any inconvenience, disturbance, loss of business, nuisance, or other damage arising out of the City's entry onto the License Area, including the removal of Licensee's Equipment from a City Pole in an emergency as described in **Subsection 21.2** (Emergency Access), except damage resulting directly and exclusively from the gross negligence or willful misconduct of the City or its Agents and not contributed to by the acts, omissions, or negligence of Licensee, its Agents, or Invitees.

22 REQUIRED RECORDS

22.1 Records of Account for Active Pole Licenses.

For any active Pole Licenses only, Licensee shall maintain during the Term the following records at a place of business within the State of California or in an electronic format: (a) identification and location of all City Poles; (b) amounts and dates of License Fees paid to the City; (c) Regulatory Approvals issued for the installation, operation, and maintenance of Equipment on City Poles; and (d) correspondence with the City. The City, or a consultant acting on its behalf, will have the right to inspect and audit Licensee's records at Licensee's place of business during regular business hours on 10 business days' notice to Licensee.

22.2 Estoppel Certificates.

Licensee, at any time and from time to time on not less than 30 days' notice from the City, shall execute, acknowledge, and deliver to the City or to any party designated by the City, a certificate of Licensee stating: (a) that Licensee has accepted the License Area (or, if Licensee has not done so, that Licensee has not accepted all or any part of the License Area and specifying the applicable portions of the License Area and reasons for non-acceptance); (b) the Commencement Dates of any Pole Licenses then in effect; (c) the Effective Date and Expiration Date of this Master License; (d) that this Master License and Pole Licenses are unmodified and in full force and effect or, if modified, the manner in which they are modified; (e) to Licensee's knowledge, whether any defenses then exist against the enforcement of any of Licensee's obligations under this Master License (and if so, specifying the same); (f) to Licensee's knowledge, whether any of the City's obligations under this Master License are outstanding (and if so, identifying any City obligations that Licensee believes that the City has failed to meet); (g) the dates, if any, to which the License Fees and Additional Fees have been paid; and (h) any other information that may be reasonably required by any such persons.

22.3 Regulatory and Bankruptcy Records.

22.3.1 Copies for City Records. Licensee shall provide to the City upon request copies of: (a) any pending applications, communications, or other documents

related to any filing by or against Licensee of an action for bankruptcy, receivership, or trusteeship; and (b) all relevant non-privileged petitions, applications, communications, and reports submitted by Licensee to the FCC or any other Regulatory Agency having jurisdiction directly related to any active Pole Licenses on City property.

22.3.2 Production of Documents. The City will attempt to notify Licensee promptly after delivery of any request for copies of these records made under any public records Law or in any court proceeding and of the date on which the records are to be made available. If Licensee believes that any of the requested records are confidential or contain proprietary information, Licensee must identify those records to the City before the date of required production. If the request is made through any court or administrative proceeding, or the requesting party otherwise makes a formal complaint regarding nondisclosure, Licensee will have the burden to obtain any protective order needed to withhold production at its sole cost and expense. Licensee acknowledges that the City's compliance with any court order, including a subpoena duces tecum, will not violate this Subsection. The City's failure to notify Licensee will not affect the City's legal obligation to produce records or give rise to any Claim by Licensee against the City.

23 RULES AND REGULATIONS

Licensee shall faithfully comply during the Term with any and all reasonable rules, regulations, and instructions that the City establishes, as amended from time to time, with respect to use of any part of the License Area, to the extent that the same do not materially conflict with any express, material terms and conditions of this Master License

24 SECURITY DEPOSIT

24.1 Application of Security Deposit.

Licensee must tender to the City for deposit the sum(s) specified as the security deposit in the Basic License Information or surety bond in the same amount (the "**Security Deposit**") to secure Licensee's faithful performance of all terms, covenants, and conditions of this Master License and the requested Pole License. The Security Deposit shall be due at the time(s) specified in the Basic License Information. Any surety bond shall be in a form acceptable to the City Attorney and shall name the City as the obligee to guarantee and assure the faithful performance of Licensee's obligations under this Master License. Licensee agrees that the City may apply the Security Deposit in whole or in part to remedy any damage to the License Area caused by Licensee, its Agents, or Invitees, or any failure of Licensee, its Agents, or Invitees to perform any other terms, covenants, or conditions contained herein (including the payment of License Fees or other sums due under this Master License or any Pole License either before or after a default, or payments to contractors or material suppliers), without waiving any of the City's other rights and remedies under this Master License or at law or in equity. Licensee waives any rights it may have under section 1950.7 of the California Civil Code or any similar Law and agrees that the City may retain all or any portion of Security Deposit reasonably necessary to compensate the City for any other foreseeable or unforeseeable loss or damage caused by the acts or omissions of Licensee, its Agents, or Invitees. Licensee understands and agrees that the City may apply some or all of the Security Deposit to the payment of future License Fees, Additional Fees, and other amounts payable to the City under this Master License and any Pole License following a Licensee event of default. The City's obligations with respect to the Security Deposit are solely that of a debtor and not of a trustee. The City is not required to keep the Security Deposit separate from its general funds, and Licensee is not entitled to interest on the

Security Deposit. The amount of the Security Deposit in no way limits the liabilities of Licensee under any provision of this Master License or any Pole License.

24.2 Further Deposits.

Should the City use any portion of the Security Deposit to cure any default by Licensee under this Master License, Licensee will be required to replenish the Security Deposit in the amount and by the date that the City specifies by notice to Licensee.

25 SURRENDER OF LICENSE AREA

25.1 Surrender.

25.1.1 Obligations Upon Surrender. No later than 60 days after the Expiration Date or other termination of this Master License or any Pole License, Licensee shall at its sole cost and expense peaceably remove its Equipment from applicable portions of the License Area, repair any damage resulting from the removal, and surrender the poles to the City in good order and condition, normal wear and tear excepted, free of debris and hazards, and free and clear of all liens and encumbrances. Licensee's obligations under this Article will survive the Expiration Date or other termination of this Master License.

25.1.2 Equipment Abandoned After Termination. At its option, the City may deem any items of Licensee's Equipment that remain in a License Area or other City Property more than 60 days after the Expiration Date of this Master License to be abandoned and in such case the City may dispose of the abandoned Equipment in any lawful manner after expiration of a 60-day period initiated by the City notice to Licensee to remove the Equipment. Licensee agrees that California Civil Code sections 1980 *et seq.* and similar provisions of the Civil Code addressing abandoned property by residential or commercial tenants do not apply to any abandoned Equipment.

25.2 Holding Over.

25.2.1 With Consent. Any holding over after the Expiration Date with the express consent of the City will be construed to automatically extend the Term of this Master License for a period of one License Year at a License Fee equal to the License Fee in effect immediately before the Expiration Date, and the Master License otherwise will be on its express terms and conditions.

25.2.2 Without Consent. Any holding over without the City's consent will be a default by Licensee and entitle the City to exercise any or all of its remedies, even if the City elects to accept one or more payments of License Fees, Additional Fees, or other amounts payable to the City from Licensee after the Expiration Date.

26 HAZARDOUS MATERIALS

26.1 Hazardous Materials in License Area.

Licensee covenants and agrees that neither Licensee nor any of its Agents or Invitees shall cause or permit any Hazardous Material to be brought upon, kept, used, stored, generated, disposed of, or released in, on, under, or about the License Area or any other part of City Property, or transported to or from any City Property in violation of Environmental Laws, except that Licensee may use small quantities of Hazardous Materials as needed for routine operation, cleaning, and maintenance of Licensee's Equipment that are customarily used for routine operation, cleaning, and maintenance of such equipment and so long as all such Hazardous Materials are contained, handled, and used in compliance with Environmental Laws. Licensee

shall immediately notify the City if and when Licensee learns or has reason to believe any Release of Hazardous Material has occurred in, on, under, or about the License Area or other City Property.

26.2 Licensee's Environmental Indemnity.

If Licensee breaches any of its obligations contained in this Article, or if any act, omission, or negligence of Licensee or any of its Agents or Invitees results in any contamination of the License Area or other City Property, or in a Release of Hazardous Material from, on, about, in, or beneath any part of the License Area or other City Property, or the violation of any Environmental Law, then Licensee, on behalf of itself and its successors and assigns, shall Indemnify the City, its Agents, and their respective successors and assigns from and against any and all Claims (including damages for decrease in value of the License Area or other City Property, the loss or restriction of the use of usable space in the License Area or other City Property and sums paid in settlement of Claims, attorneys' fees, consultants' fees, and experts' fees and related costs) arising during or after the Term of this Master License relating to such Release or violation of Environmental Laws; provided, however, Licensee shall not be liable for any Claims to the extent such Release was caused by the gross negligence or willful misconduct of the City or its Agents. Licensee's Indemnification obligation includes costs incurred in connection with any activities required to Investigate and Remediate any Hazardous Material brought onto the License Area or other City Property by Licensee or any of its Agents or Invitees and to restore the License Area or other City Property to its condition prior to Licensee's introduction of such Hazardous Material or to correct any violation of Environmental Laws. Licensee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City and the other Indemnified Parties from any Claim that actually or potentially falls within this Indemnity provision even if the allegations supporting the Claim are or may be groundless, fraudulent, or false, which obligation arises at the time such Claim is tendered to Licensee by the Indemnified Party and continues until the Claim is finally resolved. Without limiting the foregoing, if Licensee or any of its Agents or Invitees causes the Release of any Hazardous Material on, about, in, or beneath the License Area or other City Property, then in any such event Licensee shall, immediately, at no expense to any Indemnified Party, take any and all necessary actions to return the License Area or other City Property, as applicable, to the condition existing prior to the Licensee's Release of any such Hazardous Materials on the License Area or other City Property or otherwise abate the Release in accordance with all Environmental Laws, except to the extent such Release was caused by the gross negligence or willful misconduct of the City or its Agents. Licensee shall afford the City a full opportunity to participate in any discussions with Regulatory Agencies regarding any settlement agreement, cleanup or abatement agreement, consent decree, or other compromise or proceeding involving Hazardous Material.

27 SPECIAL PROVISIONS

27.1 Early Termination by Either Party.

If Licensee does not obtain all Regulatory Approvals for any Pole License by the first anniversary of its effective date, either party will have the right to terminate that Pole License on 60 days' notice, which the terminating party must deliver to the other party within 10 business days after the first anniversary of the effective date of the Pole License to be terminated. If a Pole License is terminated under this provision, the Commencement Date will be deemed not to occur, and Licensee will have no obligation to pay the License Fee. If Licensee obtains all Regulatory Approvals within such sixty (60) day period, City's termination notice shall be deemed revoked, and the Pole License shall remain in full force and effect.

27.2 Licensee's Termination Rights.

27.2.1 No-Fault Termination of Master License. This Subsection will apply after the Commencement Date of any Pole Licenses. If Licensee fails to obtain or loses Regulatory Approvals for the Permitted Use with respect to a majority of the City Poles subject to Pole Licenses for reasons other than its failure to comply with the conditions of this Master License or Regulatory Approvals and in spite of reasonable efforts by Licensee to obtain or maintain its Regulatory Approvals, Licensee may terminate this Master License at any time on 90 days' prior notice to the City.

27.2.2 Pole License Termination. Absent the circumstances described in **Subsection 27.2.1** (No-Fault Termination of Master License), Licensee may terminate a Pole License on 30 days' notice at any time following the first anniversary of the Commencement Date of the Pole License. Licensee may remove its Equipment from the applicable License Area at any time after giving the required notice. Licensee shall not be liable for any License Fee or other fees or charges applicable to the terminated Pole License for any License Year after the date of such termination by Licensee.

27.2.3 Master License Termination. Licensee may terminate this Master License at any time on one year's notice.

27.2.4 Interference Caused by City Work. If any City work described in **Section 9.1** (Repairs, Maintenance, and Alterations) prevents Licensee from using a City Pole or other License Area for more than 10 days, Licensee will be entitled to: (i) a pro rata abatement of the License Fee for the period Licensee is unable to use the City Pole; (ii) terminate the Pole License on 30 days' notice; or (iii) both abatement of the License Fee under clause (i) and termination under clause (ii).

27.3 City's Termination Rights.

27.3.1 Right to Terminate Pole Licenses.

27.3.1.1 The City has the absolute right in its sole discretion to terminate any or all Pole Licenses if the City Manager (or his or her designee) determines that Licensee's continued use of the License Area adversely affects or poses a threat to public health and safety, constitutes a verified and material public nuisance, interferes with the City's street lights, utilities, or other municipal operations, or requires the City to maintain a City Pole that is no longer required for City purposes.

27.3.1.2 If the condition is susceptible to cure, the City will provide notice to Licensee of the City's determination, the underlying reasons for the determination, and provide a 30-day cure period following which the affected Pole Licenses will terminate if Licensee has not effected a cure.

27.3.1.3 If the condition is not susceptible to cure in the City's sole judgment, the City will have the right to terminate the affected Pole Licenses on 30 days' notice to Licensee of the City's determination.

27.3.1.4 The City will endeavor to accommodate a request by Licensee to relocate the Pole License and related Equipment, at Licensee's sole cost and expense, to another City Pole mutually acceptable to Licensee and City.

27.3.2 Removal of Equipment. The City in its sole discretion may determine that exigent circumstances require, for reasons of public, health, safety, or needs of the City to provide street lighting, utilities, or other municipal services, that Licensee remove the Equipment from a particular City Pole on 72 hours' notice. Licensee shall remove the Equipment from the identified City Pole within the 72-hour period or any longer time to which

the City agrees. The applicable Pole License will terminate as to the identified City Pole upon expiration of the 72-hour period.

27.3.3 City Pole Removal. The City has the right to remove any City Pole that it determines in its sole judgment is unnecessary for its street light operations. If the City decides to remove a City Pole, it will make reasonable efforts to provide at least 90 days' notice to Licensee., but the City's rights under this Subparagraph will not be affected by its failure to provide less than 90 days' notice. Upon removal of a City Pole, either party will have the right to terminate the Pole License as to the affected City Pole as of the last day of the month of removal. The City will endeavor to accommodate a request by Licensee to relocate the Pole License and related Equipment, at Licensee's sole cost and expense, to another City Pole mutually acceptable to Licensee and City.

27.3.4 Replacement, Relocation, or Upgrading of City Poles. The City has the right to replace, relocate, or add City equipment to, and remove Licensee's Equipment from, any City Pole or License Area that the City determines in its sole judgment is necessary for its municipal operations, including, but not limited to, LED conversion or installation of solar capabilities. If the City decides to replace or relocate a City Pole or add equipment requiring the removal of Licensee's Equipment, the City will make reasonable efforts to provide at least 90 days' notice to Licensee, but the City's rights under this Subparagraph will not be affected by its failure to provide less than 90 days' notice. Licensee may choose either to terminate the applicable Pole License as to the replacement, relocated, or upgraded City Pole or, only if feasible in the discretion of the City's Engineering and Transportation Department, install Licensee's Equipment on the replacement, relocated, or upgraded City Pole at Licensee's sole cost. The City will endeavor to accommodate a request by Licensee to relocate the Pole License and related Equipment, at Licensee's sole cost and expense, to another City Pole mutually acceptable to Licensee and City.

27.3.5 Future Use of Existing City Conduit.

27.3.5.1 If City conduit space is part of a License Area, and the City needs to use such City conduit space for future upgrade and expansion of its street light system, the City may require Licensee's wiring to be removed from the City's conduit. The City will use reasonable efforts to give Licensee at least 90 days' notice that the wiring will be removed, but the City's failure to give notice or delivery of less than 90 days' notice will not affect the City's rights under this Subsection. In either case, the City will provide Licensee with a date by which its wiring must be removed.

27.3.5.2 Unless Licensee notifies the City within the time specified in the City's notice under Subsection (a) above that Licensee has identified an alternative to using City conduit to enable its Equipment without using the City conduit, the Pole License as to the affected City Pole will terminate automatically as of the last day of the month specified in the notice.

27.4 Licensee's Rights after Termination.

Promptly after the effective date of any termination of any Pole License under **Subsection 27.2.4** (Interference caused by City Work) or **Section 27.3** (City's Termination Rights), the City will refund the portion of any previously-paid License Fee attributable to the terminated portion of the License Year, subject to **Section 3.1.2** (Minimum Term). In addition, if Licensee wishes to replace the City Pole with a different Pole Location, the City will give priority to Licensee's Pole License applications for an equal portion of replacement City Poles, but the grant of priority will not affect Licensee's obligations under this Master License, including the requirement to obtain all Regulatory Approvals for the replacement City Poles.

27.5 Special Remedies for Interference with Operations.

27.5.1 Licensee's Obligation Not to Cause Interference.

27.5.1.1 Licensee will not operate or maintain its Equipment in a manner that interferes with or impairs other communication (radio, telephone, and other transmission or reception) or computer equipment lawfully and correctly used by any person, including the City or any of its Agents. In the event such interference occurs and is not cured within fifteen (15) days of notice from City, such interference will be an event of default under this Master License by Licensee, and upon notice from the City, Licensee shall be responsible for eliminating such interference promptly and at no cost to the City. Licensee will be required to use its best efforts to remedy and cure such interference with or impairment of City operations. Prior to installation of any equipment, Licensee shall conduct an in-field test at the License Area to determine what existing communications are transmitted from or received in the License Area. A report of the in-field test shall be submitted with each application for a Pole License.

27.5.1.2 If Licensee does not cure the default promptly, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, the City will have the right to bring an action against Licensee to enjoin such interference or to terminate all Pole Licenses where the Equipment is causing interference or impairment, at the City's election. Notwithstanding the foregoing, Licensee shall have the right to temporarily power down its Equipment and periodically test its Equipment in an effort to permanently resolve any interference. The City shall not have the right to terminate any Pole Licenses where Licensee is actively taking steps to cure any interference in this manner.

27.5.2 Impairment Caused by Change in City Use.

27.5.2.1 If any change in the nature of the City's use of the License Area during the Term results in measurable material adverse impairment to Licensee's normal operation of its Equipment making it necessary to alter the Equipment to mitigate the adverse effect, Licensee shall notify the City and provide evidence of the claimed impairment. Upon receipt of such notice, the City will have the right to make its own reasonable determination and, if it agrees with Licensee, investigate whether it can reasonably and economically mitigate that interference. The City will provide notice to Licensee of the City's determination within ten (10) days of its receipt of notice from Licensee.

27.5.2.2 If the City determines in its sole discretion that mitigation is feasible and can be achieved for a reasonable cost in the City's reasonable judgment, the City's notice will specify when the City will mitigate the adverse effect. The City's mitigation will effect a cure, and the City will not be liable to Licensee in any other way or be required to take any other measures with respect to the Equipment.

27.5.2.3 If the City determines in its sole discretion that mitigation is not feasible or cannot be achieved for a reasonable cost in the City's reasonable judgment, Licensee may elect either to: (i) terminate the Pole License as to the affected City Pole and receive a ratable reduction in the License Fee; (ii) request to relocate the Pole License and related Equipment, at Licensee's sole cost and expense, to another City Pole, subject to City's approval in its sole discretion or (iii) take steps itself at its own cost to mitigate the adverse effect and continue to operate the Equipment on the City Pole, and receive from the City a waiver of the License Fee

for the first 6 months of the following License Year under the affected Pole License to offset the cost of mitigation.

27.5.2.4 Licensee agrees that the City's temporary and partial abatement or waiver of the License Fee under this Subsection will be the only compensation due to Licensee for costs incurred or otherwise arising from the adverse effect as liquidated damages fully compensating Licensee for all Claims that may arise or be related to the adverse effects. Under no circumstances may the City be required to alter its operations at the identified City Pole or provide a replacement City Pole to Licensee.

27.5.3 Impairment Caused by City Access. Licensee agrees that it will not be entitled to any abatement of License Fees if the City exercises its rights of access under Article 21 (City Access to License Area) unless the City's activities cause Licensee to be unable to operate Equipment on the License Area for its permitted use for a period of more than 10 days, in which case, subject to proof, License Fees will be abated ratably for the entire period that Licensee is unable to operate any Equipment on any affected City Pole.

28 GENERAL PROVISIONS

28.1 Formal Notices.

This Section applies to all formal notices, requests, responses to requests, and demands made under this Master License.

28.1.1 Writings Required. All formal notices will be effective only if given in writing and delivered in accordance with this Section. Nothing in this Section will preclude the use of electronic mail ("e-mail") for communication of an informal nature, especially with respect to notices according to **Sections 9.2** (Notice to Licensee) and **Section 9.4** (Emergencies).

28.1.2 Manner of Delivery. Formal notices may be delivered by: (i) personal delivery; (ii) certified mail, postage prepaid, return receipt requested; or (iii) prepaid overnight delivery, return receipt requested. Notices must be delivered to: (1) Licensee at Licensee's address set forth in the Basic License Information, or at any place where Licensee or any Agent of Licensee may be personally served if sent after Licensee has vacated, abandoned, or surrendered the address set forth in the Basic License Information; (2) the City at the City's address set forth in the Basic License Information; or (3) any new notice address that either the City or Licensee specifies by no less than 10 days' notice given to the other in accordance with this Section.

28.1.3 Effective Date of Notices. All formal notices under this Master License will be deemed to have been delivered: (i) two (2) days after deposit if delivered by certified mail; (ii) the date delivery is made by personal delivery or overnight delivery; or (iii) the date an attempt to make delivery fails because a party has failed to provide notice of a change of address or refuses to accept delivery. The parties will transmit copies of notices by email to the email addresses listed in the Basic License Information, but failure to do so will not affect the delivery date or validity of any notice properly delivered in accordance with this Section. Further, notice by facsimile or electronic mail alone shall not be acceptable for notices of demand, breach, default, assignment, or change of notice address.

28.2 Living Wage Ordinance

The City of San Leandro adopted Ordinance No. 2007-018, a Living Wage Ordinance (LWO) that became effective September 1, 2007. The term "living wage" represents an hourly wage set at a level higher than the federal or state minimum wage. San Leandro's Living Wage Ordinance provides a minimum pay rate and benefit requirement for workers in organizations that do business with the City of San Leandro. The City of San Leandro's LWO affects licenses

that, during the period from July 1 to June 30, generate a cumulative revenue to the City in the amount of \$25,000 or more. In addition, the Licensee must have six (6) or more employees, and said employee engaged in work directly related to the License must spend more than 25% of their working time on work associated with the License. Finally, the LWO affects Licensees who generate \$350,000 or more in annual (calendar) gross receipts. More information about the LWO is available on the City's website at:

<https://www.sanleandro.org/depts/finance/livwage/default.asp>

28.3 No Implied Waiver.

No failure by either party to insist upon the strict performance of any obligation of the other under this Master License or to exercise any right, power, or remedy arising out of a breach thereof, irrespective of the length of time for which such failure continues, will constitute a waiver of such breach. No acceptance by the City or any of its Agent of full or partial payment of License Fees or Additional Fees during the continuance of any such breach will constitute a waiver of such breach or of the City's right to demand strict compliance with such term, covenant, or condition or operate as a waiver of any requirement of this Master License. No express waiver by either party of any default or the performance of any provision hereof will affect any other default or performance, or cover any other period of time, other than the default, performance or period of time specified in such express waiver. One or more waivers of a default or the performance of any provision hereof by either party will not be deemed to be a waiver of a subsequent default or performance. The City's consent given in any instance under the terms of this Master License will not relieve Licensee of any obligation to secure the City's consent in any other or future instance under the terms of this Master License.

28.4 Amendments.

No part of this Master License (including all Pole Licenses) may be changed, waived, discharged, or terminated orally, nor may any breach thereof be waived, altered, or modified, except by a written instrument signed by both parties.

28.5 Interpretation of Licenses.

The following rules of interpretation apply to this Master License:

28.5.1 General. Whenever required by the context, the singular includes the plural and vice versa; the masculine gender includes the feminine or neuter genders and vice versa; and defined terms encompass all correlating forms of the terms (e.g., the definition of "indemnify" applies to "indemnity," "indemnification," etc.).

28.5.2 Multi-party Licensee. If there is more than one Licensee, the obligations and liabilities under this Master License imposed on Licensee will be joint and several among them.

28.5.3 Captions. The captions preceding the articles and sections of this Master License and in the table of contents have been inserted for convenience of reference and such captions in no way define or limit the scope or intent of any provision of this Master License.

28.5.4 Time for Performance. Provisions in this Master License relating to number of days mean calendar days, unless otherwise specified. "**Business day**" means a day other than a Saturday, Sunday, or a bank or City holiday. If the last day of any period to give notice, reply to a notice, or to undertake any other action occurs on a day that is not a business day, then the last day for undertaking the action or giving or replying to the notice will be the next succeeding business day.

28.5.5 City Actions. All approvals, consents, or other determinations permitted or required by the City under this Master License will be made by or through the City Manager of the City or his or her designee, unless otherwise provided in this Master License or by any City ordinance.

28.5.6 Words of Inclusion. The use of the term "including," "such as," or words of similar import when following any general or specific term, statement, or matter may not be construed to limit the term, statement, or matter to the stated terms, statements, or matters, whether or not language of non-limitation, such as "including, but not limited to" and "including without limitation" are used. Rather, the stated term, statement, or matter will be interpreted to refer to all other items or matters that could reasonably fall within the broadest possible scope of the term, statement, or matter.

28.5.7 Laws. References to all Laws, including specific statutes, relating to the rights and obligations of either party mean the Laws in effect on the Effective Date specified in the Basic License Information and as they are amended, replaced, supplemented, clarified, corrected, or superseded at any time while any obligations under this Master License or any Pole License are outstanding, whether or not foreseen or contemplated by the parties.

28.6 Successors and Assigns.

The terms, covenants, and conditions contained in this Master License bind and inure to the benefit of the City and Licensee and, except as otherwise provided herein, their successors and assigns.

28.7 Brokers.

Neither party has had any contact or dealings regarding the license of the License Area, or any communication in connection therewith, through any licensed real estate broker or other person who could claim a right to a commission or finder's fee in connection with the license contemplated herein ("**Broker**"), whose commission, if any is due, is to be paid pursuant to a separate written agreement between such Broker and the party through which such Broker contracted. In the event that any Broker perfects a claim for a commission or finder's fee based upon any such contact, dealings, or communication, Licensee shall indemnify the City from all Claims brought by the Broker. This Section will survive expiration or earlier termination of this Master License.

28.8 Severability.

If any provision of this Master License or the application thereof to any person, entity, or circumstance is invalid or unenforceable, the remainder of this Master License, or the application of such provision to persons, entities, or circumstances other than those as to which it is invalid or unenforceable, will not be affected thereby, and each provision of this Master License will be valid and be enforced to the full extent permitted by Law, except to the extent that enforcement of this Master License without the invalidated provision would be unreasonable or inequitable under all the circumstances or would frustrate a fundamental purpose of this Master License.

28.9 Governing Law and Venue.

This Master License must be construed and enforced in accordance with the laws of the State of California without regard to the principles of conflicts of law. This Master License is made, entered, and will be performed in the City of San Leandro. Any action concerning this Master License must be brought and heard in the state or federal courts encompassing the City of San Leandro.

28.10 Entire Agreement.

This Master License, including all exhibits and schedules, contains the entire agreement between the parties, and all prior written or oral agreements regarding the same subject matter are merged into this document. The parties further intend that this Master License, all Pole Licenses, and all exhibits and schedules will constitute one agreement that contains the complete and exclusive statement of its terms and that no extrinsic evidence (including prior drafts and revisions) may be introduced in any judicial, administrative, or other legal proceeding involving this Master License. Licensee hereby acknowledges that neither the City nor the City's Agents have made any representations or warranties with respect to the City Poles or this Master License except as expressly set forth herein, and no rights, easements, or additional licenses are or will be acquired by Licensee by implication or otherwise unless expressly set forth herein.

28.11 Time of Essence.

Time is of the essence with respect to all provisions of this Master License in which a definite time for performance is specified.

28.12 Survival.

Expiration or earlier termination of this Master License will not affect the right of either party to enforce any and all Indemnities and representations and warranties given or made to the other party under this Master License, or any provision of this Master License that expressly survives termination.

28.13 Recording.

Licensee agrees not to record this Master License, any Pole License, or any memorandum or short form of any of them in the Official Records of the County of Alameda.

28.14 Counterparts.

This Master License may be executed in two or more counterparts, each of which will be deemed an original, but all of which taken together will be one and the same instrument.

28.15 Cooperative Drafting.

This Master License has been negotiated at arm's length between persons sophisticated and knowledgeable in the matters it addresses and was drafted through a cooperative effort of both parties, each of which has had an opportunity to have this Master License reviewed and revised by legal counsel. No party will be considered the drafter of this Master License, and no presumption or rule (including that in Cal. Civil Code § 1654) that an ambiguity will be construed against the party drafting the clause will apply to the interpretation or enforcement of this Master License.

28.16 Authority to Approve Agreement.

Each person signing this Master License and any Pole License on behalf of Licensee warrants and represents that: (i) he or she has the full right, power, and capacity to act on behalf of Licensee and has the authority to bind Licensee to the performance of its obligations under those agreements without the subsequent approval or consent of any other person or entity; (ii) Licensee is a duly authorized and existing entity; (iii) Licensee is qualified to do business in California; and (iv) Licensee has full right and authority to enter into this Master License and Pole Licenses. Upon the City's request, Licensee shall provide the City with evidence reasonably satisfactory to the City confirming the representations and warranties above.

28.17 Conflicts of Interest.

Through its execution of the Master License, Licensee acknowledges that it is familiar with Sections 87100 *et seq.* and Sections 1090 *et seq.* of the Government Code of the State of California, and certifies that it does not know of any facts which would constitute a violation of

said provisions, and agrees that if Licensee becomes aware of any such fact during the term of the Master License, Licensee shall immediately notify the City.

28.18 Included Exhibits and Schedules.

The following exhibits and schedules are attached to and are incorporated by reference into this Master License.

EXHIBIT A – Form of Pole License

Exhibit A-1 – Pole Locations/License Area

Exhibit A-2 – Licensee's Plans and Specifications

Exhibit A-3 – Sample License Fee and Default Fee Schedule

Exhibit A-4 – Sample City Installation Guidelines

EXHIBIT B – Design Guidelines

The City and Licensee have executed this Master License as of the date last written below.

CITY:
City of San Leandro, a California charter city

LICENSEE:
GTE Mobilnet of California Limited Partnership
d/b/a Verizon Wireless

By Cellco Partnership, its General Partner

By: _____
Jeff Kay
City Manager

By: _____

Date: _____

Date: _____

Attest:

By: _____
Leticia Miguel
City Clerk

Approved as to Form:

By: _____
Richard Pio Roda
City Attorney

3526040.1

[Remainder of page intentionally left blank.]

EXHIBIT A
FORM OF POLE LICENSE

Master License between GTE Mobilnet of California Limited Partnership d/b/a Verizon Wireless and City of San Leandro Pole License No. [Start with Year-1 and number each subsequent application consecutively (e.g. 2018-1).]

In accordance with **Section 6.5** of the Master License, Licensee submits to the City two partially executed counterparts of this form of Pole License and each of the following as its Pole License application:

1. Exhibit A-1, designating all Pole Locations that Licensee seeks to be included in the License Area under this Pole License and noting (if known) whether any requested City Pole is a Nonstandard City Pole;
2. Exhibit A-2, complete and final plans and specifications for Equipment to be installed in the License Area subject to Regulatory Approvals;
3. The sum of \$_____ for the initial Administrative Payment in amounts based on the number of City Poles identified in Exhibit A-1, subject to **Section 6.7** of the Master License; and
4. The Pre-Construction Emissions Report.

Licensee acknowledges that: (a) this Pole License will not be effective until the City returns a fully executed copy to Licensee; (b) the City may require Licensee to supplement the Administrative Payment on conditions specified in **Section 6.6** of the Master License; (c) Licensee will not have the right to access or install Equipment on the License Area until after Licensee has: (i) submitted insurance information to City as specified in **Article 19**.

This Pole License is executed and effective as of the last date written below and, upon execution will be the City's authorization for the City's Engineering and Transportation Department to begin its review of the Pole Locations and plans and specifications proposed in this Pole License application.

LICENSEE:

GTE Mobilnet of California Limited Partnership
d/b/a Verizon Wireless

By: Cellco Partnership, its General Partner

By: _____

Its: _____

Date: _____

APPROVAL:

CITY:

CITY OF SAN LEANDRO, a California charter city

By: _____

Jeff Kay (or designee)
City Manager

Date: _____

EXHIBIT A-1

POLE LOCATIONS/LICENSE AREA

Pole License No.

[Licensee to complete and submit with Pole License application.]

<u>Pole Locations</u> (Longitude/Latitude and nearest mailing address)	<u>Standard or Nonstandard City Pole</u> (Include 4-digit Pole Number if previously assigned by City)	<u>Metered or Un-metered Electrical Service</u> (verification by City Public Works staff is required)

EXHIBIT A-2

LICENSEE'S PLANS AND SPECIFICATIONS

Pole License No. ____

[Licensee to attach plans and specifications for all Equipment, including required and permitted signage, RF details such as frequency, spectrum, licensed/unlicensed, etc. to this cover sheet and submit with Pole License application.]

SCHEDULE A-3

LICENSEE FEE AND DEFAULT FEE SCHEDULE

Pole License _____

LICENSE FEE SCHEDULE	
<p align="center">2020 Annual License Fee per City Pole</p> <p>The annual License Fee will be increased by 3% annually, as set forth in Section 4.3, and calculated for ease of reference only below.</p>	\$270.00
2021 Annual License Fee per City Pole	\$278.10
2022 Annual License Fee per City Pole	\$286.44
2023 Annual License Fee per City Pole	\$295.03
2024 Annual License Fee per City Pole	\$303.88
2025 Annual License Fee per City Pole	\$313.00
2026 Annual License Fee per City Pole	\$322.39
2027 Annual License Fee per City Pole	\$332.06
2028 Annual License Fee per City Pole	\$342.02
2029 Annual License Fee per City Pole	\$352.28
2030 Annual License Fee per City Pole	\$362.84
<p align="center">2020 Contingent License Fee (Section 4.2.1)</p> <p>The Contingent License Fees will be increased by 3% annually, as set forth in Section 4.3</p>	\$1,500

EXHIBIT A-5

CITY INSTALLATION GUIDELINES

[To be updated with each Pole License.]

Licensee shall install a dedicated conduit for its use; however, Licensee may, in lieu of installing a dedicated conduit, use the City's existing non-traffic signal conduits, subject to the allowable conduit fill percentage under the NESC and the review and approval of the City's Public Works Department which may deny Licensee's use based on (i) the City's reasonable safety concerns; or (2) the age of City conduit and probability of Licensee's use causing damage to such conduit and/or cable; or (3) conduit capacity needed for pending City projects.. Licensee is not permitted to install or arrange for installment of external conduits on any City Poles.

Licensee may share the City's power conductor from PG&E (or other servicing electricity utility) point of feed to the City Pole. Licensee will then splice and fuse either at the City Pole electrical box or at the hand hole at the base of the City Pole and run wires to the Licensee's meter located on the City Pole. Licensee will also run fiber through the electrical box, conduit and pole to the Licensee's Equipment.

Licensee shall be responsible for repairing any City conduits that Licensee or its Agents damage during installation of electrical facilities, including pulling of wires into street light conduits. If following Licensee's failure to make such repairs within thirty (30) days of notice from City, the City's Public Works Department makes repairs to remedy damage caused by Licensee or its Agents, the City will charge Licensee the full cost of those repairs by notice with evidence of the City's costs.

The City will inspect Licensee's service installations to ensure compliance with Approved Plans, Specifications, and the NESC. Licensee agrees to make any repairs or modifications to its service installations that are necessary to ensure compliance with the Approved Plans and Specifications.

Licensee shall provide the City's Engineering and Transportation Department with as-built drawings showing all circuits installed by Licensee in existing street lights or conduits promptly after installation is complete. Licensee shall provide a laminated copy of the as-built drawings to the City's Public Works Department.

Licensee shall provide the City's Engineering and Transportation Department with the final coordinates and/or digital GIS shape file for inclusion in the City's GIS inventory.

Licensee shall not open any City pull boxes unless a member of the City's Public Works Department is present or City's Engineering and Transportation Department representative approves opening the pull boxes unattended by such maintenance staff. Licensee shall contact the City's Engineering and Transportation Department to complete the service connection.

EXHIBIT B
DESIGN GUIDELINES

Licensee's plans and specifications submitted with each Pole License application, and any Pole License application approved by the City shall comply with the following minimum requirements, a copy of which is on file with the Engineering and Transportation Department:

1. Licensee's Equipment shall be concealed or enclosed as much as possible in an equipment box, cabinet, or other unit that may include ventilation openings.

2. Equipment shelters, cabinets, or electrical distribution panels shall not be installed at ground level, except after all reasonable alternative pole locations have been explored and found unavailable or lacking in some substantial way and only with prior City approval upon a good faith showing of necessity, in City's sole discretion. Ground-mounted equipment, if any, shall incorporate appropriate techniques to camouflage, disguise and/or blend the equipment into the surrounding environment. Any ground-mounted equipment shall not inhibit or block pedestrian path of travel and shall comply with the Americans with Disabilities Act (ADA) standards. Any ground-mounted equipment shall not obstruct or interfere with storm drainage facilities, drainage channels, or change the existing drainage pattern. City shall have sole discretion to approve or disapprove the installation of a battery backup unit, whether pole-mounted or ground-mounted.

3. Licensee shall verify each Pole's condition, size and foundation, and provide structural calculations and drawings for any pole-mounted equipment.

4. Any pole-mounted equipment shall be placed at least eight (8) feet above sidewalks or sixteen (16) feet above streets on the street side of the pole, and shall not obstruct line of sight to any intersection, signage, traffic control devices or other directional markings.

5. The City may reasonably require pole-mounted equipment shall be incorporated into the design of the pole with the use of a shroud or other stealthing techniques. Stack equipment close together and on the same side of the pole. If a long rectangular disconnect switch is used, rotate the enclosure so the elements can be stacked closer together on the pole. Avoid wide offsets (more than 4 inches) of equipment enclosure brackets that protrude from the pole.

6. Licensee shall use commercially reasonable efforts to utilize pole-mounted equipment that minimizes the visual aesthetic impact of the equipment, as is technologically feasible, subject to the City's reasonable approval. All conduits, conduit attachments, cables, wires and other connectors shall be placed within the pole when feasible, or otherwise concealed from public view. Consider the use of equipment enclosures that are nearly the same width as the pole, even if they need to be slightly longer as a result. Narrow enclosures are less likely to impair views of buildings and scenic resources or to detract from streetscapes. Utilize equipment mounting base plates that are no wider than the pole. Typically, the wide variation in enclosure surface materials and sizes on a single pole can draw more attention (clutter compared to mass) to the facility than a system of enclosures that is comparatively larger, but more uniform in profile and longer instead of wider or deeper. There are a large number of equipment vendors that offer an array of options. Take the time to design a system that works well together in terms of network needs, overall cumulative effect, cable port locations, and ease of installation and maintenance. Equipment Orientation: While equipment orientation may be limited due to operating requirements, utility or State rules; depending on pole type, orienting equipment, facing away from nearby residential windows, and/or the primary travel direction, is preferred.

7. All antennas and associated cables, connectors, and hardware shall be placed within a shroud or equivalent. A maximum of one (1) antenna shroud per pole is allowed (excluding any radio relay unit shroud). Consider using antenna designs that provide robust coverage without appearing more distracting than necessary. Avoid placements that may impair light, air, or views from adjacent windows. Consider using antenna models that include a GPS antenna (if needed) integrated into the same cylindrical shape on top of the main antenna. Consider using antennas with electronic tilt mechanisms that could reduce the need for bulky mechanical tilt brackets. Utilize single element side-arms instead of dual parallel side-arms. Evaluate opportunities to utilize cylindrical antennas in-lieu of panel antennas. If panel antennas are utilized, consider the use of mini shrouds below each panel antenna to reduce the visibility of the cable loops. While this will make the antenna look slightly longer, it reduces the noticeability of various elements, such as multiple cable loops, that can draw more attention than the antenna itself. Avoid the use of large bracket systems for panel antennas, which create a significant offset from the pole.

Both top-mounted and side mounted antennas offer various advantages and challenges from both an RF and visibility perspective; requiring a case by case review. For example, a top-mount antenna with a very tall extension arm may look out of character in a low lying residential neighborhood, but a top mount antenna that is relatively narrow and nearly flush with the top of the pole may offer a very minimal profile, which is preferred. An antenna may not obstruct the view from, or light into, any adjacent residential window. For side-mounted antennas, consider using an arm that features flanges/channels so that cabling and passive RF gear can be better hidden from view. For top-mounted antennas, consider using a shroud around the base of the antenna, especially for antenna models with four or more cabling ports, as cable systems without a shroud at the base of the antenna, can appear cluttered. If a shroud cannot be used, utilize Velcro ties (or similar) to neatly arrange cabling (and note such on the site completion checklist on the cover sheet of plans). Pole top extension arms should not appear offset from the pole, making the antenna more noticeable. Utilize an arm that is as wide as the top of the pole and tapers toward the antenna.

8. The antennas and related equipment shall be constructed out of non-reflective materials, painted and/or textured to match the existing support structure and painted to blend with their surroundings. Paint shall be reviewed and shown on the Approved Plans and Specifications. Antennas, Brackets (mounting), and Cabling, should match the color of the equipment (including the fiber termination enclosure). Many installations feature wide variations in paint colors, which appears distracting. The Planning Department will generally recommend that equipment cabinets, cables, brackets, and antennas be painted light gray; primarily for locations where there are no nearby mature tree canopies and the existing poles appear washed out. In the downtown area, the likely color choice will be black to match the City's decorative poles. Choose a durable paint, especially in areas near the San Francisco Bay.

9. Any fiber optic cable or wiring connecting the antenna to the equipment cabinet or pedestal shall be located inside the City Pole and shall be located underground to any needed pedestal-mount equipment cabinet. Consider the use of shrouds, risers or conduit, to reduce the appearance of cluttered or tangled cabling. In some instances, installation practices such as using equipment enclosures with specific port locations, or crossing wires below a down-facing port on an equipment enclosure, can reduce the likelihood that cabling will appear cluttered or bend outward from the pole and further away from the enclosure.

10. All other conduit, cable and wiring shall be located underground.

11. Avoid the replacement of streetlight-only wooden poles with poles that are significantly taller by evaluating a different pole or attachment method. This could include evaluating opportunities to:

- (a) choose a nearby Joint Pole Association (JPA) pole, where a modest height increase would be less noticeable, than a streetlight-only pole;
- (b) work with the utility to re-route power lines serving the cobra head street light in a manner that meets height clearance requirements;
- (c) or run the power line, for the street light, from a JPA pole across the street in a different manner, while complying with State rules (e.g. General Order 95).

12. Licensee's Equipment must be high quality, safe, fire-resistant, modern in design, and attractive in appearance, all as approved by the City. Use equipment that does not feature flashing lights that may be visible to the public. Remove or paint-over unnecessary equipment manufacturer decals. Utilize the smallest and lowest visibility radio-frequency (RF) warning sticker required by government or electric utility requirements. In areas close to residences or window, use a passive cooling system in lieu of a fan. If a fan is needed, utilize a longer enclosure with sufficient space to allow for additional airflow and/or a cooling fan with a lower noise profile due to fewer revolutions per minute.

13. Utilize the smallest and lowest visibility (e.g. yellow instead of blue) radio-frequency (RF) warning sticker required by government or electric utility regulations. Place the RF sticker as close to the antenna as possible, facing directly out toward the street, or directly away from street if there is no window within 25 feet of the pole (preferred). For the Node ID sticker; avoid the use of large and highly visible site (node) identification tags (with carrier's phone number). Consider combining with disconnect information. Use sticker colors that are more muted (e.g. tan), such as the same color as the equipment but with white color lettering. Consider placing the Node ID sticker on the underside of the equipment enclosure so it is only visible when standing next to the pole and looking up. If the node ID sticker cannot be placed on the underside of the main equipment area then place the sticker on the side of the enclosure facing in the direction of travel (e.g. north facing for a pole on the right hand side of the street on a north-south street).

