

City of Scottsbluff, Nebraska

Monday, March 16, 2015

Regular Meeting

Item Reports1

Council to consent to the sublease of the Verizon ground lease at the 23 Club to American Tower or one of its affiliates and authorize the Mayor to sign the agreement.

Staff Contact: Rick Kuckkahn, City Manager



March 02, 2015

City of Scottsbluff
2525 Circle Dr
Scottsbluff, NE 69361

Re: Notice of and consent to sublease of Ground Lease 122285 ("Ground Lease") and subsequent leaseback of a portion of Site 265475, located at 2902 2nd Ave, Scottsbluff, NE 69361 (the "Site")

Dear City of Scottsbluff:

On February 5, 2015, Verizon Communications Inc. ("Verizon") entered into an agreement ("Agreement") with American Tower Corporation ("American Tower") regarding a portion of Verizon's tower portfolio (the "Portfolio"), including the right for American Tower to manage and operate the Portfolio. Your Ground Lease and the Site associated with the Ground Lease are part of the Portfolio.

American Tower and Verizon expect the initial transactions contemplated under the Agreement ("Transaction") to close on or before May 1, 2015. As part of the Transaction, Verizon's affiliate party to the Ground Lease will: (i) sublease the Ground Lease to American Tower or one of its affiliates and (ii) leaseback a portion of the Site from American Tower or one of its affiliates and retain certain rights to continue using such portion of the Site (such sublease and leaseback hereinafter referred to as the "Ground Lease Sublease and Leaseback").

The purpose of this letter is to provide notice of and request your consent to the Ground Lease Sublease and Leaseback. Please sign below and return this letter to us in the enclosed self-addressed pre-paid envelope. Thank you for your cooperation and prompt attention to this matter. If you have any questions, please call 877-362-1658 or send an email to land@AmericanTower.com.

Sincerely,

Justine D. Paul

ATC Site Number: 421226
ATC Lease Number: VZL122285
VZ Site Number: 265475
VZLease Number: 122285



The undersigned consents to the Ground Lease Sublease and Leaseback as set forth above.

City of Scottsbluff

By: _____

Print Name: _____

Title: _____

Date: _____

ATC Site Number: 421226
ATC Lease Number: VZL122285
VZ Site Number: 265475
VZLease Number: 122285