



Verizon Wireless
Cherry Creek 1
Suite 550
3131 So. Vaughn Way
Aurora, CO 80014

Suhair Abdelhalim
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December 7, 2017

Sent via Federal Express

Teton School District No.401
Monte R. Woolstenhulme
445 N. Main St
Driggs, ID 83422

RE: Fully Executed First Amendment to Lease Agreement
VZW Site: ID6 CLAWSON

Enclosed is one (1) original Fully Executed First Amendment to Lease Agreement for the above referenced site.

For questions regarding rental payments please call our rent hotline at 1-866-862-4404. You can obtain additional information by logging into our webpage at www.vzw.com/realestate.

Thank you for your time and effort in completing this transaction.

Sincerely,

Suhair Abdelhalim
Real Estate Specialist
Verizon Wireless

cc: Lease File

Site Name: ID6 CLAWSON

FIRST AMENDMENT TO LAND LEASE AGREEMENT

This FIRST AMENDMENT TO LAND LEASE AGREEMENT ("Amendment") is made this 12 day of December, 201 17, by and between Teton School District No. 401 ("Lessor") and Idaho 6 – Clark Limited Partnership d/b/a Verizon Wireless ("Lessee").

RECITALS

A. This Amendment pertains to that certain Land Lease Agreement dated April 19, 2017 (the "Agreement") for the lease of certain premises ("Premises") located at 555 E. Ross Avenue, Driggs, County of Teton, State of Idaho 83422 (the "Property"), as described on Exhibit "A" attached hereto and made a part hereof.

B. The parties desire to amend the Agreement to replace Exhibit "B" of the Agreement.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

AGREEMENT

1. Recitals. The foregoing recitals are incorporated herewith as if fully set forth herein.

2. Premises; Exhibit "B". The Agreement is hereby amended to identify Lessee's additional 10' wide non-exclusive access and utilities easement, as generally shown on Exhibit "B" attached hereto and made a part hereof. Exhibit "B" to the Agreement is hereby deleted and replaced with Exhibit "B" attached hereto and incorporated herein.

3. Full Force and Effect. Except as expressly amended herein the Agreement is unmodified and remains in full force and effect. In the event of a conflict between the terms of the Agreement and this Amendment, the terms of this Amendment shall be controlling. In addition, except as otherwise stated in this Amendment, all initially capitalized terms will have

the same respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

LESSOR: Teton School District No. 401

By: [Signature]
Name: Mike T. [Signature]
Title: Superintendent
Date: 12/30/2017

LESSEE: Idaho 6 – Clark Limited Partnership d/b/a Verizon Wireless
By: Teton Cellular of Idaho Limited Partnership, Its General Partner
By: CommNet Cellular Inc., Its Manager

By: [Signature]
Name: Rick Goldschnicht
Title: Director Network Field Engineering
Date: 12/7/17

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

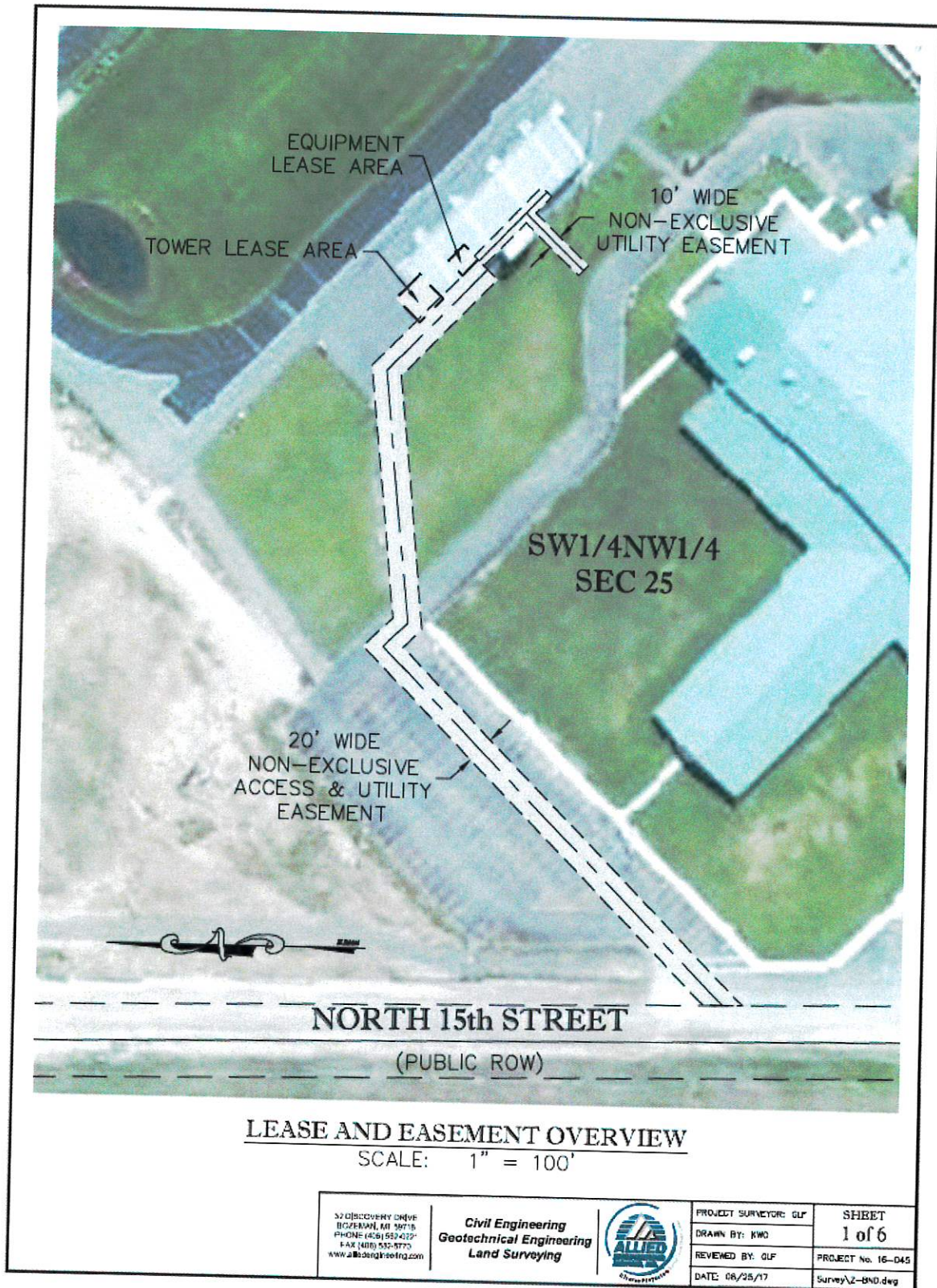
BEGINNING AT A POINT THAT IS N0°21.W 1334.22 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, SAID POINT OF BEGINNING BEING ON THE NORTH RIGHT OF WAY LINE OF GARFIELD STREET, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF GARFIELD STREET 444.00 FEET, MORE OR LESS, TO THE CENTER OF AN IRRIGATION DITCH; THENCE NORTH 119.42 FEET; THENCE WEST 60.84 FEET TO A POINT THAT IS 125.7 FEET EAST OF THE EAST LINE OF FANNING AVENUE EXTENDED; THENCE N0°16.30.E 664.03 FEET, PARALLEL TO SAID EAST LINE OF FANNING AVENUE; THENCE EAST 505.87 FEET TO THE WEST LINE OF SOUTH BEL AIR ADDITION, DIVISION NO. 2; THENCE S0°18.W ALONG SAID WEST LINE OF SOUTH BEL AIR ADDITION 321.46 FEET TO A POINT THAT IS 130.0 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COLLEGE AVENUE; THENCE EAST 102.83 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROYAL AVENUE; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF ROYAL AVENUE 441.99 FEET TO A POINT OF CURVE WITH A RADIUS OF 20.00 FEET; THENCE TO THE RIGHT ALONG SAID CURVE A DISTANCE OF 31.42 FEET; THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE OF GARFIELD STREET 80.01 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 36, BLOCK 7, SOUTH BEL-AIRE ADDITION, DIVISION NO. 1, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, SAID POINT BEING N0°21.W 1334.22 FEET AND WEST 784.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER, OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, AND RUNNING THENCE NORTH 331.61 FEET; THENCE WEST 50.92 FEET; THENCE N45°00.W 70.69 FEET; THENCE NORTH 280.00 FEET; THENCE WEST 215.00 FEET; THENCE N54°15.W 106.00 FEET; THENCE S74°15.W 241.10 FEET; THENCE SOUTH 638.10 FEET TO A POINT OF CURVE HAVING A RADIUS OF 20.00 FEET AND A TANGENT THAT BEARS SOUTH; THENCE TO THE LEFT ALONG SAID CURVE 31.42 FEET TO THE NORTH LINE OF GARFIELD STREET; THENCE EAST 613.99 FEET TO THE POINT OF BEGINNING.

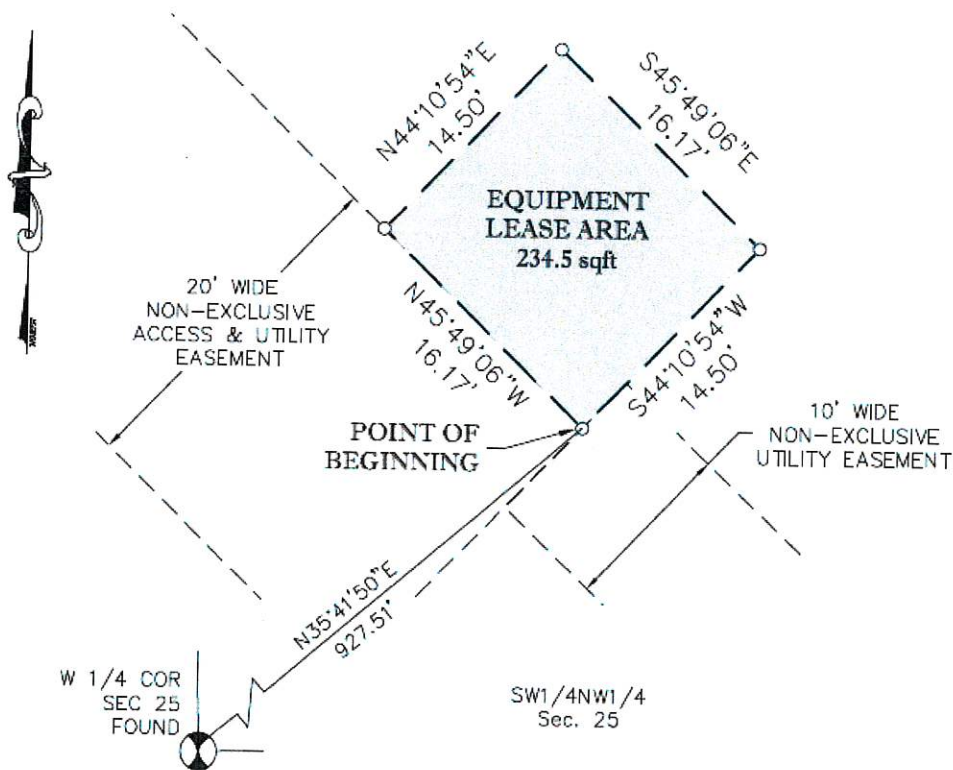
EXHIBIT "B"
DESCRIPTION OF THE PREMISES

(See Attached – 6 pages)



GENERAL LEGAL DESCRIPTION OF LESSOR'S PARCEL

THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF
SECTION 25, LESS THE WEST THIRTY FEET OF THE SOUTHWEST
ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN,
CITY OF DRIGGS, TETON COUNTY, IDAHO



EQUIPMENT LEASE AREA

SCALE: 1" = 10'

EQUIPMENT LEASE AREA LEGAL DESCRIPTION:

The following is a description of a 16.17 foot by 14.50 foot parcel of land to be used as a telecommunications equipment lease area situated within the Southwest One-Quarter of the Northwest One-Quarter of Section 25, Township 5 North, Range 45 East, Boise Meridian, City of Driggs, Teton County, Idaho. Said Equipment Lease Area being specifically described as follows:

Beginning at a point which bears North 35°41'50" East, a distance of 927.51 feet from the West One-Quarter Corner of said Section 25;
thence North 45°49'06" West, a distance of 16.17 feet;
thence North 44°10'54" East, a distance of 14.50 feet;
thence South 45°49'06" East, a distance of 16.17 feet;
thence South 44°10'54" West, a distance of 14.50 feet to the point of beginning.

Said Equipment Lease Area being 234.5 square feet.

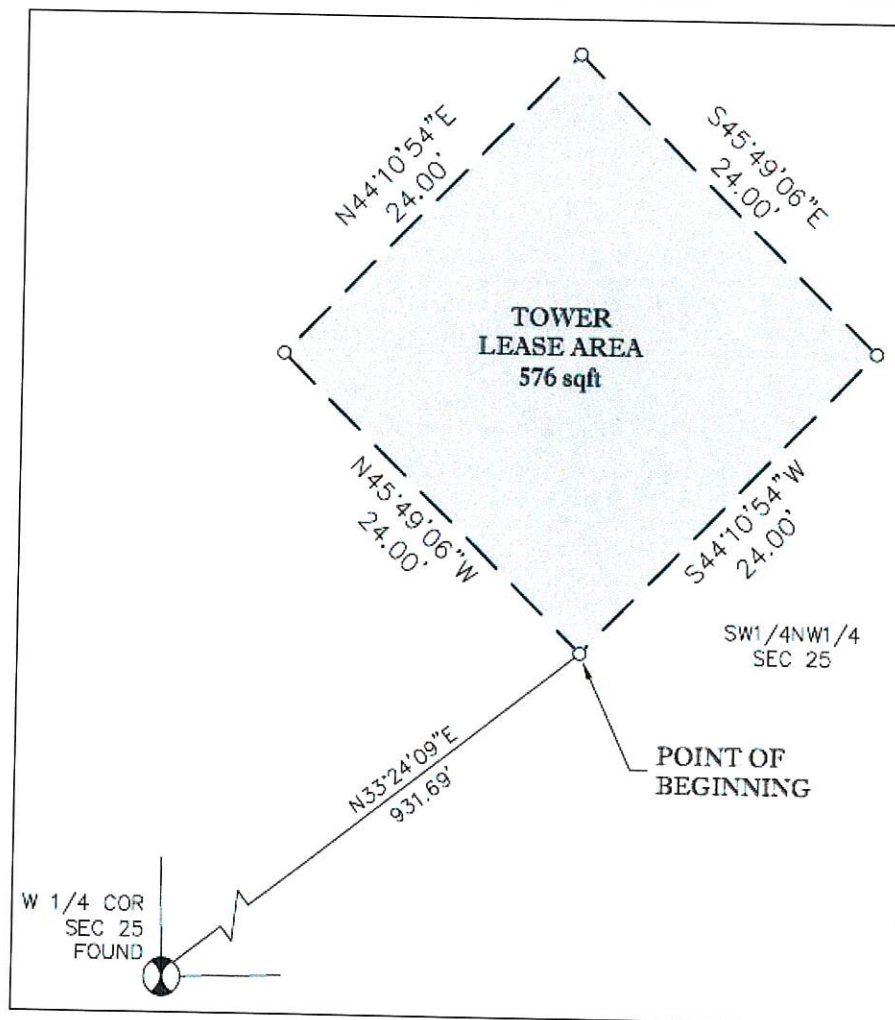
5201 BUCKLEY DRIVE
BOZEMAN, MT 59715
PHONE (406) 552-0729
FAX (406) 552-0770
www.abidingtrusting.com

**Civil Engineering
Geotechnical Engineering
Land Surveying**



PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 06/25/17

SHEET
2 of 6
PROJECT No. 16-D45
Survey\2-BND.dwg



TOWER LEASE AREA
SCALE: 1" = 10'

TOWER LEASE AREA LEGAL DESCRIPTION:

The following is a description of a twenty four foot by twenty four foot (24'x24') parcel of land to be used as a telecommunications tower lease area situated within the Southwest One-Quarter of the Northwest One-Quarter of Section 25, Township 5 North, Range 45 East, Boise Meridian, City of Driggs, Teton County, Idaho. Said Tower Lease Area being specifically described as follows:

Beginning at a point which bears North 33°24'09" East, a distance of 931.69 feet from the West One-Quarter Corner of said Section 25;
thence North 45°49'06" West, a distance of 24.00 feet;
thence North 44°10'54" East, a distance of 24.00 feet;
thence South 45°49'06" East, a distance of 24.00 feet;
thence South 44°10'54" West, a distance of 24.00 feet to the point of beginning.

Said Tower Lease Area being 576 square feet.



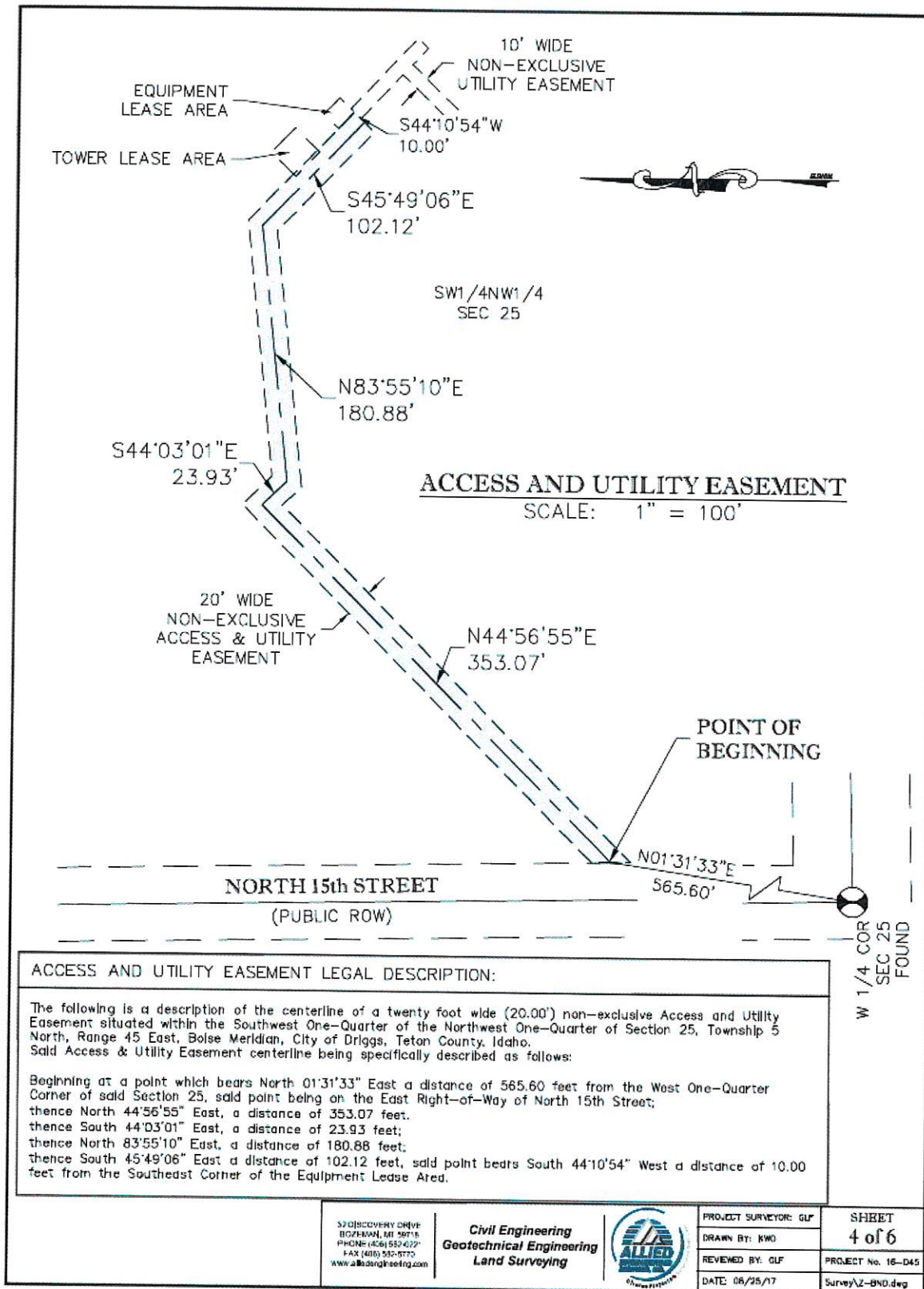
330 DISCOVERY DRIVE
BOZEMAN, MT 59718
PHONE (406) 552-0229
FAX (406) 552-9772
www.aliedsurveying.com

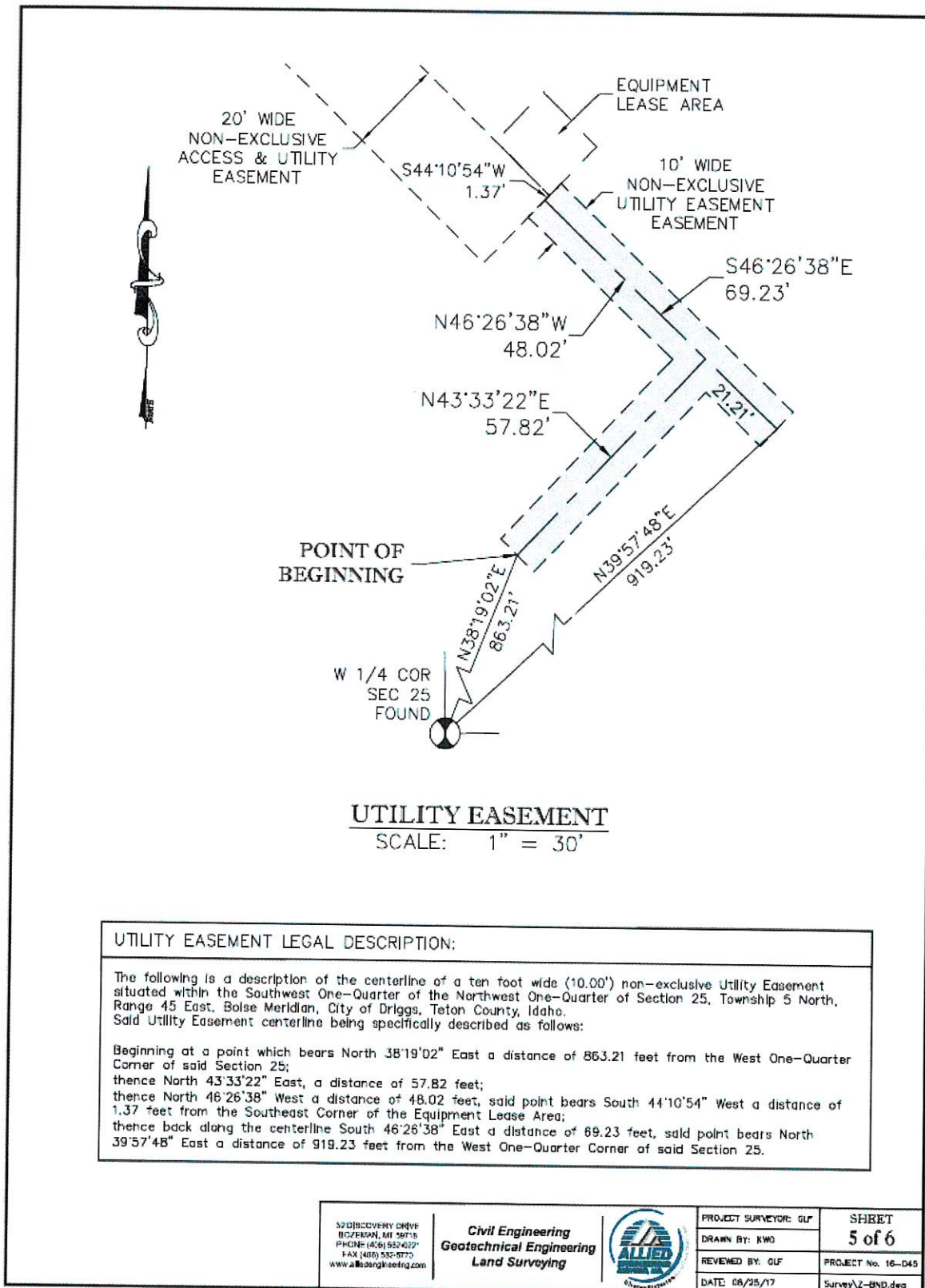
**Civil Engineering
Geotechnical Engineering
Land Surveying**

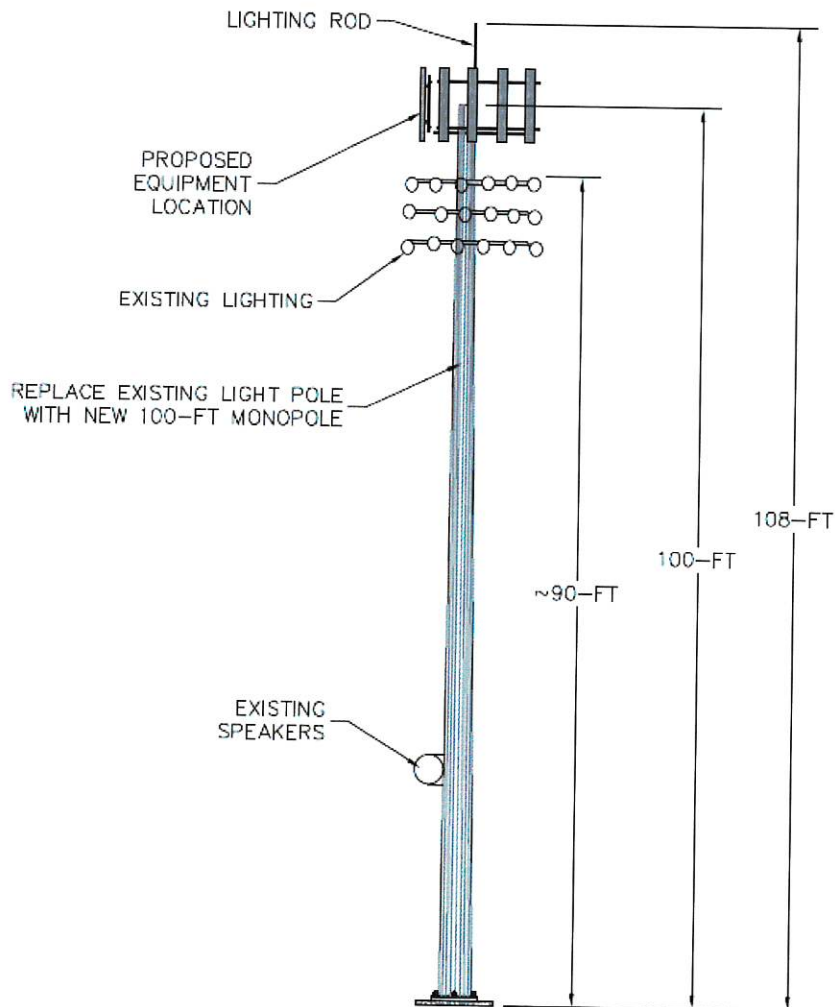


PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 08/25/17

SHEET
3 of 6
PROJECT No. 16-045
Survey\Z-BND.dwg







LIGHT POLE WITH NEW COMMUNICATIONS EQUIPMENT

52 DISCOVERY DRIVE
BOSTON, MA 02108
PHONE (408) 552-0722
FAX (408) 552-0722
www.auditingengineering.com

**Civil Engineering
Geotechnical Engineering
Land Surveying**



PROJECT SURVEYOR: GLF
DRAWN BY: KWO
REVIEWED BY: GLF
DATE: 08/25/17

SHEET
6 of 6
PROJECT No. 16-D45
Survey\12-BND.dwg