

Prepared by: Vicki Passy
After recording return to: Rita Drinkwater
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487-1307
Phone: 1-800-487-7483 Ext. 7872

Property Parcel ID: 412108101001

THIRD AMENDMENT TO STANDARD GROUND LEASE AGREEMENT

THIS THIRD AMENDMENT TO STANDARD GROUND LEASE AGREEMENT (this "Amendment") is made as of the _____ day of _____ 2025, by and between **BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA**, having an address at 18500 Murdock Circle, Port Charlotte, Florida 33948 ("Owner") and **SBA TOWERS IX, LLC**, a Delaware limited liability company ("Tenant") with an address at 8051 Congress Avenue, Boca Raton, Florida 33487-1307.

WHEREAS, Owner and Sunshine Towers, Inc., a Florida corporation entered into that certain Standard Ground Lease Agreement, dated April 12, 2005, as evidenced by that certain Memorandum of Ground Lease recorded April 6, 2006, as Instrument Number 1535794, in Book 2941, Pages 1041-1043 as amended on March 26, 2019 and recorded on May 7, 2019, in OR Book 4435, Page 850, Instrument #270/198 (collectively, the "Agreement"), as further amended on September 12, 2023 and recorded on September 13, 2023 as Instrument Number 3314623, and as ultimately assigned to Tenant, successor in interest, as evidenced by that certain Assignment and Assumption of Ground Lease recorded June 3, 2016, as Instrument Number 2442006, in Book 4088, Page 2070, all recorded with the County Clerk, Charlotte County, Florida, for Tenant's use of a portion of the real property (the "Leased Premises"), located at 12820 Gulfstream Blvd., City of Port Charlotte, State of Florida (the "Site"), as more particularly described in the Exhibit A attached hereto; and

WHEREAS, Owner and Tenant desire and intend to amend and supplement the Agreement as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant, agree and bind themselves to the following modifications to the Agreement:

Site Name: Rotonda East, FL
Site ID: FL18068-A



1. Owner's Tower Attachments and Equipment, as defined in Paragraph 4 of the Agreement are hereby amended in accordance with Item 2 below.
2. Exhibit B – Owner's Equipment attached to the Agreement is hereby deleted in its entirety and replaced with the revised Exhibit B - Owner's Equipment, attached hereto and made a part of the Agreement.
3. This Amendment will be governed by and construed and enforced in accordance with the laws of the State in which the Leased Premises are located without regard to principles of conflicts of law.
4. This Amendment may be executed in counterparts, each of which shall be deemed an original document, but all of which will constitute a single document. This document shall not be binding on or constitute evidence of a contract between the parties hereto until such time as a counterpart of this document has been executed by each party and a copy thereof delivered to each other party of this Amendment.
5. Except as specifically set forth in this Amendment, the Agreement is otherwise unmodified and remains in full force and effect, and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall take precedence.
6. Capitalized terms not defined in this Amendment will have the meaning ascribed to such terms in the Agreement.
7. This Amendment shall be effective as of the date last executed below.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

WITNESSES:

OWNER:

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY FLORIDA

Print Name: _____

By: _____

Print Name: Joseph Tiseo

Title: Chairman

Date: September 23, 2025

Print Name: _____

STATE OF _____ }
COUNTY OF _____ } .ss:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Janeth S. Kuntz
COUNTY ATTORNEY
LR25-0846 KBW

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared _____ as _____ of BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY FLORIDA, on behalf of the County by means of [] physical presence or [] online notarization.

WITNESS my hand and official seal in the County and State last aforesaid the _____ day of _____, 20__.

Sign Name: _____

Attest:

Print Name: _____

Notary Public

Roger D. Eaton, Clerk of the
Circuit Court and Ex-officio
Clerk of the Board of County
Commissioners

My Commission expires on:

By: _____ Deputy Clerk

WITNESSES:

TENANT:

SBA TOWERS IX, LLC

a Delaware limited liability company

Print Name: _____

By: Donald Day

Title: Executive Vice President, Site Leasing

Date: _____

Print Name: _____

STATE OF FLORIDA

}

} .ss:

COUNTY OF PALM BEACH

}

I, _____, a notary public of Palm Beach County, State of Florida
CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County
aforesaid, to take acknowledgments, personally appeared **DONALD DAY** as Executive Vice President,
Site Leasing of **SBA TOWERS IX, LLC**, a Delaware limited liability company, by means of [] physical
presence or [] online notarization to me known to be the person described in and who executed the
foregoing instrument and who acknowledged before me that he executed the same in the capacity
aforestated.

WITNESS my hand and official seal in the County and State last aforesaid the _____ day of
_____, 20__.

Sign Name: _____

Print Name: _____

Notary Public

Site Name: Rotonda East, FL
Site ID: FL18068-A



EXHIBIT A

PARCEL 1 - LEASEHOLD DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TRACT P, PORT CHARLOTTE SUBDIVISION, SECTION NINETY-FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 1A TO 1Z33, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT P; THENCE N47°21'38"W, ALONG THE EASTERLY LINE OF TRACT P, A DISTANCE OF 207.03 FEET; THENCE CONTINUE S42°38'24"W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S42°38'24"W, A DISTANCE OF 100.00 FEET; THENCE N47°21'36"W, A DISTANCE OF 100.00 FEET; THENCE N42°38'24"E, A DISTANCE OF 100.00 FEET; THENCE S47°21'38"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2 - INGRESS/EGRESS & UTILITY EASEMENT:

A 20.00 FOOT STRIP OF LAND LYING WITHIN TRACT P, PORT CHARLOTTE SUBDIVISION, SECTION NINETY-FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 1A TO 1Z33, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THE SIDELINES OF SAID EASEMENT LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT P, THENCE N47°21'36"W, ALONG THE EASTERLY LINE OF TRACT P, A DISTANCE OF 207.03 FEET; THENCE S42°38'24"W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE S42°32'43"E, A DISTANCE OF 202.75 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GULFSTREAM BOULEVARD, AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO MEET AT A POINT AND TERMINATE AT THE SOUTHERLY LINE OF PARCEL 1 - LEASEHOLD DESCRIPTION SET FORTH ABOVE AND THE NORTHERLY RIGHT OF WAY LINE OF GULFSTREAM BOULEVARD.

EXHIBIT B
Owner's Equipment

Antennas:		Four (4) Total		
Quantity:		One (1)	Two (2)	One (1)
Type:		Omni	Enclosed Dipole	Omni
Manufacturer:		RFS	Sinclair	L-com
Model:		BLR12-A-B1	SE4192-SWBP2LDF	HGV-906U
Dimensions:		240" x 6.63" x 6.63"	216" x 2.9" x 8.5 »	24" x 1.3" x 0"
Weight:		124 lbs.	56 lbs.	30 lbs.
Mounting Base:		195'	175'	180'
Mounting Center:		205'	184'	181'
Mounting Tip:		215'	193'	182'
Mounting Orientation:		205°	205°	0°
Mounting Downtilt:		1°	0°	0°
Power:			500 Watts	100 Watts
ERP:			355	3.85dbw
Cable:		Five (5) Total		
Number of Lines:		Two (2)	Three (3)	
Type:		Coax	DC Power - POE	
Size:		1 5/8"		
Mount Equipment:		Seven (7) Total		
Quantity:		One (1)	One (1)	One (1)
Type:		6' side arm	Pipe Mount	Pipe Mount
Manufacturer:		Connect It Wireless	Connect-It Wireless	Connect-It Wireless
Model:		HS6	UAPM-45	UAPM-45
Dimensions:		72" x 36"	72" x 4.5"	48" x 4.5"
Weight:		115 lbs.	140 lbs.	119 lbs.
Mounting Center:		199'	183'	180'
Quantity:		Two (2)	One (1)	One (1)
Type:		6' side arm	Pipe Mount	Pipe Mount
Manufacturer:		Valmont	Connect-It Wireless	Connect-It Wireless
Model:		BOG6	UAPM-0 lbs45	UAPM-45
Dimensions:		72" x 52"	72" x 4.5"	72" x 4.5"
Weight:		154 lbs.	140 lbs.	140 lbs.
Mounting Center:		175'	90'	115'
Dishes:		Four (4) Total		
Quantity:		Two (2)	One (1)	One (1)
Type:		HP	HP	HP
Manufacturer:		Radio Waves	Radiowaves	Commscope
Model:		HP6-6	HP4-11	VHLP6-11-6WH/A
Dimensions:		77" x 35" x 80"	50" x 25.2"	73.6" x 73.6" x 36.5"
Weight :		251 lbs.	175 lbs.	137 lbs.
Mounting Center:		90' & 115'	180'	183'
Mounting Orientation		93°	36°	300°
Mounting Downtilt:		0°	0°	0°
ERP		69dbm	60 dbm	
Cable:		Seven (7) Total		
Number of Lines:		Six (6)	One (1)	
Cable Type:		Coax	Coax	

Site Name: Rotonda East, FL
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Cable Size: 1/2" 7/8"

Tower Mounted Amplifiers (TMAs):

Quantity: One (1)
Manufacturer: Combilent
Model: CP00732-2
Dimensions: 9.5" x 4" x 4"
Weight: 8 lbs.
Mounting Center: 195'

Ground Space Requirements:

Provided By: Approximately 1050 square feet
Type: Tenant
Dimensions: Lease Area
 30' x 35'

Frequencies:

Transmit: 769.61875-773.95625 MHz
Receive: 799.61875-803.95625 MHz

Frequencies used:

P25 Trunking System Ch#1-12
1-Mutual Aid Call Channel TX-851.0125 RX-806.0125
1-Mutual Aid Tac Channel TX-852.0125 RX-807.0125
1-6GHz MW link TX-6286.19MHz Vertical, 30MHz wide RX-6034.15
1-11GHz MW link TX-10935Mhz Vertical, 40MHz wide TX-11425 MHz
1-ISM Band Link TX/RX-902-928 MHz
1-6GHz MW Link TX-6212 MHz Vertical, 60MHz wide
RX-5960 MHz

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