

22-48

TOWER LEASE

AGREEMENT

This Tower Lease Agreement ("Agreement") is made and entered effective as of the ___th day of May, 2022 ("Effective Date"), by and between Eastern Illinois Electric Cooperative, Inc., ("Landlord") an Illinois not for profit corporation, and Ford County, Illinois, ("Lessee") an Illinois body corporate and politic, alternatively referred to from time to time as "Party" or "Parties" as the case may be.

WITNESSETH:

WHEREAS, Landlord owns and has easement rights in property located at 330 W Ottawa, Paxton, IL. 60957 (IL-PAXTON-CN-1) (GPS 40.4533, -88.1031) on which is located a transmitter building and a transmitter tower approximately 320 feet high, together with other land, structures, and facilities owned by Landlord (all hereinafter "Leased Premises") which are or may be used or useful in the operation of Landlord's Two-Way Stations or other stations (hereinafter "Landlord's other Lessees");

WHEREAS, Lessee has inspected the property ("Leased Premises") which is the subject of this Agreement and accepts the same as is, and

WHEREAS, Lessee, or any of its agents, successors or assigns, wish to lease space on Landlord's property for Emergency Radio Equipment, as identified in the attached exhibit ___, at various licensed and unlicensed frequencies, as Lessee has been granted authority to broadcast from the premises by the Federal Communications Commission (hereinafter, "FCC"). Lessee wishes to lease space on Leased Premises for operation of such equipment, and represents that it is properly and fully licensed to carry on such business, and

WHEREAS, Lessee acknowledges that Landlord has leased or will lease similar space to other communications and broadcast stations, and Lessee's operations are subject to the operations of Landlord's other lessees' and of Landlord's equipment, including, but not limited to, any interference with the transmission and reception of Lessee's signals caused by the operation of any such equipment.

NOW THEREFORE, the Parties agree as follows:

1. **Leased Premises.** Landlord hereby leases space at or near the base of the tower, in the transmitter building, as well as space at or near the 220-foot level for distribution and point to point antennas (hereinafter "the Leased Premises"), the precise location of such space to be designated by Landlord, subject only to the