

**AMENDMENT NO. 1  
TO LEASE AGREEMENT  
BETWEEN**

**ITEM #** 18-0387

**THE CITY OF SANTA FE AND T-MOBILE WEST LLC**

This AMENDMENT NO. 1 ("Amendment No.1") to the LEASE AGREEMENT BETWEEN THE CITY OF SANTA FE AND T-MOBILE WEST LLC is entered into this 10<sup>TH</sup> day of April, 2018, by and between the CITY OF SANTA FE, NEW MEXICO, a municipal corporation and a political subdivision of the State of New Mexico ("Lessor") and T-MOBILE WEST LLC, a Delaware limited liability company, ("Lessee") (collectively, the "Parties" and each individually a "Party").

**WHEREAS**, the Parties entered into a LEASE AGREEMENT BETWEEN THE CITY OF SANTA FE AND T-MOBILE WEST LLC dated June 15, 2017 (City Item #17-0533) (the "Lease Agreement") regarding the lease of a two hundred fifty-six and six tenths (256.6) square-foot parcel of land, ten (10) vertical feet of air space above the existing surface of the parcel of land, and designated space on an adjacent monopole-style tower (the "City Tower") (collectively, the "Premises"), located within a certain Lessor-owned parcel of land known as 801 W. San Mateo Road located within the municipal boundaries of the City of Santa Fe, in the County of Santa Fe, State of New Mexico (the "Property"), whereon Lessor owns and maintains the City Tower for municipal telecommunications purposes; and

**WHEREAS**, Lessee desires to lease additional designated space on the City Tower to accommodate a greater number and size of Communication Facilities as defined in the Lease Agreement; and

**WHEREAS**, Lessor desires to lease additional space on the City Tower to Lessee.

**NOW THEREFORE**, the Parties agree to amend the Lease Agreement as follows:

1) Exhibit A of the Agreement is amended to include "**Exhibit A (Supplement)**" attached hereto and incorporated herein as part of this Amendment No.1.

2) Section 6.A. Rent is deleted and replaced with the following to reflect a new Rent amount which shall commence on May 1, 2018:

"A. Rent. Lessee shall pay Lessor a monthly rental fee of Three Thousand Six Hundred Dollars (\$3,600) on or before the first day of each month (Rent). Rent shall commence on the Effective Date and shall be paid into Lessor's bank account via electronic funds transfer as directed by Lessor from time to time."

3) Lessee shall construct any and all structural modifications to the City Tower necessary to accommodate the increased number and size of its Communication Facilities. Required structural modifications shall be designed by a licensed structural engineer and constructed at Lessee's sole expense. Lessee shall commence construction of any such structural modifications and installation of any Communications Facilities in accordance with Section 3.B of the Lease Agreement.

4) Except as provided in this Amendment No.1, all provisions of the Lease Agreement shall remain unchanged and in full force and effect. To the extent there is any conflict between the terms and conditions of the Lease Agreement and this Amendment No.1, the terms and conditions of this Amendment No.1 will govern and control.

5) Approvals. Lessor represents and warrants to Lessee that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Amendment No.1, or if any such third party consent or approval is required, Lessor has obtained any and all such consents or approvals.

6) Authorization. The persons who have executed this Amendment No.1 represent and warrant that they are duly authorized to execute this Amendment No.1 in their individual or representative capacity as indicated.

[REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY.]

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Parties have caused this Amendment No.1 to be effective as of the date entered above.

LESSOR:

CITY OF SANTA FE

[Signature]  
BRIAN K. SNYDER, CITY MANAGER

ATTEST:

for Melinda Byers  
YOLANDA Y. VIGIL, CITY CLERK *mb*

APPROVED AS TO FORM:

[Signature] *for*  
KELLEY A. BRENNAN, CITY ATTORNEY

APPROVED:

[Signature] *3/21/18*  
ADAM K. JOHNSON, FINANCE DIRECTOR

BUS.UNIT/LINE ITEM: 51300.460350

robert.doane@t-mobile.com  
e@t-mobile.com  
Digitally signed by robert.doane@t-mobile.com  
DN: cn=robert.doane@t-mobile.com  
Date: 2018.03.20 10:18:27 -07'00'

T-Mobile Legal Approval

LESSEE:

T-MOBILE WEST LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

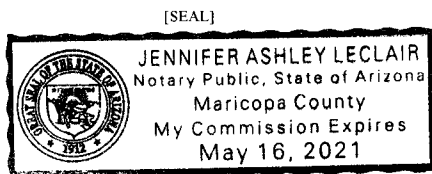
**Todd VanCleve**  
**Area Director, Network Engineering and Ops**  
**Mountain West Area**

Printed Name: \_\_\_\_\_  
Title: [Signature]  
*4/10/18*

ACKNOWLEDGEMENT

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me this 10th day of April 2018, by Todd VanCleve as Area Director of T-Mobile West LLC, a Delaware Limited Liability Company.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: May 16, 2021

**EXHIBIT A (SUPPLEMENT)**

[SEE ATTACHED 4 SHEETS]



T-Mobile West LLC, a Limited Liability Company

## L600 UPGRADE ON EXISTING 67' MONOPOLE TOWER

T-MOBILE SITE ID

**NM01247B**

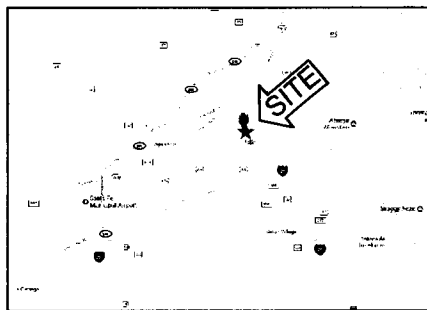
T-MOBILE SITE NAME

**CITY OF SANTA FE WATER UTILITY**

SITE ADDRESS

**801 WEST SAN MATEO ROAD  
SANTA FE, NEW MEXICO 87505  
SANTA FE COUNTY**

**LATITUDE: 35.661858°  
LONGITUDE: -105.961743°**



**SITE LOCATION MAP**  
N.T.S.



**AERIAL DETAIL MAP**  
N.T.S.

SHEET INDEX	
SHEET	TITLE
1 OF 4	TITLE PAGE
2 OF 4	SITE PLAN
3 OF 4	SITE ELEVATION
4 OF 4	ANTENNA DETAILS

### PROJECT CONTACTS

**TOWER OWNER:**  
CITY OF SANTA FE  
CONTACT: MATT O'REILLY ( DIRECTOR OF REAL ESTATE )  
PH. (505) 955-6213  
EMAIL: MSOREILLY@SANTAFENM.GOV

**APPLICANT:**  
T-MOBILE WEST, LLC  
A LIMITED LIABILITY COMPANY  
4830 PAN AMERICAN FREEWAY N.E. STE A  
ALBUQUERQUE, NEW MEXICO 87109

**A&E FIRM:**  
CLEAR WATER COMMUNICATIONS, INC.  
5327 TIMBER TRAIL  
SAN ANTONIO, TEXAS 78228  
CONTACT: MIKKO P. AHOLA, P.E.  
PHONE: (210) 884-3877

**LEASING/ZONING:**  
ROMANO AND ASSOCIATES, LLC  
8100 WYOMING BLVD NE RM4-167  
ALBUQUERQUE, NM 87113  
CONTACT: NICK ROMANO  
PHONE: (505) 750-0735

### SCOPE OF WORK:

**REMOVE:**  
EXISTING ANTENNAS & ANTENNA MOUNTS @ 45'-0" TOWER LEVEL

**INSTALL:**  
(3) RFS APX/A24\_43-U-A20 QUAD ANTENNAS (1 PER SECTOR, POSITION 2)  
(3) ERICSSON 4478 B71 RADIOS (1 PER SECTOR, POSITION 2)  
(3) ERICSSON RRUS11 S2 RADIOS (1 PER SECTOR, POSITION 1)  
(1) VALMONT SITE PROJ1 TRIPLE T-ARM MOUNT (5'-0" FACE), PIN-UDS-HP  
(6) 2'-3/8" X 8'-0" ANTENNA MOUNT PIPES  
(1) 6X12 HCS  
RELOCATE EXISTING (3) ERICSSON AIR32 B2A/B66AA ANTENNAS TO NEW ANTENNA MOUNTS

REFER TO TOWER STRUCTURAL MODIFICATION DRAWINGS  
BY AHOLA ENGINEERING, LLC PROJECT 100-17-022 REV 1  
DATED 11/08/2017 FOR REQUIRED TOWER REINFORCEMENTS  
PRIOR TO PROPOSED T-MOBILE EQUIPMENT UPGRADE.

### APPLICABLE CODES

\* ALL WORK SHALL BE PERFORMED AND MATERIALS  
INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES  
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.  
NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT  
WORK NOT CONFORMING TO THESE CODES.

2015 INTERNATIONAL BUILDING CODE  
2015 NEW MEXICO COMMERCIAL BUILDING CODE  
2014 NATIONAL ELECTRIC CODE

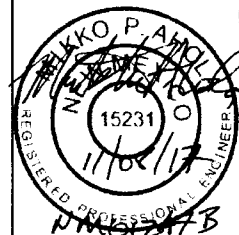


T-Mobile West LLC, a Limited Liability Company  
4830 PAN AMERICAN FREEWAY, NE SUITE A  
ALBUQUERQUE, NM 87109

**CLEAR WATER  
COMMUNICATIONS, INC.**

5327 TIMBER TRAIL  
SAN ANTONIO, TEXAS 78228  
clearwaterengineeringinc@yahoo.com  
FIRM REGISTRATION NUMBER  
F-4080

ISSUED FOR:	DATE
<input type="checkbox"/> L600 EXHIBIT	08-10-17
<input type="checkbox"/> ISSUED SET	08-29-17
<input type="checkbox"/> REV 1 - ADD CITY 2' NW DISH	11-08-17



SITE ID:  
**NM01247B**  
SITE NAME:  
**CITY OF SANTA FE  
WATER UTILITY**  
SITE ADDRESS:  
**801 W SAN MATEO ROAD  
SANTA FE, NM 87505**

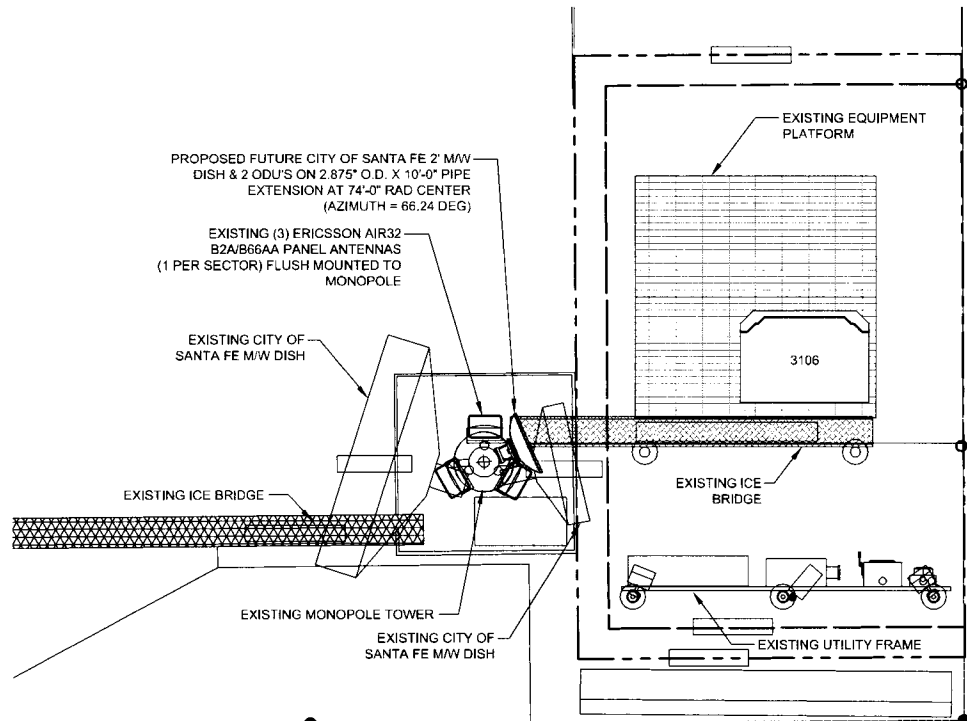
SHEET TITLE

**TITLE PAGE**

SHEET NUMBER

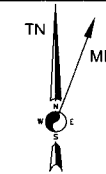
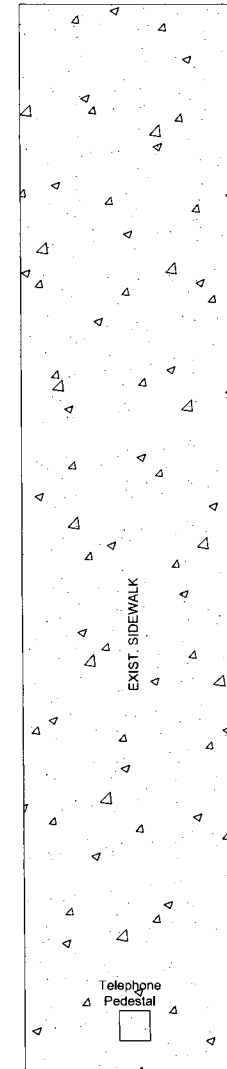
**1 OF 4**

NOTE:  
SITE PLAN FOR REFERENCE ONLY.  
NO NEW GROUND EQUIPMENT.



**EXISTING SITE PLAN**

SCALE : 1/4" = 1'-0"



MAG. DECL.: 8.35° E

0 1' 2' 3' 4' 5' 6'

SCALE : 1/4" = 1'-0"

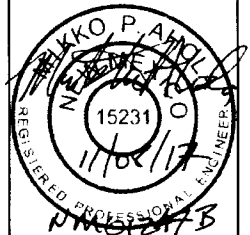
**-T-Mobile-**

\*Mobile Veri. LLC, a Limited Liability Company  
4830 PAN AMERICAN FRWY., NE SUITE A  
ALBUQUERQUE, NM 87109

**CLEAR WATER COMMUNICATIONS, INC.**

5327 TIMBER TRAIL  
SAN ANTONIO, TEXAS 78228  
clearwaterengineeringinc@yahoo.com  
FIR-V REGISTRATION NUMBER  
F-4082

ISSUED FOR:	DATE
<input type="checkbox"/> L600 EXHIBIT	08-10-17
<input type="checkbox"/> ISSUE SET	09-29-17
<input type="checkbox"/> REV 1 - ADD CITY 2' M/W DISH	11-08-17



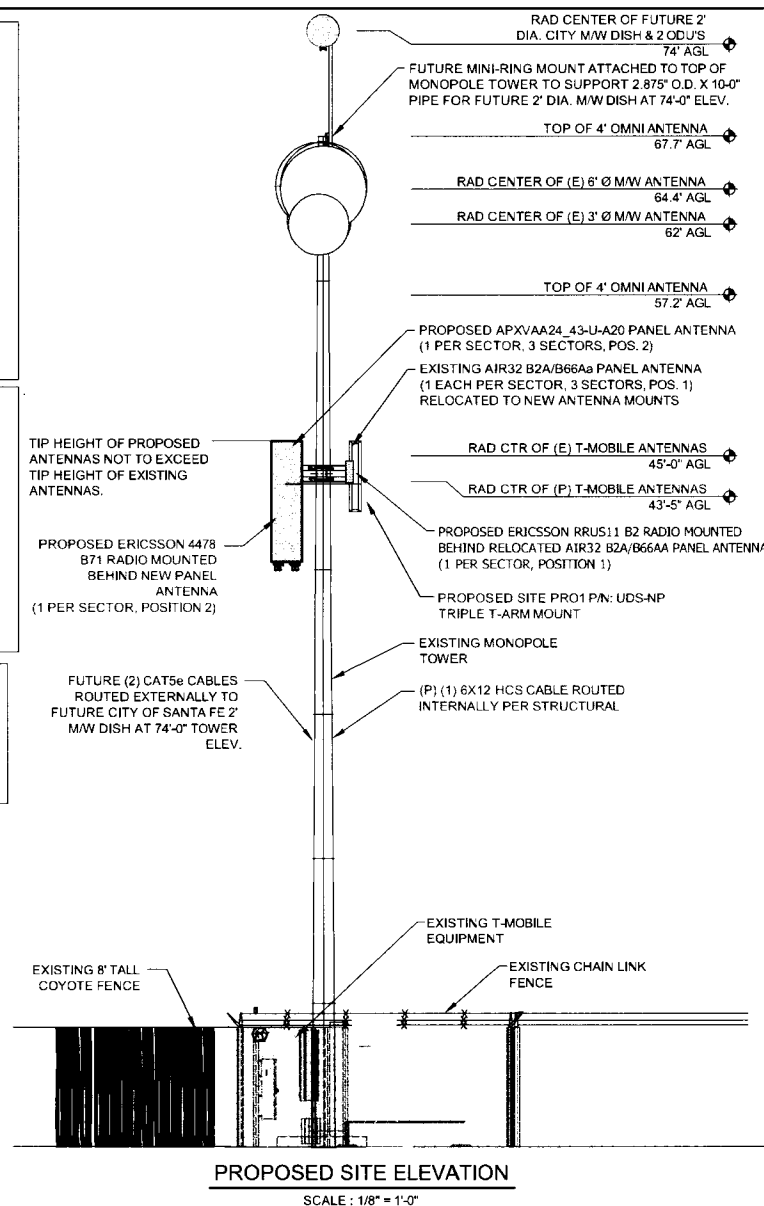
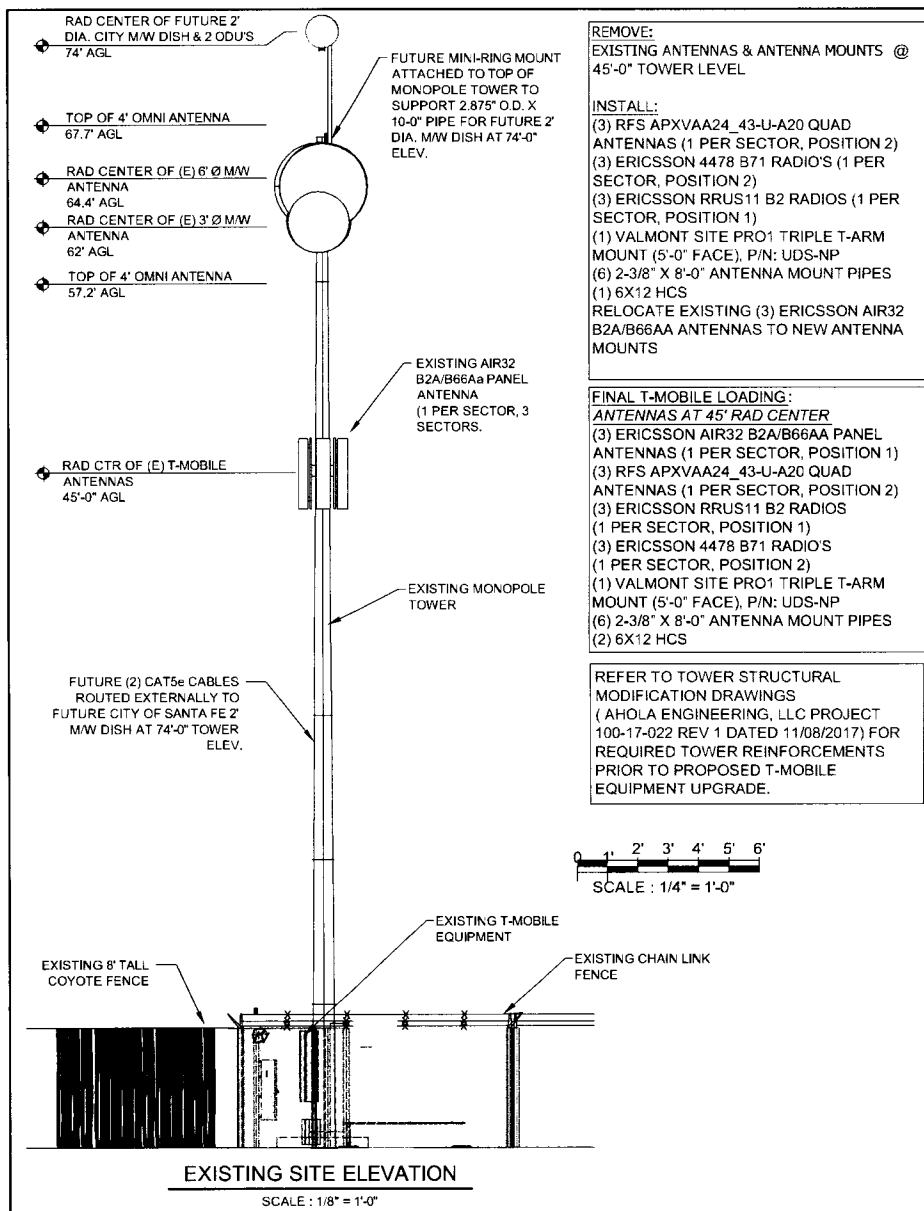
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NM01247B  
SITE NAME:  
CITY OF SANTA FE  
WATER UTILITY  
SITE ADDRESS:  
801 W SAN MATEO ROAD  
SANTA FE, NM 87505

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

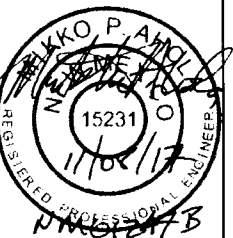
**2 OF 4**



**T-Mobile**  
T-Mobile USA, LLC, a United States Company  
4830 PAN AMERICAN FRWY., NE SUITE A  
ALBUQUERQUE, NM 87109

**CLEAR WATER COMMUNICATIONS, INC.**  
5327 TIMBER TRAIL  
SAN ANTONIO, TEXAS 78228  
clearwaterengineeringinc@yahoo.com  
FIRM REGISTRATION NUMBER  
F-4080

ISSUED FOR:	DATE
<input type="checkbox"/> L6500 LK-MBT	08-10-17
<input type="checkbox"/> ISSUED SET	09-29-17
<input type="checkbox"/> REV 1 - ADD CITY 2' M/W DISH	11-08-17

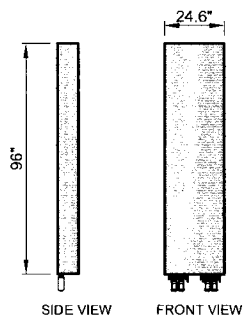


SITE ID:  
NM01247B  
SITE NAME:  
CITY OF SANTA FE  
WATER UTILITY  
SITE ADDRESS:  
801 W SAN MATEO ROAD  
SANTA FE, NM 87505

SHEET TITLE  
**SITE ELEVATION**

SHEET NUMBER  
**3 OF 4**

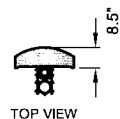
ALL EQUIPMENT  
TO BE INSTALLED  
AS PER LATEST  
T-MOBILE RFDS



DIMENSIONS : 96" TALL, 24.6" WIDE, 8.5" DEEP  
WEIGHT = 101.4 LB (ANTENNA ONLY)  
WEIGHT = 124.4 LB (ANTENNA + MOUNTING HARDWARE)  
RADOME/COLOR = FIBERGLASS/LIGHT GREY  
ANTENNA VIEWS ARE APPROXIMATE

RFS APXVAA24\_43-U-A20 QUAD

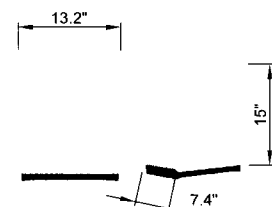
SCALE: NONE



ERICSSON RRUS11 B2  
HxWxD=19.7"x17"x7.2" (WEIGHT=50 LBS)

RRUS11 B2

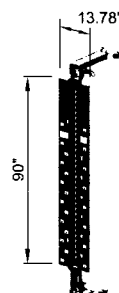
SCALE : N.T.S.



ERICSSON 4478 B71  
HxWxD=15"x13.2"x7.4" (WEIGHT=60 LBS)

ERICSSON 4478 B71 RADIO

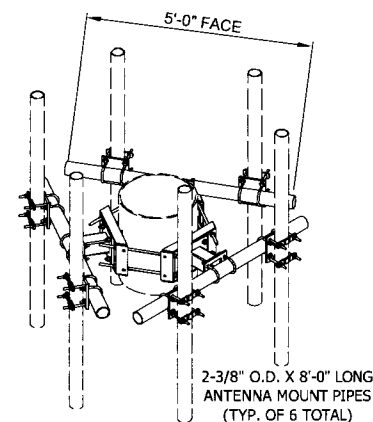
SCALE: NONE



MPF SPECIFICATIONS:  
-PRODUCT NUMBER: SXK 10-1921/(1-3)  
-STEEL THICKNESS: .118"  
-WIDTH: 13.78"  
CLAMP MOUNTING RANGE:  
-TUBES Ø 3.0"-5.47"  
-SQUARE PROFILES 2.36"- 4.72"  
-90° ANGLE 2.36"- 4.72"

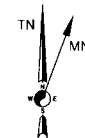
MULTI PURPOSE MOUNTING FRAME

SCALE: NONE



UDS-NP TRIPLE T-ARM

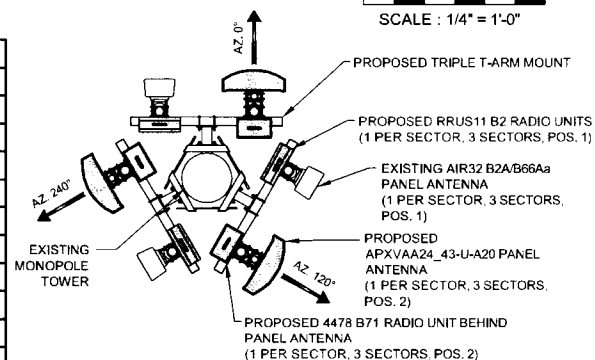
SCALE: NONE



MAG. DECL.: 8.34° E

0 1' 2' 3' 4' 5' 6'

SCALE : 1/4" = 1'-0"



PROPOSED ANTENNA PLAN @ 45° RAD

SCALE : 1/4" = 1'-0"

FINAL T-MOBILE ANTENNA SCHEDULE

SECTOR	QUANTITY	ANTENNA	MECHANICAL DOWN TILT	ELECTRICAL DOWN TILT	AZIMUTH	No. CABLES	CABLE TYPE	ESTIMATED COAX CABLE LENGTH	MOUNTING HEIGHT	HORIZONTAL SEPARATION	STATUS
1	1	ERICSSON AIR32 B2A/B66AA	N/A	N/A	0°	1	6X12 HCS (E) 6x12 HCS (P)	N/A	45'	N/A	EXISTING
	1	RFS APXVAA24_43-U-A20	N/A	N/A	0°			N/A	43'-5"	N/A	PROPOSED
	1	ERICSSON 4478 B71	N/A	N/A	N/A			N/A	43'-5"	N/A	PROPOSED
	1	ERICSSON RRUS11 B2	N/A	N/A	N/A			N/A	45'	N/A	PROPOSED
2	1	ERICSSON AIR32 B2A/B66AA	N/A	N/A	120°			N/A	45'	N/A	EXISTING
	1	RFS APXVAA24_43-U-A20	N/A	N/A	120°			N/A	43'-5"	N/A	PROPOSED
	1	ERICSSON 4478 B71	N/A	N/A	N/A			N/A	43'-5"	N/A	PROPOSED
	1	ERICSSON RRUS11 B2	N/A	N/A	N/A			N/A	45'	N/A	PROPOSED
3	1	ERICSSON AIR32 B2A/B66AA	N/A	N/A	240°			N/A	45'	N/A	EXISTING
	1	RFS APXVAA24_43-U-A20	N/A	N/A	240°			N/A	43'-5"	N/A	PROPOSED
	1	ERICSSON 4478 B71	N/A	N/A	N/A			N/A	43'-5"	N/A	PROPOSED
	1	ERICSSON RRUS11 B2	N/A	N/A	N/A			N/A	45'	N/A	PROPOSED

NOTE: ALL AZIMUTHS ARE FROM TRUE NORTH.

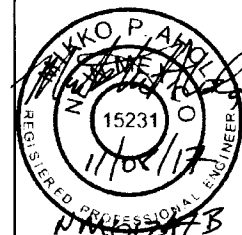
**T-Mobile**

T-Mobile USA, LLC, a United States Company  
4830 PAN AMERICAN FRWY., NE SUITE A  
ALBUQUERQUE, NM 87109

CLEAR WATER  
COMMUNICATIONS, INC.

5327 TIMBER TRAIL  
SAN ANTONIO, TEXAS 78228  
clearwaterengineeringinc@yahoo.com  
FIRMS REGISTRATION NUMBER  
F-4080

ISSUED FOR:	DATE
<input type="checkbox"/> L600 LXMIB1	08-10-17
<input type="checkbox"/> ISSUED SL-1	08-29-17
<input type="checkbox"/> REV 1 - ADD CITY 2' NW DISH	11-08-17



SITE ID:  
NM01247B  
SITE NAME:  
CITY OF SANTA FE  
WATER UTILITY  
SITE ADDRESS:  
801 W SAN MATEO ROAD  
SANTA FE, NM 87505

SHEET TITLE

ANTENNA  
DETAILS

SHEET NUMBER

4 OF 4