

LAND LEASE AGREEMENT

This Land Lease Agreement (the "Agreement") made this 19 day of November, 2021, between the **VILLAGE OF HIGHLAND FALLS**, a municipal corporation organized under the laws of the State of New York, with its principal offices located at 303 Main Street, Highland Falls, New York 10928, hereinafter designated LESSOR and **VERIZON WIRELESS OF THE EAST LP** d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WITNESSETH

In consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties hereto agree as follows:

1. GRANT. In accordance with this Agreement, LESSOR hereby grants to LESSEE the right to install, maintain and operate communications equipment ("Use") upon the Premises (as hereinafter defined), which are a part of that real property owned, leased or controlled by LESSOR at 15 Drew Avenue, Village of Highland Falls, Town of Highlands, Orange County, New York, Tax ID # 103-16-26 (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property and are approximately 165± square feet, and are shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE may survey the Premises. Upon completion, the survey shall replace Exhibit "B" in its entirety, subject, however, to verification of substantial compliance with Exhibit "B."

2. INITIAL TERM. This Agreement shall be effective as of the date of execution by both Parties ("Effective Date"). The initial term of the Agreement shall be for 5 years beginning on the Commencement Date (as hereinafter defined). The "Commencement Date" shall be the first day of the month after LESSEE begins installation of LESSEE's communications equipment.

3. EXTENSIONS. This Agreement shall automatically be extended for 4 additional 5-year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then current term. The initial term and all extensions shall be collectively referred to herein as the "Term".

4. RENTAL.

a. Rental payments shall begin on the Commencement Date and be due at a total annual rental of \$4,800.00, to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR at 303 Main Street, Highland Falls, New York 10928 or to such other person, firm, or place as LESSOR may, from time to time, designate in writing at least 30 days in advance of any rental payment date by notice given in accordance with Paragraph 20 below LESSEE shall pay LESSOR, within ninety (90) days of full execution of this Agreement, a one-time signing bonus, as additional rent, in the sum of \$1,000.00. LESSOR and LESSEE acknowledge and agree that the initial rental payment may not be delivered by LESSEE until at

least 90 days after the Commencement Date Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

b. For any party to whom rental payments are to be made, LESSOR or any successor in interest of LESSOR hereby agrees to provide to LESSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; and (iii) other documentation to verify LESSOR's or such other party's right to receive rental as is reasonably requested by LESSEE. Rental shall accrue in accordance with this Agreement, but LESSEE may not deliver rental payments for up to 90 days after the requested documentation has been received by LESSEE.

5. EXTENSION RENTALS. Beginning on the annual anniversary of the Commencement date and continuing each year thereafter that this Agreement remains in effect, the annual rental shall be equal to one hundred and two percent (102%) of the annual rental payable with respect to the immediately preceding year.

6. ACCESS. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment over or along a twenty (20) foot wide right-of-way ("Easement"), which shall be depicted on Exhibit "B". LESSEE may use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services, subject however, to reasonable notice. In the event it is necessary, LESSOR agrees to grant LESSEE or LESSEE's duly licensed support service provider the right to install such services on, through, over and/or under the Property, provided, however, that the location of such services shall be approved by LESSOR, which approval shall not be unreasonably withheld.

7. . Notwithstanding anything to the contrary, the Premises shall include such additional space sufficient for LESSEE's radio frequency signage and/or barricades as are necessary to ensure LESSEE's compliance with Laws (as defined in Paragraph 29).

8. CONDITION OF PROPERTY. LESSOR shall deliver the Premises to LESSEE in a condition ready for LESSEE's Use and clean and free of debris. LESSOR represents and warrants to LESSEE that as of the Effective Date, the Premises is (a) in compliance with all Laws; and (b) in compliance with all EH&S Laws (as defined in Paragraph 24).

9. DUTY TO RESTORE. LESSEE shall restore the Premises and the Property to its prior condition in the event that LESSEE's Use, installation of equipment and services, or repair and maintenance of equipment and services damage the Premises or the Property. Said restoration shall be done promptly, but in no event greater than ninety (90) days from written notification by LESSOR to LESSEE of said damage. Failure to remedy damage within ninety (90) days, or reasonable extension granted by LESSEE shall constitute a breach of this Lease.

10. IMPROVEMENTS. The communications equipment including, without limitation, the tower structure, antennas, conduits, fencing and other screening, and other improvements (together, "Improvements") shall be at LESSEE's expense and installation shall be at the discretion

and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its communications equipment, tower structure, antennas, conduits, fencing and other screening, or other improvements or any portion thereof and the frequencies over which the communications equipment operates, whether or not any of the communications equipment, antennas, conduits or other improvements are listed on any exhibit.

11. GOVERNMENT APPROVALS. LESSEE's Use is contingent upon LESSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as satisfactory soil boring tests, environmental studies, or any other due diligence LESSEE chooses that will permit LESSEE's Use. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals, and acknowledges, consents to and joins in any application for Government Approvals and authorizes LESSEE to execute any documents required in furtherance of such applications. LESSOR shall take no action which would adversely affect the status of the Property with respect to LESSEE's Use.

12. TERMINATION. LESSEE may, unless otherwise stated, immediately terminate this Agreement upon written notice to LESSOR in the event that (i) any applications for such Government Approvals should be finally rejected; (ii) any Government Approval issued to LESSEE is canceled, expires, lapses or is otherwise withdrawn or terminated by any Government Entity; (iii) LESSEE determines that such Government Approvals may not be obtained in a timely manner; (iv) LESSEE determines any structural analysis is unsatisfactory; (v) LESSEE, in its sole discretion, determines the Use of the Premises is obsolete or unnecessary; (vi) with 3 months prior notice to LESSOR, upon the annual anniversary of the Commencement Date; or (viii) at any time before the Commencement Date for any reason or no reason in LESSEE's sole discretion.

13. MAINTENANCE. LESSEE will maintain LESSEE's Improvements in good condition, reasonable wear and tear and casualty damage excepted. LESSEE shall also maintain in good condition the Easement as it relates to its use of said Easement.

14. INDEMNIFICATION. Subject to Paragraph 16, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents. The indemnified Party will provide the indemnifying Party with prompt, written notice of any claim covered by this indemnification; provided that any failure of the indemnified Party to provide any such notice, or to provide it promptly, shall not relieve the indemnifying Party from its indemnification obligation in respect of such claim, except to the extent the indemnifying Party can establish actual prejudice and direct damages as a result thereof. The indemnified Party will cooperate appropriately with the indemnifying Party in connection with the indemnifying Party's defense of such claim. The indemnifying Party shall defend any indemnified Party, at the indemnified Party's request, against any claim with counsel reasonably satisfactory to the indemnified Party. The indemnifying Party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of each

indemnified Party and without an unconditional release of all claims by each claimant or plaintiff in favor of each indemnified Party.

15. INSURANCE. The Parties agree that at their own cost and expense, each will maintain commercial general liability insurance with limits of \$2,000,000 for bodily injury (including death) and property damage each occurrence. The Parties agree to include the other Party as an additional insured as their interests may appear under this Agreement. The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or the Property, resulting from any fire, or other casualty which is insurable under "Causes of Loss – Special Form" property damage insurance or for the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, even if any such fire or other casualty shall have been caused by the fault or negligence of the other Party. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

16. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 14 and 24, a violation of Paragraph 26, or a violation of law, neither Party shall be liable to the other, or any of their respective agents, representatives, or employees for any lost revenue, lost profits, diminution in value of business, loss of technology, rights or services, loss of data, or interruption or loss of use of service, incidental, punitive, indirect, special, trebled, enhanced or consequential damages, even if advised of the possibility of such damages, whether such damages are claimed for breach of contract, tort (including negligence), strict liability or otherwise, unless applicable law forbids a waiver of such damages.

17. INTERFERENCE.

a. LESSEE agrees that LESSEE will not cause interference that is measurable in accordance with industry standards to LESSOR's equipment. LESSOR agrees that LESSOR and other occupants of the Property will not cause interference that is measurable in accordance with industry standards to the then existing equipment of LESSEE.

b. Without limiting any other rights or remedies, if interference occurs and continues for a period in excess of 48 hours following notice to the interfering party via telephone to LESSEE'S Network Operations Center (at (800) 621-2622) or to LESSOR at (845) 446-3400, the interfering party shall or shall require any other user to reduce power or cease operations of the interfering equipment until the interference is cured.

c. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore the Parties shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

18. REMOVAL AT END OF TERM. Upon expiration or within 90 days of earlier termination, LESSEE shall remove LESSEE's communications equipment and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted.

LESSOR agrees and acknowledges that the communications equipment shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes LESSEE to remain on the Premises after termination of the Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

19. HOLDOVER. If LESSEE holds over after the expiration or earlier termination of the Term, then this Agreement shall continue on a month-to-month basis at the then existing monthly rental rate or the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

20. RIGHTS UPON SALE. Should LESSOR, at any time during the Term, decide (i) to sell or otherwise transfer all or any part of the Property, or (ii) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under this Agreement, then LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.

21. LESSOR'S TITLE. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. LESSOR represents and warrants to LESSEE as of the Effective Date and covenants during the Term that LESSOR has full authority to enter into and execute this Agreement and that there are no liens, judgments, covenants, easement, restrictions or other impediments of title that will adversely affect LESSEE's Use.

22. ASSIGNMENT. Without any approval or consent of the other Party, this Agreement may be sold, assigned or transferred by either Party to (i) any entity in which the Party directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in the Party; or (iii) any entity directly or indirectly under common control with the Party. LESSEE may assign this Agreement to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of LESSOR. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the other Party, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of either Party shall constitute an assignment hereunder.

23. NOTICES. Except for notices permitted via telephone in accordance with Paragraph 13, all notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the

end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: Village Clerk
Village of Highland Falls
303 Main Street
Highland Falls, New York 10928

LESSEE: Verizon Wireless of the East LP
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

24. DEFAULT. It is a "Default" if (i) either Party fails to comply with this Agreement and does not remedy the failure within 30 days after written notice by the other Party or, if the failure cannot reasonably be remedied in such time, if the failing Party does not commence a remedy within the allotted 30 days and diligently pursue the cure to completion within 90 days after the initial written notice, or (ii) LESSOR fails to comply with this Agreement and the failure interferes with LESSEE's Use and LESSOR does not remedy the failure within 5 days after written notice from LESSEE or, if the failure cannot reasonably be remedied in such time, if LESSOR does not commence a remedy within the allotted 5 days and diligently pursue the cure to completion within 15 days after the initial written notice. The cure periods set forth in this Paragraph 24 do not extend the period of time in which either Party has to cure interference pursuant to Paragraph 17 of this Agreement.

25. REMEDIES. In the event of a Default, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate this Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Property is located. Further, upon a Default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. If LESSEE undertakes any such performance on LESSOR's behalf and LESSOR does not pay LESSEE the full amount within 30 days of its receipt of an invoice setting forth the amount due, LESSEE may offset the full amount due against all fees due and owing to LESSOR under this Agreement until the full amount is fully reimbursed to LESSEE.

26. ENVIRONMENTAL. LESSEE shall conduct its business in compliance with all applicable laws governing the protection of the environment or employee health and safety ("EH&S Laws"). LESSEE shall indemnify and hold harmless LESSOR from claims to the extent resulting from LESSEE's violation of any applicable EH&S Laws or to the extent that LESSEE

causes a release of any regulated substance to the environment. LESSOR shall indemnify and hold harmless LESSEE from all claims resulting from the violation of any applicable EH&S Laws or a release of any regulated substance to the environment except to the extent resulting from the activities of LESSEE. The Parties recognize that LESSEE is only leasing a small portion of the Property and that LESSEE shall not be responsible for any environmental condition or issue except to the extent resulting from LESSEE's specific activities and responsibilities. In the event that LESSEE encounters any hazardous substances that do not result from its activities, LESSEE may relocate its facilities to avoid such hazardous substances to a mutually agreeable location or, if LESSEE desires to remove at its own cost all or some the hazardous substances or materials (such as asbestos, lead containing materials or soil) containing those hazardous substances, LESSOR agrees to sign any necessary waste manifest associated with the removal, transportation and/or disposal of such substances.

27. CASUALTY. If a fire or other casualty damages the Property or the Premises and impairs LESSEE's Use, rent shall abate until LESSEE'S Use is restored. If LESSEE's Use is not restored within 45 days, LESSEE may terminate this Agreement.

28. CONDEMNATION. If a condemnation of any portion of the Property or Premises impairs LESSEE's Use, LESSEE may terminate this Agreement. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to LESSEE's communications equipment, relocation costs and, specifically excluding loss of LESSEE's leasehold interest, any other damages LESSEE may incur as a result of any such condemnation.

29. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, EH&S Laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (i) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises; and (ii) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises. It shall be LESSOR's obligation to comply with all Laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable LESSEE to obtain all necessary building permits).

30. TAXES.

a. LESSOR shall invoice and LESSEE shall pay any applicable transaction tax (including sales, use, gross receipts, or excise tax) imposed on LESSEE and required to be collected by LESSOR based on any service, rental space, or equipment provided by LESSOR to LESSEE. LESSEE shall pay all personal property taxes, fees, assessments, or other taxes and charges imposed by any Government Entity that are imposed on LESSEE and required to be paid by LESSEE that are directly attributable to LESSEE's equipment or LESSEE's use and occupancy of the Premises. Payment shall be made by LESSEE within 60 days after presentation of a receipted bill and/or assessment notice which is the basis for such taxes or charges. LESSOR shall

pay all ad valorem, personal property, real estate, sales and use taxes, fees, assessments or other taxes or charges that are attributable to LESSOR's Property or any portion thereof imposed by any Government Entity.

b. LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

31. NON-DISCLOSURE. Except as otherwise permitted or reasonably required to carry out the intent of this Agreement (for example, in connection with obtaining Government Approvals), the Parties agree: this Agreement and any information exchanged between the Parties regarding the Agreement are confidential; they shall not provide copies of this Agreement or any other confidential information to any third party without the prior written consent of the other or as required by law; and, if a disclosure is required by law, prior to disclosure, the Party shall notify the other Party and cooperate to take lawful steps to resist, narrow, or eliminate the need for that disclosure.

32. MISCELLANEOUS. This Agreement contains all agreements, promises and understandings between LESSOR and LESSEE regarding this transaction, and no oral agreement, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding. This Agreement may not be amended or varied except in a writing signed by all Parties. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns hereto. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights hereunder shall not waive such rights and such party shall have the right to enforce such rights at any time. The performance of this Agreement shall be governed, interpreted, construed and regulated by the laws of the state in which the Premises is located without reference to its choice of law rules. Except as expressly set forth in this Agreement, nothing in this Agreement shall grant, suggest or imply any authority for one Party to use the name, trademarks, service marks or trade names of the other for any purpose whatsoever. LESSOR agrees to execute a Memorandum of this Agreement, which LESSEE may record with the appropriate recording officer. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement.

33. TEMPORARY EASEMENT. LESSOR hereby grants LESSEE a temporary easement (the "Temporary Easement") to encumber a portion of the Property, all as shown on Exhibit "B" hereto (the "Temporary Easement Area"). The Parties acknowledge and agree that the Temporary Easement shall be for the purpose of clearing any rocks, dirt, brush, trees or other vegetation, grading, excavation, and storing materials (including, without limitation, excavated

soil and equipment) in order to allow for the construction and installation of LESSEE's communications facility as described herein. The Temporary Easement shall terminate upon completion of the construction and installation of LESSEE's communications facility and LESSEE shall return the Temporary Easement Area to as good a condition as is reasonably practicable considering the clearing and grading that is to be performed by LESSEE..

[Signature page follows. The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals on the dates below, effective the day and year first above written.

LESSOR: Village of Highland Falls

By: Joseph E. D'Onofrio
Name: Joseph E. D'Onofrio, Mayor

Its: _____

Date: August 19, 2021

**LESSEE: Verizon Wireless of the East LP d/b/a
Verizon Wireless**

**By Cellco Partnership, its General
Partner**

By: Mark S. Coon
Name: Mark S. Coon

Its: Sr. Manager - Real Estate/Regulatory

Date: 11/19/2021

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Parcel One:

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Highland Falls, Town of Highlands, County of Orange, State of New York, more particularly bounded and described:

BEGINNING at an iron rod in the line of lands of the Estate of William J. Duffy, deceased, and Joseph Smelter, located $60^{\circ} 46' 53''$ East 104.24 feet from the easterly line of Church Street, which said point is also the southeasterly corner of premises described in a certain Deed, Irving A. Duffy, as Administrator with the Last Will and Testament of William J. Duffy, Annexed, Deceased, to Oscar F. Conley and M. Alma Conley, dated September 17, 1954 and recorded in the Orange County Clerk's Office on October 4, 1954 in Liber 1322 of Deed at page 369; and runs thence South $60^{\circ} 46' 53''$ East 85.76 feet to an iron rod; thence along lands of Allen Cohen North $32^{\circ} 43' 18''$ East 65.00 feet; to an iron rod, thence still along lands of said Cohen North $36^{\circ} 51' 06''$ 50 feet to a cross on a boulder; thence North $25^{\circ} 57' 25''$ East 5.57 feet to the southeasterly corner of lands heretofore conveyed to one LaForge; thence along the southerly line of said LaForge North $54^{\circ} 22' 00''$ West 36.18 feet to an iron rod; thence ~~continuing on the same course of North $54^{\circ} 22' 00''$ West 36.18 feet to an iron rod;~~ thence continuing on the same course of North $54^{\circ} 22' 00''$ West and along the southerly side of a ten foot right of way 63 feet, more or less, to the intersection of the south line of said ten foot right of way to the easterly line of a certain 14 foot right of way running southerly from Drew Avenue; thence South $27^{\circ} 36' 30''$ West 80 feet, more or less, along the easterly line of said 14 foot right of way to an iron rod; thence South $29^{\circ} 13' 07''$ West 52.00 feet to the point or place of beginning.

TOGETHER with the use of a right of way for ingress and egress in common with the owners or occupants of the premises adjoining the same, said right of way being 14 feet in width, more or less, extending southerly from Drew Avenue, the southerly portion of which adjoins the above described premises on the west and the westerly line of right of way begins at a point in the southerly line of Drew Avenue in the division line of the lands now or formerly of William J. Duffy, deceased, and one Graber, and runs thence South $25^{\circ} 15' 48''$ West 100 feet; thence South $27^{\circ} 36' 30''$ West 89.64 feet to the northerly line of premises heretofore conveyed to Conley, as above referred to.

ALSO TOGETHER with the use of a right of way ten feet in width commencing at corner formed by the intersection of the easterly line of the right of way aforesaid with southerly line of the premises heretofore conveyed by the Estate of William J. Duffy, deceased, to one Hachey by Deed dated September 29, 1954 and recorded in the Orange County Clerk's Office on October 20, 1954 in Liber 1329 at page 391, the northerly line of said ten foot right of way running on a course of South $54^{\circ} 22' 00''$ East 62.88 feet to the lands of LaForge aforesaid, and the southerly line of said ten foot right of way adjoining the above described premises on the north.

PARCEL II

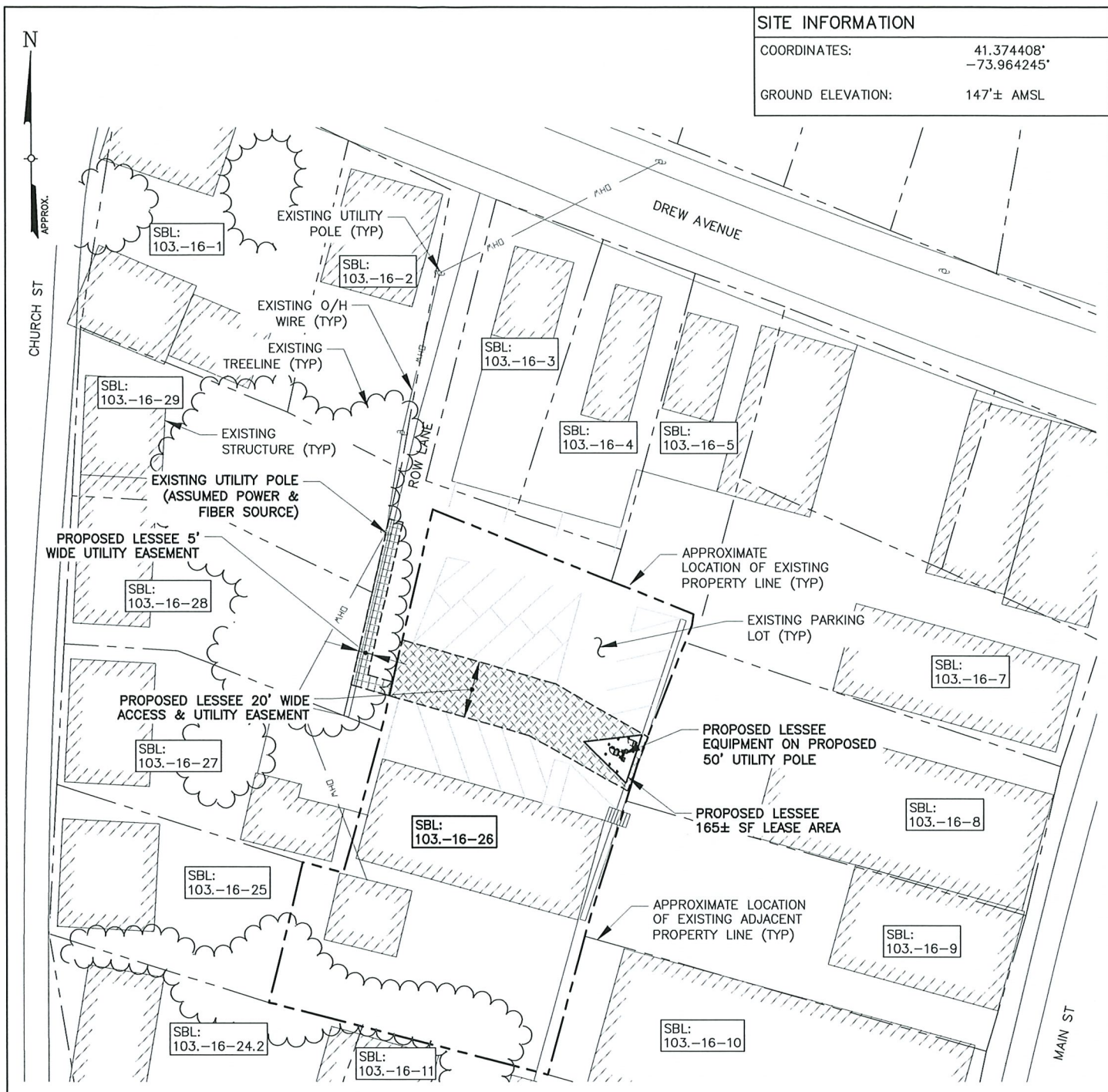
ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Highland Falls, Town of Highlands, County of Orange and State of New York, more particularly bounded and described as follows:

BEGINNING at an iron pipe marking the most northerly corner of the herein described parcel, said point being South $60^{\circ} 46' 53''$ East, 89.24 feet from the easterly line of Church Street and the most westerly corner of lands now or formerly Lipani as described in deed book 1833 at page 790 and running thence;

- (1) South $60^{\circ} 46' 53''$ East, 91.47 feet, along the aforesaid lands of Lipani and lands now or formerly The Knights of Columbus Building Association of Highland Falls, to a point;
- (2) South $28^{\circ} 57' 07''$ West, 51.14 feet, along lands now or formerly 248 Realty Corporation, to an iron rod, thence;
- (3) North $60^{\circ} 46' 52''$ West, 91.47 feet, along lands now or formerly Gruno Enterprises, Inc. and lands now or formerly Kurtz, to an iron pipe, thence;
- (4) North $28^{\circ} 57' 07''$ East, 51.14 feet to the point or place of beginning. Containing 4,678 square feet of land.

EXHIBIT "B"
SITE PLAN OF THE PREMISES

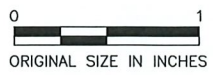
SITE INFORMATION	
COORDINATES:	41.374408' -73.964245'
GROUND ELEVATION:	147'± AMSL



NOTE

1. THIS DRAWING IS FOR OPTION, LEASE, LICENSE AND PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. FINAL UTILITY EASEMENT LOCATION WILL BE DETERMINED BY THE UTILITY COMPANY.

1 PROPERTY PLAN
LE-1 SCALE: 1" = 50'

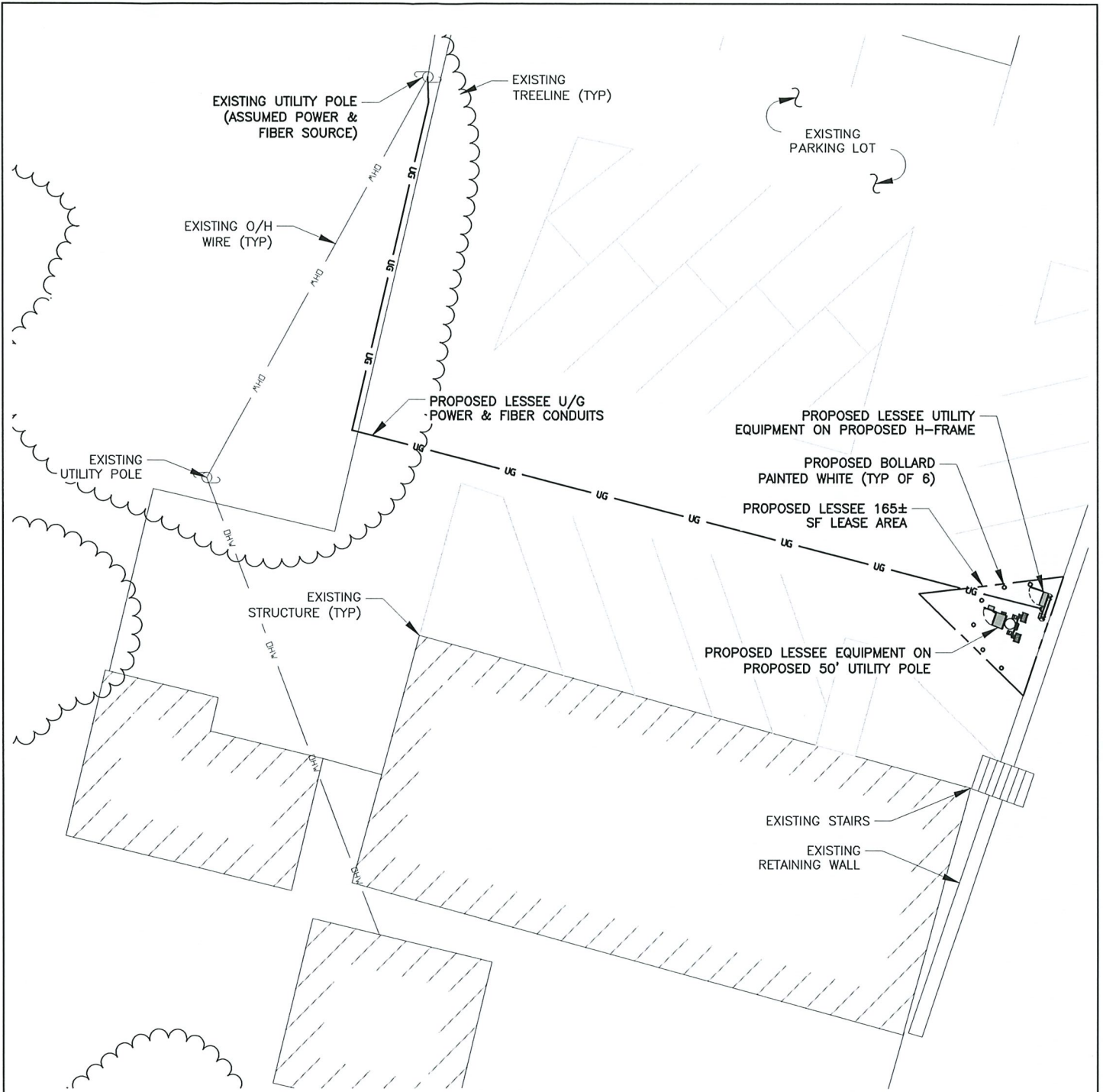


Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
70 Pleasant Hill Road Phone: (845) 534-5959
P.O. Box 37 (800) 829-6531
Mountainville, NY 10953 www.tectonicengineering.com

Project Contact Info
36 British American Blvd.
Suite 101
Latham, NY 12110 Phone: (518) 783-1630

DREW AVE - LEASE EXHIBIT
PROJECT # 20192091019 - LOCATION CODE # 603650
15 DREW AVE - VILLAGE OF HIGHLAND FALLS - ORANGE COUNTY, NY 10928
VERIZON WIRELESS OF THE EAST LP, d/b/a
(LESSEE)
1275 JOHN STREET, SUITE 100, WEST HENRIETTA, NY 14586




1
LE-2

DETAIL SITE PLAN

SCALE: 1" = 20'

NOTE:
FINAL FIBER/TELCO ROUTING TO BE DETERMINED BY PROVIDER.



 <p>Tectonic PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.</p> <p>Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. 70 Pleasant Hill Road Phone: (845) 534-5959 P.O. Box 37 (800) 829-6531 Mountainville, NY 10953 www.tectonicengineering.com</p> <p><i>Project Contact Info</i> 35 British American Blvd. Suite 101 Latham, NY 12110 Phone: (518) 783-1630</p>	DREW AVE – LEASE EXHIBIT				
	PROJECT # 20192091019 – LOCATION CODE # 603650				
	15 DREW AVE – VILLAGE OF HIGHLAND FALLS – ORANGE COUNTY, NY 10928				
	VERIZON WIRELESS OF THE EAST LP, d/b/a (LESSEE) 1275 JOHN STREET, SUITE 100, WEST HENRIETTA, NY 14586				
TEC WO: 10752.005	ISSUED BY: TLS	DATE: 7/30/21	SCALE: AS NOTED	SHEET: LE-2	REV: 3