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AT&T

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**REVOCABLE LICENSE**  
(TELECOMMUNICATIONS)  
BY AND BETWEEN

The Chicago School Reform Board of Trustees on behalf of the Board of Education of the City of Chicago, as Licensor

AND

AT&T Wireless PCS, Inc., a Delaware corporation, as Licensee

PROPERTY ADDRESS:

Wells Community Academy High School  
936 North Ashland  
Chicago, Illinois 60622

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Original Term: 6/1/99 - 5/31/03  
4- 3 year automatic renewals through  
5/31/15

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# REVOCABLE LICENSE AGREEMENT

## ARTICLE 1 Definitions of Terms Used in this Document

### 1.1 Licensor

The Chicago School Reform Board of Trustees on behalf of the Board of Education of the City of Chicago

### 1.2 Licensor's Address for Notices

Chicago Board of Education  
125 S. Clark Street, 16<sup>th</sup> Floor  
Chicago, Illinois 60603  
Attention: Director of Real Estate  
Telephone: (773) 553-2950  
Telecopier: (773) 553-2951

with a copy to:

Chicago Board of Education  
125 S. Clark Street, 7<sup>th</sup> Floor  
Chicago, Illinois 60603  
Attention: Attorney  
Telephone: (773) 553-1700  
Telecopier: (773) 553-1701

Wells Community Academy High School  
936 North Ashland  
Chicago, Illinois 60622  
Attention: Principal

### 1.3 Name & Address for Payment of License Fee

Board of Education of the City of Chicago  
c/o First Commercial Bank  
P.O. Box 60206  
Chicago, Illinois 60626-0206  
Attention: Gregory Salm

### 1.4 Licensee

AT&T Wireless PCS, Inc., a Delaware corporation, by and through its agent, Wireless PCS, Inc., d/b/a AT&T Wireless Services, Inc.

### 1.5 Licensee's Address for Notices

8700 W. Bryn Mawr Avenue, Suite 9005  
Chicago, Illinois 60631  
Attention: Legal Department

Telephone: (773) 695-2100  
Telecopier: (773) 695-2229

with a copy to:

AT&T Wireless Services, Inc.  
15 East Midland Avenue  
Paramus, New Jersey 07652  
Attention: Legal Department

### 1.6 Building Address

Wells Community Academy High School  
936 North Ashland  
Chicago, Illinois 60622

The land (the "Land") upon which the Building is located is legally described on Exhibit "A."

### 1.7 Commencement Date

June 1, 1999

### 1.8 Initial Term

Four (4) years

### 1.9 Term

The Initial Term and Renewal Terms as described in Section 2.

### 1.10 Initial License Fee

\$ 15,600 payable annually

### 1.11 License

The non-exclusive right to install ("License") on the smokestack ("Smokestack") and on the roof ("Roof") of the Building up to twelve (12) antennae and an equipment box, all as designated and in the locations depicted on Exhibit "B" and no other rights whatsoever.

**ARTICLE 2**  
**Term**

**2.1 Initial Term.** Licensor hereby licenses to Licensee and Licensee hereby licenses from Licensor, upon and subject to the terms, covenants, and conditions of this Revocable License Agreement ("License Agreement") during the Initial Term the non-exclusive right to install on the Smokestack and on the Roof of the Building up to twelve (12) antennae and an equipment box, all as described and in the locations depicted on Exhibit "B" and no other rights whatsoever.

**2.2 Three Year Renewal Terms.** The Initial Term of this License Agreement shall be automatically renewable for four (4) additional terms of three (3) years each (the "Renewal Terms") at the License Fee stated in Exhibit "C" and otherwise upon the same terms and condition stated in this License Agreement. If Licensee does not desire to renew any term of this License Agreement, Licensee shall deliver written notice to Licensor at least sixty (60) days prior to the expiration of the then current term, whereupon the License Agreement shall expire upon the expiration of the then current term.

**ARTICLE 3**  
**License Fee**

**3.1 Payment.** Licensee shall pay the License Fee to Licensor promptly when due, without notice or demand therefore, and without any abatement, deduction or setoff for any reason whatsoever.

**3.2 First License Fee Payment and Processing Fee.** Upon execution of this License Agreement by Licensee, Licensee shall pay Licensor the License Fee for the first twelve (12) full calendar months of the Initial Term and a Processing Fee in the amount of three (3) months' License Fee.

**3.3 Subsequent Annual License Fee Payments.** On the anniversary of the Commencement Date of each year during the Term and the Renewal Terms, if applicable, Licensee shall pay the License Fee in advance in annual installments.

**3.4 Location for Payment.** The License Fee shall be paid to Licensor at the Address for Payment of License Fee (Section 1.3) or to another person, firm or place that the Licensor may from time to time designate in writing at least forty-five (45) days in advance of a License Fee payment date.

**ARTICLE 4**  
**Use of License**

**4.1 Permitted Use.** Licensee shall use the License for lawful telecommunications purposes in accordance with all applicable federal, state and local rules and regulations including, but not limited to, FCC regulation ANSI/IEE Guideline C95.1-1991 (or any successor provision thereto) and for no other purpose whatsoever.

**4.2 No Violations.** Licensee shall not, at any time, use or occupy, or suffer or permit anyone to use or occupy, the Building, or do or permit anything to be done in the Building, in any manner that may (a) cause, or be liable to cause, injury to the Land, the Building or any equipment, facilities or systems therein; (b) constitute a violation of the laws, codes and requirements of any public authority or the requirements of any applicable insurance bodies (collectively, "Laws"); or (c) annoy or inconvenience other occupants or users of the Building, as determined by Licensor in Licensor's reasonable judgment.

**ARTICLE 5**  
**Delivery of Smokestack**

**5.1 Condition and Delivery of Premises.** Prior to the Commencement Date, Licensee may enter upon the Land and into the Building, accompanied by a representative of Licensor and at times mutually convenient to Licensor and Licensee, for the purpose of examining the Land and the Building. Licensee shall indemnify, protect, defend and hold Licensor harmless from and against any and all loss, cost, damage, or claim resulting from such entry. Licensee hereby acknowledges that Licensee is familiar with the condition of the Building and the Smokestack, and that Licensor is making no repairs, replacements or improvements of any kind to the Building or the Smokestack in connection with, or in consideration of, this License Agreement, and that Licensee is accepting the Smokestack in an "as-is" condition. Licensor has no obligation to repair,

maintain or replace the Smokestack or the Building or any part thereof and Licensor makes no representation that any of the foregoing are adequate or appropriate for Licensee's intended use of same.

**5.2 Installations.** As of the Commencement Date, Licensee may install twelve (12) antennae and related mounting equipment, cables, wiring and an equipment box (the "Licensee's Equipment") of the dimensions and in the locations depicted on Exhibit "B" provided that such installations are in compliance with this License Agreement and the Laws (the "Initial Installation"). Licensee may from time to time replace Licensee's Equipment with new items having substantially the same specifications as the original Licensee's Equipment, without Licensor's prior consent, so long as their installation (the "Replacement Installation") is in compliance with this License Agreement and applicable Laws. In addition, Licensee may make replacements to Licensee's Equipment located within any equipment enclosure without Licensor's consent provided that Licensee is in compliance with this License Agreement and applicable Laws. Licensee may not install additional equipment or enclosures or change the location of any of Licensee's Equipment without first obtaining Licensor's written consent, which consent shall not be unreasonably withheld. Within thirty (30) days after request therefor and receipt of invoices evidencing the costs, fees and expenses, Licensee shall pay to Licensor all costs, fees (including those of outside consultants, architects, engineers and lawyers) and expenses, including, but not limited to, labor and materials, reasonably incurred by Licensor in connection with Licensor's withholding or granting of its approval of the list of Licensee's Equipment, the Initial Installation and any Replacement Installation. Licensee's failure to timely pay such amounts shall constitute a default pursuant to the terms of this License Agreement. Licensor's approval of Licensee's Equipment and inspections of Licensee's Installations (whether Initial or any Replacement Installation) shall not release Licensee from any of Licensee's liabilities and responsibilities with respect to same.

**5.3 Electric Service.** Licensee shall cause its electric service to be connected directly to the electric utility and not to the electric service serving the Building. Licensee shall pay all utility charges on a timely basis.

**5.4 Ingress and Egress.** Licensee may not enter upon the Roof or into the Building for any purpose without the prior approval of the school principal or the principal's designee (hereinafter, the "Representative"). Upon receipt of prior approval of the Representative, Licensee may enter the Roof and the Building only between the hours of 9:00 a.m. and 3:00 p.m. ("Working Hours"). In the event that Licensee requires access to the Roof or the Building for emergency purposes during hours other than Working Hours, Licensee shall contact the Chicago Public Schools Safety and Security (773- 535-8998) to obtain an escort for access to the Building, the charge for which security escort is currently One Hundred Dollars (\$100.00) per hour, and which, at all times throughout the Term and the Renewal Terms, if any, shall be paid by Licensee. Licensor may, from time to time, in Licensor's sole discretion, increase the charge for escort services and Licensee shall pay such increased amount within thirty (30) days after receipt of an invoice therefor.

## ARTICLE 6 Taxes, Indemnification and Insurance

**6.1 Taxes.** Licensee shall be solely responsible for and shall timely pay all license, leasehold and personal property taxes levied and assessed against it or its personal property. If for any reason taxes are assessed against the Building or the Land due to Licensee's occupancy at the Building, Licensee shall pay such taxes on a proportionate basis with any other tenants or licensees, the presence of whom may have been the basis for the tax assessment, prior to the date on which such taxes become delinquent.

**6.2 Indemnification.** Licensee hereby agrees to indemnify, defend, protect and hold Licensor harmless from and against any claim of liability or loss from personal injury or property damage in connection with the License, any violation of any provision of this License Agreement, or resulting from or arising out of the use and occupancy of the Roof by the Licensee, its agents, employees and invitees, excepting, however, such claims or damages as may be due to or caused by the acts or omissions of the Licensor, its agents, employees or invitees.

**6.3 Insurance.**

**A. Licensee Activities.** Licensee shall not violate, or permit the violation of, any condition imposed by any insurance policy issued in respect of the Building and shall not do, or permit anything to be done, or keep or permit anything to be kept on the Roof, which would (a) subject Licensor to any liability or responsibility for personal injury or death or property damage; (b) which would increase any insurance rate in respect of the Building or the property therein over the rate which would otherwise then be in effect; (c) which would result in insurance companies of good standing refusing to insure

the Building or the property therein, in amounts reasonably satisfactory to Licensor; and (d) which would result in the cancellation of or the assertion of any defense by the insurer, in whole or in part, to claims under any policy of insurance with respect to the Building or the property therein.

**B. Increased Premiums.** If, by reason of any failure of Licensee to comply with any provisions of this License Agreement, the premiums on Licensor's insurance on the Building and/or property therein shall be higher than they otherwise would be, Licensee shall reimburse Licensor, within thirty (30) days after Licensor provides documentation establishing that the increase was due to Licensee and/or Licensee's activities, for that part of such premiums attributable to Licensee or Licensee's activities. Licensee hereby acknowledges that a letter from the insurance company, broker or agent for Licensor stating that the increase was due to the presence of Licensee or Licensee's activities shall satisfy the foregoing requirement.

**C. Waiver of Right of Recovery.** Neither Licensor nor Licensee shall be liable to the other or to any insurance company (by way of subrogation or otherwise) insuring the other party for any loss or damage to the Building, and structure or other tangible property located on or in the Building, or any resulting loss of income, or losses under workers' compensation laws and benefits, despite the fact that such loss or damage might have been occasioned by the negligence of such party, its agents or employees, provided that any such loss or damage is covered by insurance benefitting the party suffering such loss or damage or was required to be covered by insurance pursuant to this License Agreement. Licensor and Licensee shall secure an appropriate clause in, or an endorsement upon, each insurance policy obtained by it and covering or applicable to the License and the personal property and fixtures located in or on the Building pursuant to which the insurance company consents to such waiver of right of recovery. The waiver of right of recovery set forth above in this Section 6.3 (C) shall extend to Licensor, Licensee, and their respective agents and employees, and other parties having an interest in the Land or in Licensor and designated by Licensor in writing to Licensee prior to the occurrence of such loss or damage ("Licensor's Parties").

**D. Insurance to be Maintained by Licensee.** Licensee shall, at its sole cost and expense, at all times during the Term (and any extensions thereof) obtain and pay for and maintain in full force and effect the following insurance policy or policies:

(i) **"All-Risk" Property Coverage.** "All Risk" property insurance on a replacement cost basis, covering all of the Licensee's Property (as defined in Section 10.1) and all improvements installed in or on the Building by, or on behalf of, Licensee in an amount not less than ninety percent (90%) of the full replacement cost of all such property. Licensor and any other parties designated by Licensor in writing shall be included as loss payee(s).

(ii) **Liability Coverage.** Commercial general public liability and comprehensive automobile liability and, if necessary to comply with conditions of this License Agreement, umbrella liability insurance covering Licensee against claims arising out of liability for bodily injury and death and personal injury and advertising injury and property damage occurring in and about the Building and otherwise resulting from acts and operations of Licensee, its agents and employees, with limits of not less than total limits of \$1,000,000.00 per occurrence and \$3,000,000.00 annual general aggregate. Such insurance shall include, inter alia: (i) "occurrence" rather than "claims made" policy forms unless such "occurrence" policy forms are not available; (ii) any and all liability assumed by the Licensee under the terms of this License Agreement or otherwise, to the extent such insurance is available; (iii) intentionally omitted; (iv) the Licensor and any other parties in interest identified in writing by Licensor shall be designated as additional insureds; and (v) severability of insured parties and cross-liability so that the protection of such insurance shall be afforded to the Licensor in the same manner as if separate policies had been issued to each of the insured parties.

(iii) **Workers' Compensation Coverage.** Workers' compensation with limits as required by law and employer's liability insurance with minimum limits of \$100,000.00.

(iv) **Other Requirements.** Such other policy or policies as would be either: (i) reasonably required of the Licensor by any party having an interest in the Building; or, (ii) deemed reasonably necessary by Licensor. All insurance policies required under this Article shall: (i) be issued by companies licensed to do business in the State of Illinois; (ii) not be subject to cancellation or material change or non-renewal by the insurer without at least thirty (30) days' prior written notice to Licensor; (iii) subject to the provisions of Section 6.3.C. above, be deemed to be primary insurance in relation to any other insurance maintained by Licensor; and (iv) at the sole option

and discretion of the Licensor, include other appropriate endorsements or extensions of coverage as would be reasonably required of the Licensor by any other party having an interest in the Building. Certificates of insurance required pursuant to this Article shall be delivered to Licensor not less than ten (10) days prior to the Commencement Date. If Licensee fails to submit such policies or certificates to Licensor within the specified time, or otherwise fails to obtain and maintain insurance coverages in accordance with this Article then Licensor, at Licensor's sole option, may, but shall not be obligated to, procure such insurance on behalf of, and at the expense of, the Licensee, and if Licensor exercises such right and expends any funds to obtain such insurance, Licensee shall reimburse Licensor for such amounts upon demand, but in no event for more than the prorata premium for the period of non-compliance. Such a failure shall constitute default hereunder, and such default shall not be cured by Licensor's election to procure insurance on Licensee's behalf.

#### **ARTICLE 7 Representations**

Licensor and Licensee represent to the other that each has full authority to execute and deliver and to perform their respective obligations pursuant to the terms of this License Agreement. Simultaneously with the execution of this Agreement, Licensee shall complete, execute and deliver to Licensor the Economic Disclosure Statement attached as Exhibit "D" to this Agreement, which Licensee represents to be true and accurate.

#### **ARTICLE 8 Assignment**

Licensee shall not sublicense, assign, transfer or convey any of Licensee's interests in this License Agreement (collectively, "Transfer") in this License Agreement without the prior written consent of Licensor, which consent shall not be unreasonably withheld or delayed. In the event Licensor consents to any such Transfer, such consent shall not release Licensee from Licensee's obligations under this License Agreement. Licensee shall pay all of Licensor's fees, costs and expenses (including, but not limited to, fees of counsel) incurred by Licensor in connection with Licensor's review of Licensee's request for a Transfer. Notwithstanding the foregoing, Licensee shall be permitted to Transfer its interest in this License Agreement to a subsidiary, affiliate or successor legal entity ("Permitted Transferee"), without prior approval of Licensor, provided that (a) Licensee delivers to Licensor thirty (30) days prior written notice together with a completed and executed Economic Disclosure Statement by such Permitted Transferee, which Economic Disclosure Statement does not disclose the presence of impermissible interests and (b) such Transfer shall not release Licensee from its liability to Licensor pursuant to the terms of this Agreement.

#### **ARTICLE 9 Default**

9.1 By Licensee. The occurrence of any one or more of the following events shall constitute a default of this License Agreement by Licensee: (a) if Licensee fails to pay any License Fee or any other charges required to be paid by Licensee within fifteen (15) days after the date due under this License Agreement; or (b) if Licensee fails to promptly and fully perform any other covenant, condition or agreement contained in this License Agreement and such failure continues for thirty (30) days after written notice thereof from Licensor to Licensee; provided, however, that if the nature of any such default is such that the same cannot be cured within thirty (30) days, Licensee shall have such additional period of time as may be necessary to cure such default provided that it commences to cure said default within the thirty (30) day period and proceeds diligently thereafter to complete such cure, and provided further that if such default constitutes a health or safety issue and is cured within sixty (60) days, or is any other type of default and is cured within ninety (90) days, from the date of Licensor's notice to Licensee; or (c) if a writ of attachment or execution is levied on this License Agreement, on any other agreement between Licensor and Licensee, or on any of Licensee's property that is not vacated or dismissed within forty-five (45) days from the issuance thereof; or (d) if Licensee makes a general assignment for the benefit of creditors, or provides for an arrangement, composition, extension or adjustment with its creditors; or (e) if Licensee files a voluntary petition for relief or if a petition against Licensee in a proceeding under the federal bankruptcy laws or other insolvency laws is filed and not withdrawn or dismissed within forty-five (45) days thereafter, or if under the provisions of any law providing for reorganization or winding up of corporations, any court of competent jurisdiction assumes jurisdiction, custody or control of Licensee or any substantial part of its property and such jurisdiction, custody or control remains in force unrelinquished, unstayed or unterminated for a period of forty-five (45) days; or (f) if, in any proceeding or action in which Licensee is a party, a trustee,



or receiver, agent or custodian is appointed to take charge of Licensee's property (or has the authority to do so) for the purpose of enforcing a lien against Licensee's property. In the event of default under this License Agreement by Licensee, Licensors shall be entitled to pursue any and all remedies against Licensee as shall then be provided by law, provided, however, that Licensors shall be permitted to distraint personal property of Licensee, including fixtures that are the property of Licensee, only if Licensee fails to remove such property at the expiration, or within thirty (30) days after the earlier termination, of the Term. Licensors shall deliver written notice of default to Licensee and Licensee shall cure all monetary defaults within fifteen (15) days after delivery of written notice and shall cure all non-monetary defaults (other than an emergency in which event such default shall be cured on an emergency basis) within thirty (30) days after delivery of written notice, provided, however, that if Licensee is diligently pursuing cure of a non-monetary default and the default cannot be cured within thirty (30) days, then Licensee shall have an additional thirty (30) days in which to cure such default if such default constitutes a health or safety issue and an additional sixty (60) days with respect to any other type of default, from the date of Licensors' notice to Licensee, during which cure period no remedy shall be pursued. If Licensee fails to cure a default, in addition to any and all other remedies available to Licensors, Licensors may elect to cure such default, at Licensee's sole cost and expense, without notice in the event of an emergency and in any other case only if such default continues after the expiration of the applicable cure period from the date Licensors give Licensee notice of the default. Licensee shall indemnify, protect, defend and hold Licensors harmless from and against any and all claims, losses, demands, judgments, costs and expenses arising out of or resulting from any default by Licensee under this Agreement.

**9.2 By Licensors.** In the event of a default by Licensors, Licensee shall not exercise any rights with respect to such default (a) until Licensee has given, by registered or certified mail, written notice of such default to Licensors and to any other party whose name and address shall previously have been furnished to Licensee, and (b) until a thirty (30)-day period for remedying such default shall have elapsed following the giving of such notice; provided, however, that said thirty (30)-day cure period may be extended in the event that the default cannot, by its nature, be cured within thirty (30) days and Licensors is diligently proceeding to cure said default.

## **ARTICLE 10**

### **Termination, Surrender and Holdover**

**10.1 Removal of Equipment.** Upon the expiration of this License Agreement, or within thirty (30) days after its earlier termination or cancellation for any reason, Licensee shall, at its sole expense, remove from the Building all of its antennae, equipment, fixtures, transmission lines, cables, other personal property and other improvements (collectively, the "Licensee's Property"), and Licensee shall repair any damage to the Building or the Land resulting from any installation and/or removal of Licensee's Property, reasonable wear and tear excepted. Any other items of Licensee's Property that shall remain on the Land or Building after the expiration or following an earlier termination date, may, at the option of Licensors, be deemed to have been abandoned, and in such case, such items may be retained by Licensors as its property or be disposed of by Licensors, without accountability, in such manner as Licensors shall determine, at Licensee's expense.

**10.2 Termination by Licensors.** In addition to any other termination rights and remedies available to Licensors pursuant to the terms of this License Agreement, if the Building is not used by Licensors as a school or ceases to be the property of the Board of Education or the Public Building Commission, Licensors may terminate this License Agreement at any time upon one hundred and twenty (120) days' prior written notice to Licensee. In addition to the foregoing, Licensors may terminate this License Agreement at any time during the Initial Term or any of the Renewal Terms upon providing one hundred and eighty (180) days' prior written notice to Licensee, provided, however, that Licensors shall not, for a period of two (2) years after the effective date of such termination, enter into a license agreement for any space in, on or at the Building with any other telecommunications provider. Notwithstanding the foregoing, in the event of casualty or deterioration of any portion of the Building that affects the License, Licensors may elect to terminate this License rather than rebuild or repair such portion of the Building, in which event Licensors shall provide ninety (90) days' prior written notice to Licensee of such termination in lieu of the one hundred and eighty (180) days' prior written notice referenced above.

**10.3 Holdover.** If Licensee remains in possession after the expiration of the Term or after any earlier termination of this License Agreement or of the Licensee's right to possession: (a) Licensee shall be deemed a Licensee at will; (b) Licensee shall pay two hundred percent (200%) of the License Fee last prevailing hereunder and also shall pay all damages sustained by Licensors by reason of such remaining in possession after the expiration or termination of this License Agreement; (c) there shall be no renewal or extension of this License Agreement by operation of law; and (d) the tenancy at will may be

terminated upon thirty (30) days' notice from Licensor. The provisions of this Article shall not constitute a waiver by Licensor of any re-entry rights of Licensor provided hereunder or by law.

**10.4 Termination by Licensee.** Licensee may terminate this License Agreement at any time prior to the Commencement Date without liability for the payment of the License Fees due hereunder other than as provided below in the event that Licensee presents written evidence to Licensor documenting Licensee's failure to obtain any necessary permits or other approval required from any governmental authority or any easements required from any third party. In such event, Licensee shall pay to Licensor, upon delivery of such notice, the Processing Fee (if not already paid), and all out of pocket expenses incurred by Licensor and/or the school. After the Commencement Date, Licensee may terminate this License Agreement upon delivery of thirty (30) days prior written notice to Licensor, in the event that (i) Licensor has defaulted and has failed to cure the default in accordance with Section 9.2 above (which termination shall be Licensee's sole remedy in the event of Licensor's default), (ii) the Building is taken by eminent domain by any governmental authority, (iii) the Building is damaged by fire, storm or other casualty and Licensor elects not to repair or rebuild and Licensee determines that the Rooftop and/or Smokestack is no longer usable for its communications facilities, (iv) any license or permit necessary for Licensee's operation of its communications facilities is withdrawn, terminated or expires without fault on Licensee's part or (v) for any other reason within Licensee's sole discretion, provided, however, that any notice of termination pursuant to subsection (v) shall require the payment by Licensee of liquidated damages in an amount equal to twelve (12) months' License Fee at the then current monthly rate, which payment shall be in addition to the relinquishment of the right to any License Fee that may have been prepaid by Licensee to Licensor. Upon delivery of the notice together with the required documentation evidencing the reason for the termination or payment, if applicable, Licensee shall vacate the Premises on or prior to the date that is thirty (30) days after delivery of such notice in accordance with the provisions of Section 10.1 above and this License Agreement shall be deemed terminated and of no further force and effect as of such date. Other than in the event of Licensor's default, Licensee shall not receive a refund of License Fees paid in advance to Licensor under any circumstances.

#### ARTICLE 11 Miscellaneous

**11.1 Notices.** All notices, requests and other writings required under this License Agreement shall be in writing and shall be deemed validly given upon the earlier of (i) actual receipt or (ii) the second business day after the date posted if sent by certified mail, return receipt requested, addressed to the other party with copies as set forth in the Licensor's Address and Licensee's Address (or any other address within the United States that the party to be notified may have designated to the sender by like notice).

**11.2 Cooperation.** Licensor agrees to cooperate with Licensee, at Licensee's sole cost and expense, in any efforts by Licensee to secure any governmental permits necessary to use the License as contemplated in this License Agreement.

**11.3 License Agreement Construction.** This License Agreement shall be construed in accordance with the laws of the State of Illinois. In the event that any provisions of this License Agreement are legally unenforceable, the other provisions shall remain in effect. All prior understandings and agreements between the parties are merged into this License Agreement, and this License Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. Presentation of this License Agreement by Licensee to Licensor shall not constitute an offer unless the License Agreement has been signed by Licensee, and this License Agreement shall not be binding until executed by both Licensor and Licensee.

**11.4 Successors.** Subject to the provisions regarding assignment, this License Agreement shall be binding upon, and inure to the benefit of, the successors-in-interest and permitted assigns of the parties.

**11.5 Estoppel Certificates.** During the Term of this License Agreement, either party shall, upon thirty (30) days' prior written request by the other, deliver to the requesting party a statement in writing certifying that this License Agreement is unmodified and in full force and effect (or if modified, in effect as modified and setting forth the modifications and the dates of the modifications), the dates to which the License Fee has been paid, and stating whether or not, to the knowledge of the party delivering the certificate, the requesting party is in default in performance of any agreement contained in this License Agreement and, if so, specifying each default and whether there are any counterclaims.

**11.6 Non-Waiver.** The waiver by Licensor of any term, covenant or condition contained in this License Agreement must be in writing and shall not be deemed to be a waiver of any subsequent breach of the same or any other term,

covenant or condition contained in this License Agreement. The subsequent acceptance of any License Fee under this License Agreement by Licensor shall not be deemed to be a waiver of any preceding default by Licensee of any term, covenant or condition of this License Agreement, other than the failure of the Licensee to pay the particular License Fee so accepted, regardless of Licensor's knowledge of such preceding default at the time of the acceptance of such License Fee. Licensor's failure to insist upon the performance or the strict performance of any provision of this License Agreement, or to exercise any election contained in this License Agreement, shall not be construed as a waiver of such provision, or right to exercise such election.

**11.7 Late Charges.** If any installment of License Fee or any sum due from Licensee shall not be received by Licensor or Licensor's designee within fifteen (15) days after said amount is due, Licensee shall pay to Licensor a late charge, equal to: (a) the lesser of one and one half percent (1½%) of such overdue amount on a monthly basis, or eighteen percent (18%) of such overdue amount on an annual basis; or (b) the maximum amount permitted by law, plus any attorneys' fees incurred by Licensor by reason of Licensee's failure to pay the License Fee and/or other charges when due. The parties hereby agree that such late charges represent a fair and reasonable estimate of the costs that Licensor will incur by reason of the late payment by Licensee. Acceptance of such late charges by Licensor shall in no event constitute a waiver of Licensee's default with respect to such overdue amount, nor prevent Licensor from exercising any of the other rights and remedies granted under this License Agreement or by law.

**11.8 Recording.** Licensee shall not record or file this License Agreement in the public records of any county or state.

**11.9 Environmental.** Licensee shall not conduct or authorize the generation, transportation, storage, treatment, disposal, use, consumption or possession on, in or under the Land or the Building, of any Hazardous Substance, as hereafter defined, and the Licensee's failure to comply with the provisions of this Section 11.09 shall constitute a default under this License Agreement. "Hazardous Substance" means any matter giving rise to liability under any and all laws, acts, regulations or ordinances (the "Environmental Laws"), including, but not limited to, the Resources Conservation Recovery Act ("RCRA"), 42 U.S.C. Section 6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 52 U.S.C. Sections 9601 et seq., the Illinois Environmental Protection Act (IEPA), or under any common law theory of liability. If, any of Licensee's activities at the Land, whether or not such activities are in violation of this Section 11.09, result in the presence, release, threat of release, or placement on, in or under the Land or the Building, of any Hazardous Substance and such activities: (i) give rise to liability (including, but not limited to, a response action, remedial action, or removal action) under any Environmental Law or any common law theory of liability, (ii) cause an adverse public health effect, or (iii) pollute, or threaten to pollute, the environment, Licensee shall promptly take, at Licensee's sole cost and expense, any and all necessary remedial and removal actions and mitigate exposure to liability arising from the Hazardous Substance, whether or not required by law. Without limiting any other indemnifications or remedies granted to Licensor under this License Agreement, Licensee, its officers, directors and assigns hereby protect, indemnify, defend, and forever hold the Licensor and its officers, directors, employees, representatives, agents and assigns harmless from and against, any and all claims, judgments, damages, penalties, fines, costs, expenses, liabilities or losses, contingent or otherwise, that any or all of the indemnified parties suffer or incur as a result of, or due to, any contamination of the Building, the Land or any other property not a part of the Land, but which contamination arises or occurs as a result of the presence, release, threat of release, or placement of Hazardous Substances in, on or under the Building, or the Land, the presence of which is caused or permitted by Licensee. The provisions of this Section 11.09 shall survive any termination of this License Agreement and shall be co-extensive with the other indemnification and hold harmless rights of Licensor under this License Agreement.

**11.10 Broadcast Interference.** As used in this License Agreement, "interference" with a broadcasting activity means: (a) interference within the meaning of the provisions of the recommended practices of the Electronics Industries Association (EIA) and the rules and regulations of the Federal Communications Commissions (FCC) then in effect, or (b) a material impairment of the quality of either sound or picture signals on a broadcasting activity as may be defined by the FCC at any hour during the period of operation of activity, as compared with that which would be obtained if no other broadcaster were broadcasting from the Building or had any equipment at the Building. Licensee shall take reasonable actions to prevent and properly remove any interference with broadcast activities of Licensor or other Licensees of Licensor caused by Licensee's actions at the Building.

**11.11 Non-Interference by Licensee.** Licensee acknowledges that the primary function of the Building is to operate a school and that Licensee's License, is and shall at all times remain throughout the Term, ancillary to school

operations. Licensee hereby agrees that Licensee shall conduct its operations in the Building in a manner that will not interfere with, interrupt, disturb or disrupt in any manner, the operation of the school.

**11.12 Interference by Others.** Licensee hereby acknowledges that Licensee's use of the Land and/or Building shall not be exclusive and that Licensor shall use the Land and/or Building for its own purposes, which purposes shall at all times remain paramount to Licensee's, as well as granting rights to others for the use of the Land and/or Building. Licensor shall use reasonable good faith efforts to cause other communication carriers not to interfere with Licensee's Equipment, which efforts shall be limited to, after receiving written notice of same from Licensee, delivering written notice to such communication carrier of any interference. Licensor shall not knowingly license the use of space on the Land and/or Building to other communications carriers that will interfere with Licensee's Equipment, provided, however, that Licensor shall be under no obligation to perform any tests or investigations in order to determine the likelihood of interference prior to entering into any license agreement with any other communication carrier.

**11.13 Relocation.** In the event that Licensor's use of the Building so requires, Licensor may, at any time during the Term, change the location of the Licensee's Equipment on Exhibit "B" to another area on or in the Building (the "New Location"), provided that the New Location is oriented in the same direction and at the same height as the original location. Licensor shall give Licensee no less than sixty (60) days' prior written notice of Licensor's exercise of its relocation right under this Section 11.13. Licensee shall cooperate with Licensor, in all reasonable respects, so as to facilitate Licensee's relocation to the New Location. In the event that the New Location is not acceptable to Licensee, Licensee may terminate this License Agreement and shall not be required to pay a termination fee to Licensor, but shall not receive a refund of any License Fee previously paid to Licensor. In addition to the foregoing, Licensor shall have the option of requiring Licensee, at Licensee's sole cost and expense, to temporarily relocate Licensee's Equipment, if necessary, upon thirty (30) days' advance written notice, in the event that repairs or maintenance of the Building are scheduled to be performed.

**11.14 Entry.** Licensee hereby acknowledges that Licensee and any sublicensees or assignees ("Licensee's Parties") shall comply with the terms of 105 ILCS 5/34-18.5(c) and that Licensee's Parties shall screen all persons permitted by Licensee's Parties to enter the Building to ensure compliance with 105 ILCS 5/34-18.5(c) and shall, at the request of Licensor, immediately remove from the Building and prohibit access by any such person not acceptable to Licensor.

**11.15 Time.** Time is of the essence of this License Agreement.

**11.16 Inspector General.** Each party to this License Agreement hereby acknowledges that in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago School Reform Board of Trustees has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

**11.17 Conflicts.** This License Agreement is not legally binding on the Licensor if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board Members during the one-year period following expiration or other termination of their terms of office.

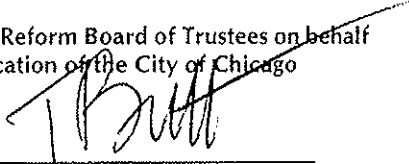
**11.18 Indebtedness Policy.** The Board of Education Indebtedness Policy (95-0726-EX3) adopted July 26, 1995, and as amended (96-0626-PO3) on June 26, 1996, is hereby incorporated into and made part of the License Agreement as if fully set forth herein.

**11.19 Ethics Code.** The Board of Education Ethics Code (95-0927-RU3) adopted September 27, 1995 and as amended November 19, 1997 (97-1119-PO1), is hereby incorporated into and made a part of this License Agreement as if fully set forth herein.

IN WITNESS WHEREOF, Licensor and Licensee have executed this License Agreement as of the latter of the dates written below.


LICENSOR

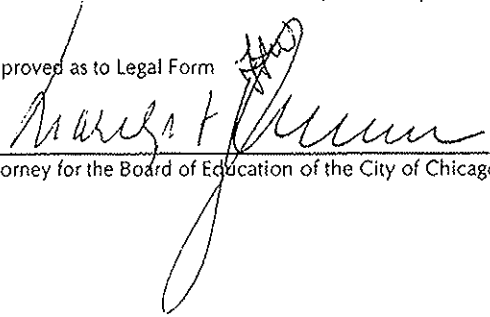
The Chicago School Reform Board of Trustees on behalf of the Board of Education of the City of Chicago

By:   
Dr. Tariq Butt, Trustee

Date: 6/7/99

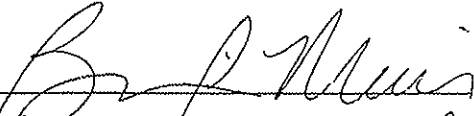
Attest:   
Sharon Revello, Secretary

Approved as to Legal Form 

  
Attorney for the Board of Education of the City of Chicago

LICENSEE

AT&T Wireless PCS, Inc., a Delaware corporation,

By: 

Its: Manager of Network Realization

Date: 4/28/99

Board Report No. 96-0327-OP6

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF LAND**

**PARCEL 1:**

SUBLOTS 1 TO 15, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 16 IN JOHNSON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 9 TO 16, INCLUSIVE, IN BLOCK 16 OF JOHNSON'S SUBDIVISION AFORESAID (EXCEPT PART TAKEN FOR STREET) AND VACATED ALLEYS

Also

**PARCEL 2:**

LOTS 1 TO 8, INCLUSIVE, AND LOT 16 IN BLOCK 15 IN JOHNSON'S AND OTHERS RESUBDIVISION OF BLOCKS 10, 13, 14, 15 AND 16 IN JOHNSON'S SUBDIVISION AFORESAID IN COOK COUNTY, ILLINOIS.

Common Address: Wells Community Academy High School  
936 North Ashland  
Chicago, Illinois 60622

EXHIBIT "B"

SPACE PLAN AND LOCATION OF INSTALLATIONS

(SUBMITTED UNDER SEPARATE COVER)

EXHIBIT "C"

RENEWAL TERM LICENSE FEE

RENEWAL TERM	LICENSE FEE
1	<u>\$19,500.00</u>
2	<u>\$24,375.00</u>
3	<u>\$30,469.00</u>
4	<u>\$38,086.00</u>



### **THIRD AMENDMENT TO REVOCABLE LICENSE**

This **Third Amendment to Revocable License** ("Third Amendment") is entered into by and between **The Board of Education of the City of Chicago**, as Licensor ("Licensor"), and **New Cingular Wireless, PCS, LLC, a Delaware limited liability company**, as successor-in-interest to AT&T Wireless PCS, Inc., a Delaware corporation, as Licensee ("Licensee").

#### **RECITALS**

A. Licensor and Licensee's predecessor-in-interest entered into that certain Revocable License Agreement, dated June 7, 1999 (the "Agreement"), and that certain First Amendment to Revocable License, dated October 26, 2000 ("First Amendment"), and Licensor and Licensee entered into that certain Second Amendment to Revocable License, dated November 18, 2008 ("Second Amendment"), pursuant to which Agreement, First Amendment and Second Amendment, Licensor agreed to permit Licensee to install certain equipment at that certain property commonly known as Wells Community Academy, 936 North Ashland Avenue, Chicago, Illinois 60622 ("Property");

B. Licensor and Licensee desire to modify the Agreement to provide for the replacement of certain equipment installed at the Property by Licensee.

#### **AGREEMENT**

NOW THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Licensor and Licensee hereby agree as follows.

1. Incorporation of Recitals. The foregoing recitals are incorporated into this Third Amendment by reference as if fully set forth in the body of this Third Amendment.

2. Space Plan. The space plan attached to this Third Amendment as Exhibit "A" shall be incorporated into the Space Plan attached to the Agreement, and to the extent of any inconsistencies therein, the Space Plan attached to this Third Amendment as Exhibit "A" shall control.

3. Replacement Installation Fee. Licensee shall pay to Licensor a fee in the amount of Three Thousand Five Hundred Dollars (\$3,500.00) in accordance with the terms of Section 5.2 of the Agreement.

4. Licensee's Address for Notices. Section 1.5 of the Agreement is hereby deleted and replaced with the following:

If notice sent to Licensee:  
New Cingular Wireless PCS, LLC  
Attention: Network Real Estate Administration  
Re: Cell Site #: IL-1302; Cell Site Name: Wells Academy (IL)  
Fixed Asset No: 10095235  
12555 Cingular Way, Suite 1300  
Alpharetta, GA 30004

With a required copy of the notice sent to:  
New Cingular Wireless PCS, LLC  
Attention: AT&T Legal Department  
Re: Cell Site #: IL-1302; Cell Site Name: Wells Academy (IL)  
Fixed Asset No: 10095235  
15 East Midland Avenue  
Paramus, New Jersey 07652

5. Full Force and Effect. Except as specifically modified by the terms of this Third Amendment, all of the terms, definitions, covenants and provisions of the Agreement, as modified by the First Amendment and Second Amendment remain in full force and effect and are not otherwise revised, amended or changed.

6. Conflict. In the event of any conflict between the terms of this Third Amendment and the terms of the Agreement as modified by the First Amendment and the Second Amendment, the terms of this Third Amendment shall control.

7. Whole Agreement. The mutual obligations of the parties as provided herein are the sole consideration for this Third Amendment, and no representations, promises or inducements have been made by the parties other than as appear in this Third Amendment. This Third Amendment may not be amended except in writing signed by both parties.

IN WITNESS WHEREOF, Licensor and Licensee have executed this Third Amendment to Revocable License as of the \_\_\_ day of \_\_\_\_\_, 2009.

**LICENSOR**

The Board of Education of the City of Chicago

By: Clare Muñana  
Clare Muñana, Vice President

Date: 12/16/09

Attest: Estela G. Beltran  
Estela G. Beltran, Secretary

Approved as to Legal Form DH/DLH

Patrick J. Rocks  
Patrick J. Rocks, General Counsel  
Board Report No. 05-0727-OP1 as amended by 06-0927-OP1-47

**LICENSEE**

**NEW CINGULAR WIRELESS PCS, LLC**, a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager  
By: Scott A. Reed

Title: \_\_\_\_\_

Date: 11-17-09

## SECOND AMENDMENT TO REVOCABLE LICENSE

This **Second Amendment to Revocable License** ("Second Amendment") is entered into by and between The Board of Education of the City of Chicago, as Licensor ("Licensor") and **New Cingular Wireless, PCS, L.L.C., a Delaware limited liability company**, as successor-in-interest to AT&T Wireless PCS, Inc., a Delaware corporation, as Licensee ("Licensee").

### RECITALS

A. Licensor and Licensee's predecessor-in-interest entered into that certain Revocable License Agreement, dated June 7, 1999 (the "Agreement"), and that certain First Amendment to Revocable License, dated October 26, 2000, pursuant to which Licensor agreed to permit Licensee to install certain equipment at that certain property commonly known as Wells Community Academy, 936 North Ashland Avenue, Chicago, Illinois 60622 ("Property");

B. Licensor and Licensee desire to modify the Agreement to provide for the replacement of certain equipment installed at the Property by Licensee.

### AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Licensor and Licensee hereby agree as follows.

1. Incorporation of Recitals. The foregoing recitals are incorporated into this Second Amendment by reference as if fully set forth in the body of this Second Amendment.

2. Space Plan. The space plan attached to the Agreement as Exhibit "B" is hereby deleted and replaced with Exhibit "B" attached to this Agreement.

3. Replacement Installation Fee. Licensee has paid to Licensor a fee in the amount of Three Thousand Five Hundred Dollars (\$3,500.00) in accordance with the terms of Section 5.2 of the Agreement.

4. Licensee's Address for Notices. Section 1.5 of the Agreement is hereby deleted and replaced with the following:

If notice sent to Licensee via certified or registered mail:

New Cingular Wireless PCS, LLC  
Attention: Network Real Estate Administration  
Re: Cell Site #: IL-1302; Cell Site Name: Wells Academy (IL)  
Fixed Asset No: 10095235  
P.O. Box 1630  
Alpharetta, GA 30009

If notice sent to Licensee via nationally recognized overnight courier:

New Cingular Wireless PCS, LLC  
Attention: Network Real Estate Administration  
Re: Cell Site #: IL-1302; Cell Site Name: Wells Academy (IL)  
Fixed Asset No: 10095235  
12555 Cingular Way  
Alpharetta, GA 30004

With a required copy of the notice sent to either of the addresses above to:

New Cingular Wireless PCS, LLC  
Attention: AT&T Legal Department  
Re: Cell Site #: IL-1302; Cell Site Name: Wells Academy (IL)  
Fixed Asset No: 10095235  
15 East Midland Avenue  
Paramus, New Jersey 07652

5. Full Force and Effect. Except as specifically modified by the terms of this Second Amendment, all of the terms, definitions, covenants and provisions of the Agreement remain in full force and effect and are not otherwise revised, amended or changed.

6. Conflict. In the event of any conflict between the terms of this Second Amendment and the terms of the Agreement or the First Amendment, the terms of this Second Amendment shall control.

7. Whole Agreement. The mutual obligations of the parties as provided herein are the sole consideration for this Second Amendment, and no representations, promises or inducements have been made by the parties other than as appear in this Second Amendment. This Second Amendment may not be amended except in writing signed by both parties.

IN WITNESS WHEREOF, Licensors and Licensee have executed this Second Amendment to Revocable License as of the 18 day of November, 2008.

LICENSOR

The Board of Education of the City of Chicago

By: Rufus Williams  
Rufus Williams, President

Date: 11/18/08

Attest: Estela H. Beltran  
Estela G. Beltran, Secretary

Approved as to Legal Form

Patrick J. Rocks  
Patrick J. Rocks, General Counsel  
Board Report No. 05-0727-OP1 as amended by 06-0927-OP1

LICENSEE

NEW CINGULAR WIRELESS PCS, L.L.C., a Delaware limited liability company  
By: AT&T Mobility Corporation

Its Manager: Warren Salek  
By: Warren Salek  
Warren Salek

Title: Network Operations, Executive Director

Date: 10-8-08

96-0327-096-2

## FIRST AMENDMENT TO REVOCABLE LICENSE

This First Amendment to Revocable License ("First Amendment") is entered into by and between The Board of Education of the City of Chicago (hereinafter referred to as "Licensor"), and AT&T Wireless PCS, Inc., a Delaware corporation (hereinafter referred to as "Licensee").

### RECITALS

A. Licensor and Licensee entered into that certain Revocable License, dated on or about June 7, 1999 (the "Agreement"), pursuant to which Agreement, Licensor granted Licensee the non-exclusive right to install telecommunications equipment on the smokestack and roof of the building commonly as Wells Community Academy High School, and located at 936 North Ashland, Chicago, Illinois 60622;

B. Licensor and Licensee desire to modify the Agreement to reflect a change in the name and address to whom license fee payments are directed, all in accordance with the terms and conditions of this First Amendment.

### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Licensor and Licensee hereby agree as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated into this First Amendment by reference as if fully set forth in the body of this First Amendment.
2. Name and Address for Payment of Rent. Section 1.3 of the Agreement is hereby deleted and replaced with the following:  

Wells Community Academy High School  
936 North Ashland  
Chicago, Illinois 60622  
Attention: Principal
3. Defined Terms. Any capitalized terms not defined in this First Amendment shall have the meaning ascribed to such terms in the Agreement.
4. Full Force and Effect. Except as specifically modified by the provisions of this First Amendment, all of the terms, definitions, covenants and provisions of the Agreement remain in full force and effect and are not otherwise revised, amended or changed.
5. Conflict. In the event of any conflict between the terms of this First Amendment and the terms of the Agreement, the terms of this First Amendment shall control.
6. Whole Agreement. The mutual obligations of the parties as provided herein are the sole consideration for this First Amendment, and no representations, promises or inducements have been made by the parties other than as appear in this First Amendment. This First Amendment may not be amended except in writing signed by both parties.

IN WITNESS WHEREOF, Licensor and Licensee have executed this First Amendment as of the 26<sup>th</sup> day of October, 2000.

Licensor:

THE BOARD OF EDUCATION OF THE CITY OF CHICAGO

By: Gary J. Chico  
Gary Chico, President

Date: October 26, 2000

Attest: Sharon M. Revello  
Sharon Revello, Secretary

Approved as to Legal Form: Mary R. Quinn  
Attorney for the Board of Education

Board Report No.: 96-0327-OP6-2

Licensee:

AT&T WIRELESS PCS, INC., a Delaware corporation

By: William E. Wade  
Its: William E. Wade

SYSTEM DEVELOPMENT MANAGER