

FIRST AMENDMENT TO LAND LEASE AGREEMENT

This First Amendment to Land Lease Agreement ("First Amendment"), dated as of the latter of the signature dates, below, is by and between the **Town of Chester**, a New York public corporation, having a mailing address of 1786 Kings Highway Chester, NY 10918 ("Owner") and **ARX Wireless Infrastructure, LLC**, a Delaware limited liability company, having a mailing address of 110 Washington Ave North Haven, CT 06473 ("Tenant").

Owner and Tenant, have entered into a Land Lease Agreement dated August 26, 2021, (the "Agreement") whereby Owner granted Tenant an option to lease a portion of Owner's Property for the construction, operation and maintenance of a Communication Facility located on County Highway 45 Chester, Orange County, New York; and

Owner and Tenant desire to amend Exhibit A and Exhibit B, referenced in Section 1 of the Agreement, entitled "**Property**".

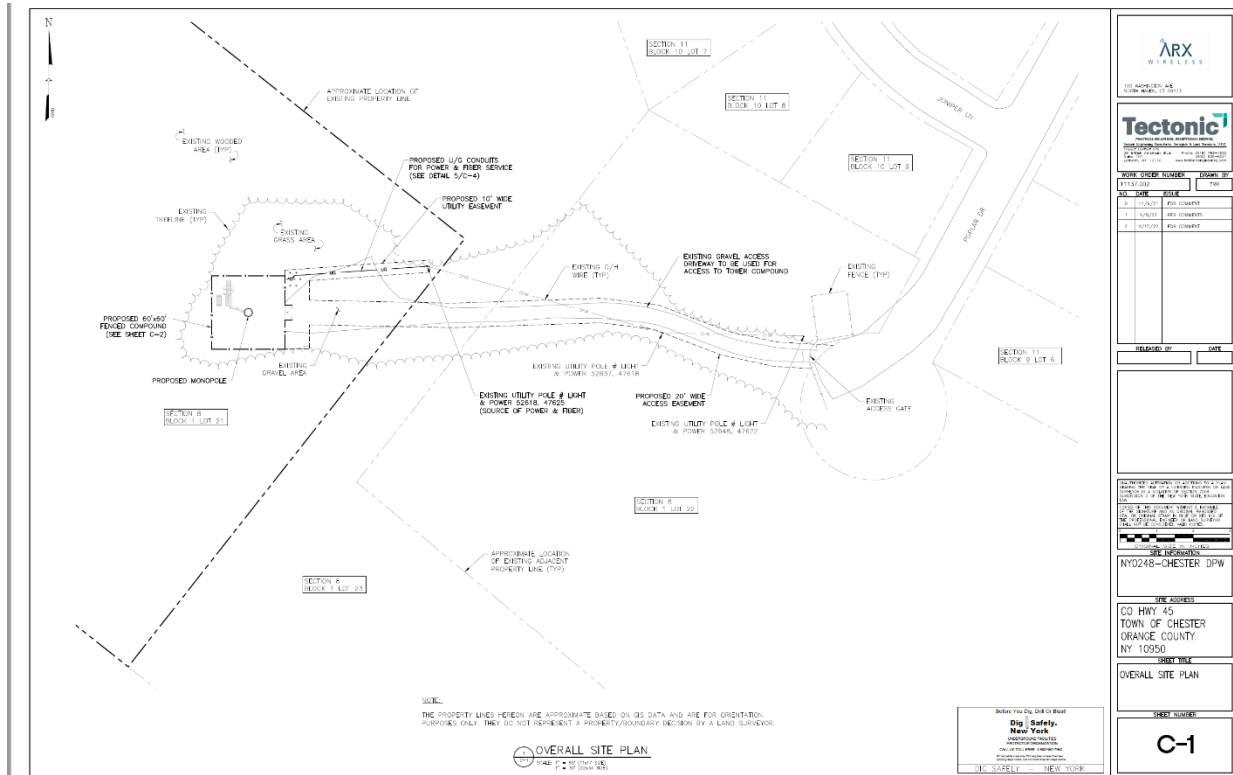
NOW THEREFORE, in consideration of the mutual covenants contained herein and such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant agree as follows:

1. Exhibit A of the Agreement is hereby replaced with Exhibit A-1 which will include the parcels identified as Section 8 Block 1 Lot 21 and Section 8 Block 1 Lot 22; and
2. Exhibit B of the Agreement is hereby replaced with Exhibit B-1.
3. Except as modified herein, the Agreement remains in full force and affect. All capitalized words and phrases not herein defined shall carry the same definition as found under the Agreement. In the event of a contradiction or discrepancy between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall govern and control.

EXHIBIT A-1 to LAND LEASE AGREEMENT

OWNER'S PROPERTY

ALL that certain plot, piece or parcel of land with buildings and improvements thereon erected, situate, lying and being in the Town of Chester, County of Orange, State of New York, designated as Section 8 Block 1 Lot 21 and Section 8 Block 1 Lot 22 on the Orange County Tax Map for the Town of Chester.

EXHIBIT B-1

Site Name: Chester DPW
Site Number: NY0248

IN WITNESSES WHEREOF, Owner and Tenant have executed this Second Amendment as of the latter of the signatures, below, intending to be legally bound thereby.

"OWNER"

TOWN OF CHESTER

By: _____
Print Name: Robert Valentine
Title: _____
Date: _____

Witnesses for Owner

Sign: _____

Print: _____

Sign: _____
Print: _____

"TENANT"

ARX WIRELESS INFRASTRUCTURE, LLC,
a Delaware limited liability company

By: _____
Print: Keith Coppins
Title: CEO
Date: _____

Witnesses for Tenant:

Sign: _____
Print: _____

Sign: _____
Print: _____