

## 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:

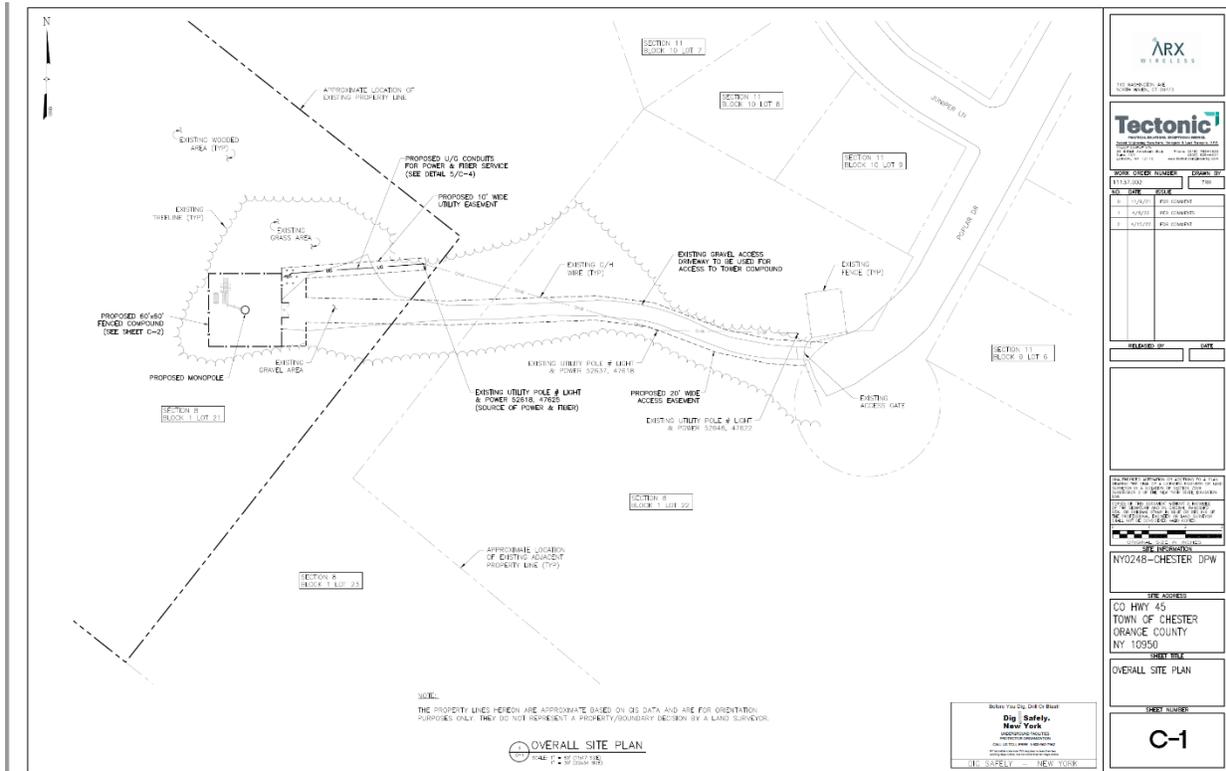
1. Exhibit A of the Agreement is hereby replaced with Exhibit A-1 which will include the parcels identified as Section 8 Block 1 Lot 21 and Section 8 Block 1 Lot 22; and
2. Exhibit B of the Agreement is hereby replaced with Exhibit B-1.
3. Except as modified herein, the Agreement remains in full force 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





101 WOODVILLE AVE  
CHESTER, NY 10513



100 WOODVILLE AVE  
CHESTER, NY 10513  
TEL: 518.537.1111  
WWW.TECTONICNY.COM

DATE	DESCRIPTION	BY
11/13/2020	PREPARED	DPW
11/13/2020	FOR COMMENT	DPW
11/13/2020	FOR COMMENT	DPW

PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: 1" = 40'

PROJECT: NY0248-CHESTER DPW

THE ADDRESS: CO HWY 45, TOWN OF CHESTER, ORANGE COUNTY, NY 10950

THEY TITLE: OVERALL SITE PLAN

THEY NUMBER: **C-1**

Before You Dig, Dig To Stay Safe.  
**Dig Safely, New York.**  
UNIVERSITY OF THE STATE OF NEW YORK  
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 DIVISION OF SURVEYING AND MAPPING  
 609 STATE STREET, ALBANY, NY 12243  
 TEL: 518.474.2900  
 U.S. SOCIETY OF PROFESSIONAL SURVEYORS

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: \_\_\_\_\_