

SECOND AMENDMENT TO COMMUNICATIONS SITE LEASE AGREEMENT

This Second Amendment to Communications Site Lease Agreement (the "Amendment") is made and entered into this _____ day of _____, 2025 (the "Amendment Effective Date"), by and between Marion County, Florida, a political subdivision of the State of Florida ("Owner"), and Cellco Partnership d/b/a Verizon Wireless, a Delaware general partnership ("Tenant").

RECITALS:

WHEREAS, Owner and Tenant entered into that certain Communications Site Lease Agreement dated March 2, 2010, as amended by that certain First Amendment to Communications Site Lease Agreement dated October 1, 2024 (together, the "Agreement"), pursuant to which Owner leases to Tenant certain premises located along East Silver Springs Boulevard, Ocala, Marion County, Florida, and as more particularly described therein; and

WHEREAS, Owner and Tenant desire to amend the Agreement as provided herein.

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

1. Capitalized terms not defined herein shall have the same meanings ascribed to such terms in the Agreement.
2. Owner hereby agrees that Tenant shall be permitted to install, maintain and operate the equipment described in Exhibit "B-1" attached hereto and incorporated herein by reference.
3. Exhibit "B" to the Agreement is hereby deleted in its entirety and replaced with Exhibit "B-1" attached to this Amendment. From and after the Amendment Effective Date, any references to Exhibit "B" to the Agreement shall be deemed to refer to Exhibit "B-1" to this Amendment.
4. The final sentence of Section 2 of the Agreement is hereby deleted in its entirety and replaced with the following:
"The number of antennas installed at the Premises shall not exceed nine (9) without an amendment to the Agreement."
5. The Parties hereby reaffirm their rights and obligations under the Agreement as modified by this Amendment. In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. The Agreement and this Amendment contain all agreements, promises or understandings between Owner and Tenant. No verbal or oral agreements, promises or understandings shall be binding upon either Owner or Tenant in any dispute, controversy, or proceeding at law, and any addition, variation or modification to the Agreement or this Amendment shall be void and ineffective unless made in writing and signed by the parties hereto. In the event any provision of the Agreement or this Amendment is found to be invalid or unenforceable, such a finding shall not affect the validity and enforceability of the remaining provisions of the Agreement or this Amendment.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed as of the date indicated above.

WITNESSES:

Angela DiMaio 8/12/25
Signature Date

Angela DiMaio
Print Name

Imuel Baesch 8-12-25
Signature Date

Mark Baesch
Print Name

**TENANT: CELLCO PARTNERSHIP
d/b/a/ VERIZON WIRELESS**

John Scandura
Signature

John Scandura
Print Name

Associate Dir. RE/REC
Title

8/11/25
Date

ATTEST:

**OWNER: MARION COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF THE
STATE OF FLORIDA BY ITS BOARD OF
COUNTY COMMISSIONERS**

GREGORY C. HARRELL,
CLERK OF THE COURT

BY: KATHY BRYANT, CHAIRMAN

DATE:

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

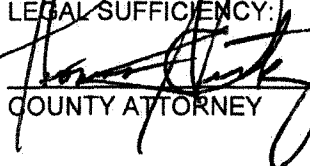
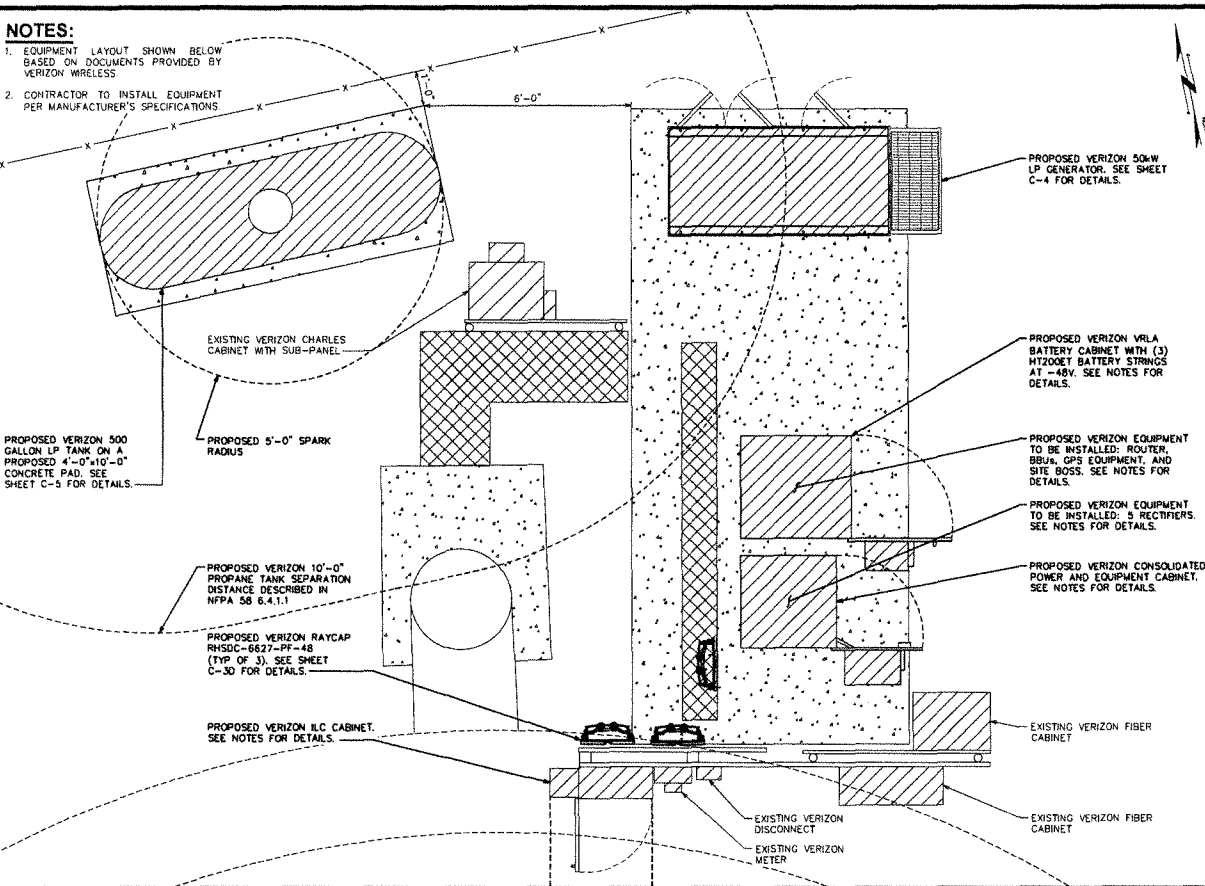

COUNTY ATTORNEY

EXHIBIT “B-1”

[See attached two (2) pages.]

NOTES:

1. EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS



PROPOSED EQUIPMENT PAD LAYOUT

SCALE: 3/8" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 5000138365
VZW SITE NAME:
SILVER SPRINGS WT
5700 EAST SILVER SPRINGS BOULEVARD
OCALA, FL 32607
(MARION COUNTY)

PLANS PREPARED BY:
TEP
TEP OpCo, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
WWW.TEPGROUP.NET
FL COA #31011

DIGITAL SEAL:
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL P. HAMM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:
TEP OpCo, LLC FL COA # 31011

DANIEL P. HAMM
LICENSE
No. 78027
STATE OF FLORIDA
PROFESSIONAL ENGINEER
May 29, 2025

1	05-29-25	CONSTRUCTION
0	05-13-25	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: OKK		CHECKED BY: JRU

SHEET TITLE:
PROPOSED EQUIPMENT PAD LAYOUT

SHEET NUMBER: REVISION:
C-1B **1**
TEP # 45256.1006001

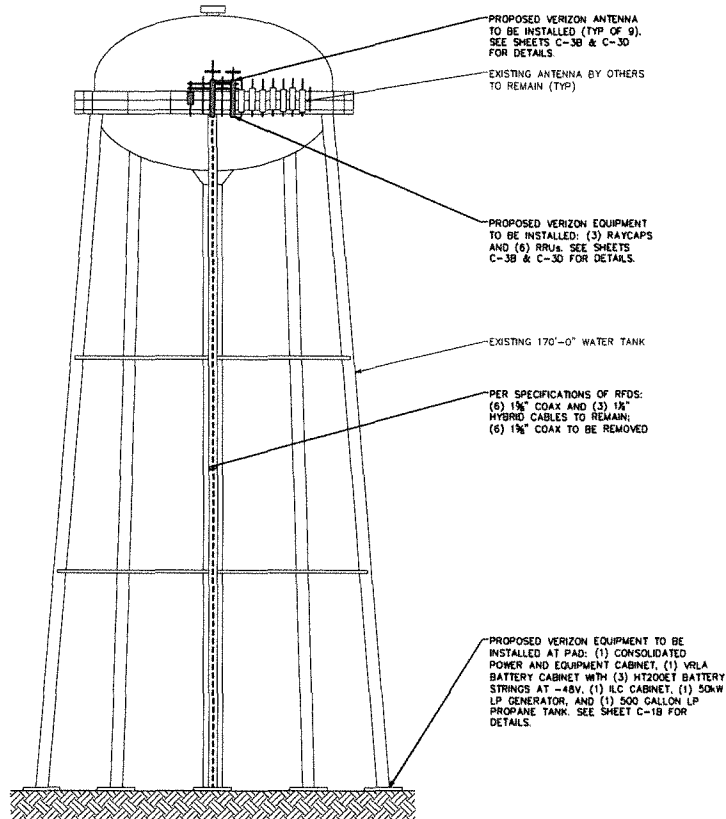
NOTES:

1. EXISTING TANK WITH MODIFICATIONS HAS SUFFICIENT CAPACITY TO HOLD PROPOSED LOADING. SEE THE WATER TANK STRUCTURAL ANALYSIS REPORT BY KCI DATED MARCH 21, 2025 & TOWER MODIFICATION DRAWINGS BY KCI DATED MARCH 13, 2025 PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
3. THE DRAWINGS IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. CONDITIONS IN THE FIELD MAY VARY.
4. FAA APPROVED OVERALL HEIGHT = 180'-0"
5. THE LOCATION OF COAX/CABLES/CONDUITS TO SERVE THE ANTENNAS MUST NOT OBSTRUCT THE TANKS ACCESS LADDERS.

170'-0" ±
T/TANK

150'-0" ±
E/VERIZON ANTENNAS

0'-0" (REFERENCE)
T/FOUNDATION



PROPOSED WATER TANK ELEVATION

SCALE: 1" = 20'

0 20 40
SCALE IN FEET

PLANS PREPARED FOR:
verizon
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:
VZW SITE #: 5000138365
VZW SITE NAME:
SILVER SPRINGS WT
5700 EAST SILVER SPRINGS BOULEVARD
OCALA, FL 32607
(MARION COUNTY)

PLANS PREPARED BY:
TEP
TEP OpCo, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 861-6351
www.tepgroup.net
FL COA # 31011

DIGITAL SEAL:
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL P. HAMM ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:
TEP OpCo, LLC FL COA # 31011
DANIEL P. HAMM
LICENSE
No. 78027
STATE OF FLORIDA
PROFESSIONAL ENGINEER
May 29, 2025

1	05-29-25	CONSTRUCTION
0	05-13-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JIU

SHEET TITLE:

**WATER TANK
ELEVATION**

SHEET NUMBER:	REVISION:
C-2	1
TEP# 492561006001	