

RESOLUTION 10-24

A RESOLUTION OF THE CITY OF NORMANDY, MISSOURI AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO SIGN THE CONTRACTS WITH MD7 FOR T-MOBILE'S LEASE GUARANTEE PROGRAM FOR THE CELL TOWERS LOCATED AT THE CITY HALL PROPERTY AND HOELZEL PARK.

WHEREAS, the City Council discussed the options presented to them regarding the cell tower leases from MD7, a partner of T-Mobile, as shown on Exhibit A.

WHEREAS, the City Council approved Option #3 of the exhibit for both leases.

NOW, THEREFORE, BE IT RESOLVED, the Mayor and the City Administrator are hereby authorized and directed to execute and enter into on the behalf of the city an agreement with MD7, a partner of T-Mobile, for the Rent Payments due the city for the cell tower leases expiring December 2035.

Section 2.

This Resolution shall be in full force and effect after its passage and approval according to law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF NORMANDY, MISSOURI, THIS 9th DAY OF NOVEMBER, 2010.

Patrick Green, Mayor

Attest:

Jean Spurlock, Deputy City Clerk

Official seal



August 17, 2010

Pam Rodgers
City of Normandy
7700 Natural Bridge Road
Normandy, MO 63121

RE: Hoelzel Park, Normandy City Hall
Site ID: MO03056E, MO01104D

Dear Ms. Rodgers,

The enclosed information regarding T-Mobile's Lease Optimization Program has been sent to you as part of a national T-Mobile initiative. Allan Tantillo, Director of T-Mobile Towers, has provided Md7 with your contact information regarding the above-referenced cell site.

T-Mobile has partnered with Md7, LLC to implement a national initiative to streamline operational expenses and to ensure a long-term cell site lease portfolio. T-Mobile has specifically selected your site to participate in this program, which represents a long-term commitment by T-Mobile to protect your current (non-guaranteed) monthly rent from some of the termination risks in your lease agreement.

Included along with this cover letter are an introductory letter from T-Mobile, a copy of your current cell site lease agreement, and the conversion terms for the long-term portfolio options being presented by T-Mobile.

I will follow up with you within the next few days. In the interim, should you have any questions or require additional information, please feel free to call or email me at your convenience.

Regards,

Corey Donohoe
Md7
3721 Valley Centre Drive, Ste 300
San Diego, CA 92130
858-964-7425 direct
858-799-7850 main
(858) 408-3472 fax
corey.donohoe@md7.com

Md7 is an authorized partner with





Conversion Term Sheet

T-Mobile Site: MO03056E, MO01104D

For your convenience, below is a summary of your current T-Mobile lease:

Current Lease Structure

- X 2 BASE RENT*
- **Rent:** \$1,380.00 Monthly, 15% increase Term - 5 years
 - **Current Renewal Rights:** Section 5 and 11 of the current lease
 - **Current Term Expiration Date:** August 31, 2010

*BOTH SITES
PARK/CITY
CO-LOCATES
REMAIN*

T-Mobile and Md7 will guarantee your cell site lease income under one of the following conversion terms:

Conversion Term 1

- **10 Year Rent Guarantee:** \$169,740.00
- **Rent:** \$1,380.00 Monthly, 5% increase every Term - 5 years
- **Commitment Duration:** 25 year agreement, with 3 additional 5 year renewals
- **25 Year Rental Income Potential:** \$356,878.20
- This option requires a rent holiday from November 2030 -2035 (if site is still operational)

Conversion Term 2

- **10 Year Rent Guarantee:** \$132,225.00
- **Rent:** \$1,075.00 Monthly, 5% increase every Term - 5 years
- **Commitment Duration:** 25 year agreement, with 3 additional 5 year renewals
- **25 Year Rental Income Potential:** \$356,403.60
- This option does not require a rent holiday

Conversion Term 3

- **5 Year Rent Guarantee:** \$82,800.00
- **Rent:** \$1,380.00 Monthly, 5% increase every Term - 5 years
- **Commitment Duration:** 25 year agreement, with 3 additional 5 year renewals
- **25 Year Rental Income Potential:** \$457,522.20
- This option does not require a rent holiday

Conversion Term 4

- **5 Year Rent Guarantee:** \$67,800.00
- **Rent:** \$1,130.00 Monthly, 15% increase every Term - 5 years
- **Commitment Duration:** 25 year agreement, with 3 additional 5 year renewals
- **25 Year Rental Income Potential:** \$457,134.00
- This option does not require a rent holiday



Conversion Terms: Financial Overview (Annualized Rent): MO03056E, MO01104D

Year	Guarantee Options			
	Option 1	Option 2	Option 3	Option 4
1	\$16,560.00	\$12,900.00	\$16,560.00	\$13,560.00
2	\$16,560.00	\$12,900.00	\$16,560.00	\$13,560.00
3	\$16,560.00	\$12,900.00	\$16,560.00	\$13,560.00
4	\$16,560.00	\$12,900.00	\$16,560.00	\$13,560.00
5	\$16,560.00	\$12,900.00	\$16,560.00	\$13,560.00
6	\$17,388.00	\$13,545.00	\$17,388.00	\$15,594.00
7	\$17,388.00	\$13,545.00	\$17,388.00	\$15,594.00
8	\$17,388.00	\$13,545.00	\$17,388.00	\$15,594.00
9	\$17,388.00	\$13,545.00	\$17,388.00	\$15,594.00
10	\$17,388.00	\$13,545.00	\$17,388.00	\$15,594.00
11	\$18,257.40	\$14,222.28	\$18,257.40	\$17,933.16
12	\$18,257.40	\$14,222.28	\$18,257.40	\$17,933.16
13	\$18,257.40	\$14,222.28	\$18,257.40	\$17,933.16
14	\$18,257.40	\$14,222.28	\$18,257.40	\$17,933.16
15	\$18,257.40	\$14,222.28	\$18,257.40	\$17,933.16
16	\$19,170.24	\$14,933.40	\$19,170.24	\$20,623.08
17	\$19,170.24	\$14,933.40	\$19,170.24	\$20,623.08
18	\$19,170.24	\$14,933.40	\$19,170.24	\$20,623.08
19	\$19,170.24	\$14,933.40	\$19,170.24	\$20,623.08
20	\$19,170.24	\$14,933.40	\$19,170.24	\$20,623.08
21	\$0.00	\$15,680.04	\$20,128.80	\$23,716.56
22	\$0.00	\$15,680.04	\$20,128.80	\$23,716.56
23	\$0.00	\$15,680.04	\$20,128.80	\$23,716.56
24	\$0.00	\$15,680.04	\$20,128.80	\$23,716.56
25	\$0.00	\$15,680.04	\$20,128.80	\$23,716.56
Total	\$356,878.20	\$356,403.60	\$457,522.20	\$457,134.00

Guaranteed	Option 1	Option 2	Option 3	Option 4
Rent Total	\$169,740.00	\$132,225.00	\$82,800.00	\$67,800.00