



August 19, 2022

Vacation Village At Bonaventure
16461 Racquet Club Rd
Bedminster, NJ 07921

ATTN: Craig Olsen

Site Name: Vacation Village

Site ID: 131924

Dear Craig,

We are contacting you in an effort to discuss how we can work together to enhance your site's value to the Verizon network.

Verizon is instituting a program to evaluate the terms and conditions of leases that have been flagged for review by our Network Real Estate team. We would like to explore renegotiation options with you, and create an improved agreement that serves both parties well into the future. Terms that we must implement in all long-term leases include:

- "Expansion of Permitted Use": In its simplest form, gives the tenant the right to add, exchange or modify new equipment and/or add new technology or frequency within the same square footage they are currently renting without an additional charge
- Rents and escalators reduced to competitive rates to maintain sustainability for the next 30 years.

Please review the specifics of our Lease agreement and contact us to enter into discussions regarding a new, modified contract. For new terms consistent with the above, Verizon will consider additional term extensions. Your prompt reply would be appreciated within 30 days of receipt of this letter, via email or phone call as designated below.

As a sister initiative, Verizon will also evaluate alternative locations that may provide more amenable terms.

Please reference your Site ID in your response so that we may ensure your response is documented accordingly. Verizon values its association with you and looks forward to continuing this relationship for the long term.

Sincerely,

ShaRon E. J. Bynum
Senior Manager – Planning and Partnerships
Verizon Wireless



Call or Email Responses to:

Marvin Robertson

MD7 - Authorized Agent of Verizon

Office - (469) 640-4805

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