

CONSENT TO LEASE ASSIGNMENT

For good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged by the parties hereto, Univision Radio Broadcasting Texas, LP (hereinafter "Assignor") hereby request consent from Williamson County, Texas (hereinafter "County") of the assignment and transfers of all of Assignor's interest, rights and obligations to Spire Tower US LLC (hereinafter "Assignee") in the lease described as follows:

Tower Site Lease Agreement between Univision Radio Broadcasting Texas, LP and Williamson County, Texas dated effective April 1, 2023, which is incorporated herein by reference for all purposes (hereinafter "Lease").

In consideration of the mutual promises and covenants contained herein, County, Assignor and Assignee hereby agree as follows:


1. Assignor agrees that all rights and obligations of Assignor arising under the Lease or otherwise by law or by the existence of conditions precedent, which may or may not have occurred as of the date of this Consent to Lease Assignment, are hereby included in the Assignment of the Lease to Assignee and Assignee hereby agrees to accept same as if Assignee was an original party to the aforesaid Lease.
2. Following the execution of this Consent to Lease Assignment, Assignee shall fully perform all obligations and comply with all terms, conditions, and covenants of the Lease as if Assignee was an original party to the Lease.
3. Assignor and Assignee have agreed the assignment of the Lease shall be binding upon and inure to the benefit of Assignor and Assignee and their respective affiliates, successors, assigns, heir and devisees and legal representatives.
4. UPON EXECUTION OF THIS CONSENT TO LEASE ASSIGNMENT AND IN CONSIDERATION OF COUNTY'S CONSENT TO THE ASSIGNMENT SUBJECT HEREOF, ASSIGNEE HEREBY AGREES THAT ASSIGNEE SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF COUNTY'S GROSS NEGLIGENCE) AND INDEMNIFY COUNTY FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF ASSIGNOR, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS ASSIGNOR MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED IN CONNECTION WITH ASSIGNOR'S PERFORMANCE UNDER THE LEASE PRIOR TO EXECUTION OF THIS CONSENT TO LEASE ASSIGNMENT; AND FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM ASSIGNOR'S PERFORMANCE OF THE LEASE PRIOR TO THE EXECUTION OF THIS CONSENT TO LEASE ASSIGNMENT, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF ASSIGNOR OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY ASSIGNOR OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE.

5. In consideration of the terms, conditions, agreements and covenants set forth herein, County agrees and does hereby consent to Assignor's assignment of the Lease to Assignee.
6. It is the intention of the parties hereto that in the event a court of competent jurisdiction finds that any provision or portion of this Consent to Lease Assignment is unenforceable for any reason, the balance and remainder of this Consent to Lease Assignment shall remain effective and enforceable to the extent possible under the circumstances then existing.
7. Each party to this Consent to Lease Assignment acknowledges that it and its counsel have reviewed this Consent to Lease Assignment and that the normal rules of construction are not applicable and there will be no presumption that any ambiguities will be resolved against the drafting party in the interpretation of this Consent to Lease Assignment.
8. Each party to this Consent to Lease Assignment hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Consent to Lease Assignment shall lie exclusively in Williamson County, Texas, and the parties hereto expressly consent and submit to such jurisdiction. Furthermore, except to the extent that this Consent to Lease Assignment is governed by the laws of the United States, this Consent to Lease Assignment shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.
9. This Consent to Lease Assignment represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either oral or written relating to the subject matter hereof. This Consent to Lease Assignment may be amended only by written instrument signed by each party.

AGREED, signed and made effective as of the date of the last party's execution below.

COUNTY:

Williamson County, Texas

By: 
Bill Gravell (Apr 16, 2024 11:31 CDT)


Printed Name: Bill Gravell, Jr

Capacity: As Presiding Officer of the
Williamson County Commissioners Court

Date: April 16, 2024

ASSIGNOR:

**Univision Radio Broadcasting Texas, LP, a Texas Limited Partnership,
acting by and through its General Partner, Univision Radio, Inc.**

By: 
Veronica Rodriguez (Apr 9, 2024 16:46 EDT)


Printed Name: Veronica Rodriguez

Title: Assistant Secretary

Date: Apr 9, 2024

ASSIGNEE:

Spire Tower US LLC

By: 
Veronica Rodriguez (Apr 9, 2024 16:46 EDT)

Printed Name: Veronica Rodriguez

Title: Assistant Secretary

Date: Apr 9, 2024