

FIRST AMENDMENT TO THE LEASE AGREEMENT

This Amendment is attached to and made a part of the Lease Agreement dated August 25, 2009 (the "Agreement") by and between the County of San Luis Obispo (herein called "County") and MetroPCS California LLC, a Delaware limited liability company (herein called "Lessee").

In case of any inconsistencies between the terms and conditions contained in the Agreement and the terms and conditions contained herein, the terms and conditions herein shall control. Except as set forth below, all provisions of the Agreement remain unchanged and in full force and effect.

BACKGROUND

WHEREAS, County is the owner of certain real property located at 908 West Tefft Street, Nipomo, CA 93444 otherwise known as Block 092-121 Lot 086; and

WHEREAS, County and Lessee entered into the Agreement for the purposes of allowing the Lessee to install, operate and maintain wireless telecommunications antennas and equipment for a certain period of time; and

WHEREAS, Lessee desires to modify the Premises and Site Compound (as such terms are defined in the Agreement) by adding equipment;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Exhibit "A" of the Agreement is hereby deleted and replaced with Exhibit "A-1", attached hereto and made a part of this First Amendment. All references made to Exhibit "A" in the Agreement shall be deleted and replaced with references to Exhibit "A-1".
2. As depicted in Exhibit "A-1, Lessee shall have the right to install one (1) additional microwave dish antenna not exceeding 26 inches in diameter to the Premises.
3. In consideration of County allowing Lessee to install the additional equipment to the Premises, Lessee shall pay Two Hundred Dollars (\$200.00) per month ("Rent Increase"), commencing on the first day of the month following the installation of the microwave dish antenna. The Rent Increase shall be subject to the 4% rent increase due on the annual anniversary of the Commencement Date.
4. Approval of this First Amendment shall not waive the requirement of Lessee to obtain approval for the proposed improvements from the County of San Luis Obispo Planning Department.
5. The Premises and the associated utility connections and access, including easements, ingress, egress, dimensions, and locations as described/shown, are approximate only and may be adjusted or changed by Lessee at the time of construction to reasonably accommodate sound engineering criteria and the physical features of Lessor's Property.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed on the ____ day of _____, 2012.

COUNTY/LESSOR:
COUNTY OF SAN LUIS OBISPO

By: _____
Chairperson of the Board of Supervisors

Approved by the Board of Supervisors this ____ day of _____, 2012.

ATTEST:

Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

By: _____
Chief County Counsel

Date: 12/20/12

LESSEE:
MetroPCS California, LLC, a Delaware limited liability company

By: Herbert C. Graves IV
Herbert C. Graves IV,
Vice-President/Regional Manager
General

Date: _____

metroPCS

NIPOMO REGIONAL PARK
SF9043
908 W. TEFT STREET
NIPOMO, CA 93444
COUNTY OF SAN LUIS OBISPO



PROJECT INFORMATION

PROJECT NAME: NIPOMO REGIONAL PARK
PROJECT NUMBER: SF9043
PROJECT LOCATION: 908 W. TEFT STREET, NIPOMO, CA 93444
PROJECT OWNER: COUNTY OF SAN LUIS OBISPO

PROJECT DESCRIPTION: [Detailed description of the project, including site location, project goals, and any relevant details.]

PROJECT STATUS: [Current status of the project, such as 'In Progress', 'Completed', or 'On Hold']

PROJECT CONTACT: [Name and contact information for the project manager or key contact.]

PROJECT START DATE: [Start date of the project]

PROJECT END DATE: [End date of the project]

PROJECT BUDGET: [Total budget for the project]

PROJECT COSTS: [Current costs incurred for the project]

PROJECT REVENUE: [Revenue generated from the project]

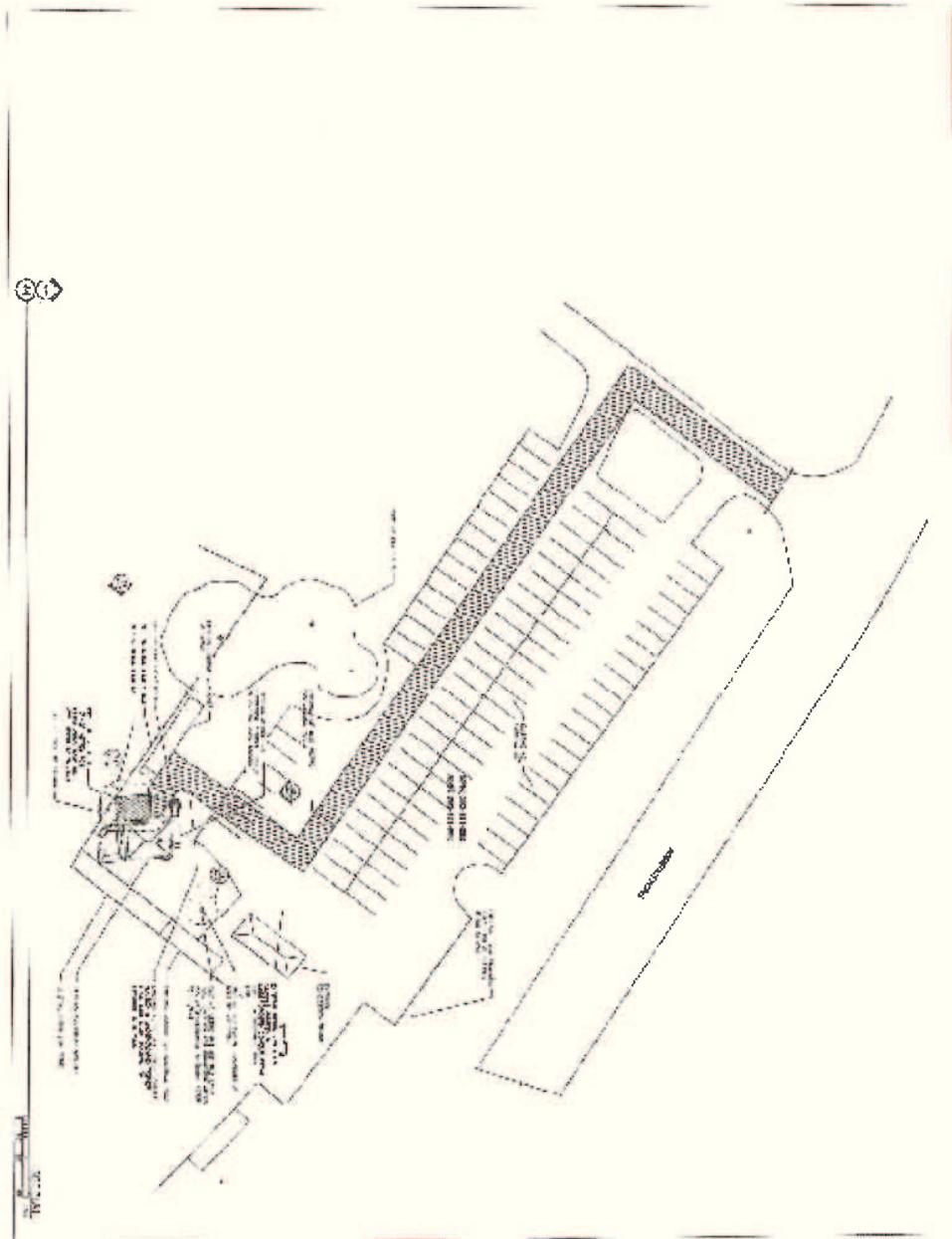
PROJECT PROFIT: [Profit margin for the project]

PROJECT RISK: [Assessment of risks associated with the project]

PROJECT CHANGES: [List of any changes made to the project plan]

PROJECT COMMENTS: [Additional notes or observations regarding the project]

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metroPCS
 SERVICE CENTER
 10000 W. CENTRAL EXPRESSWAY, SUITE 100
 DENVER, CO 80231
 (303) 751-1000

NO.	DESCRIPTION	DATE

DATE: 08/21/15
PROJECT: 9068 EOVING

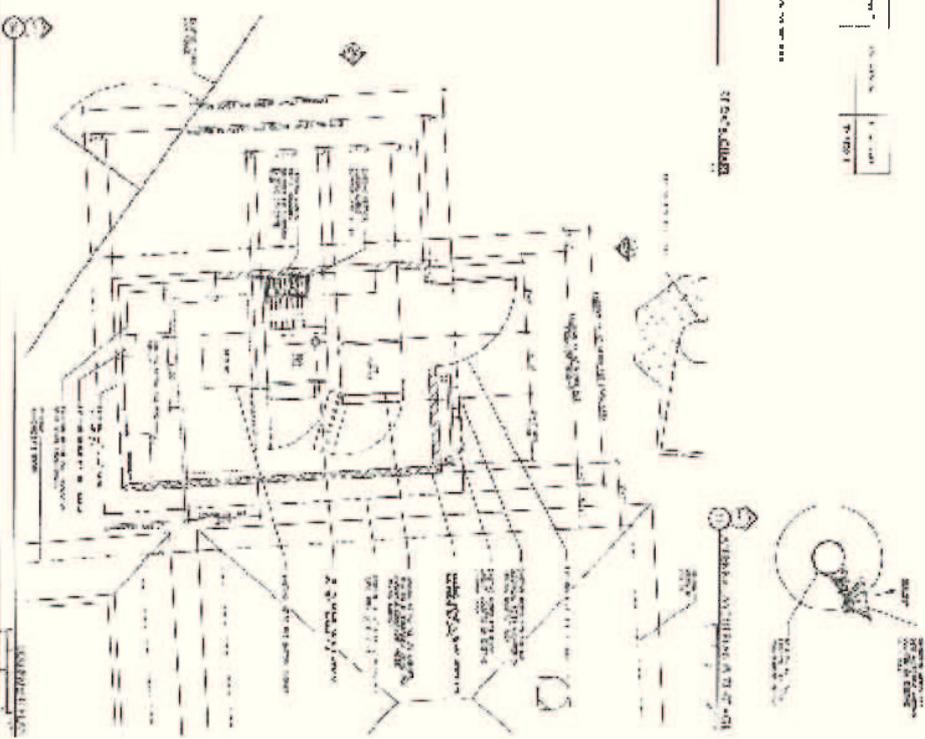
PROJECT: 9068 EOVING
CLIENT: WINDING RIVER REAL ESTATE GROUP
DESIGNER: METROPCS

A-1
 08/21/15

Sheet No.	Project No.	Revision	Date	By	Checked	Approved
101	101	1	10/1/01	J. Smith	M. Jones	D. Brown

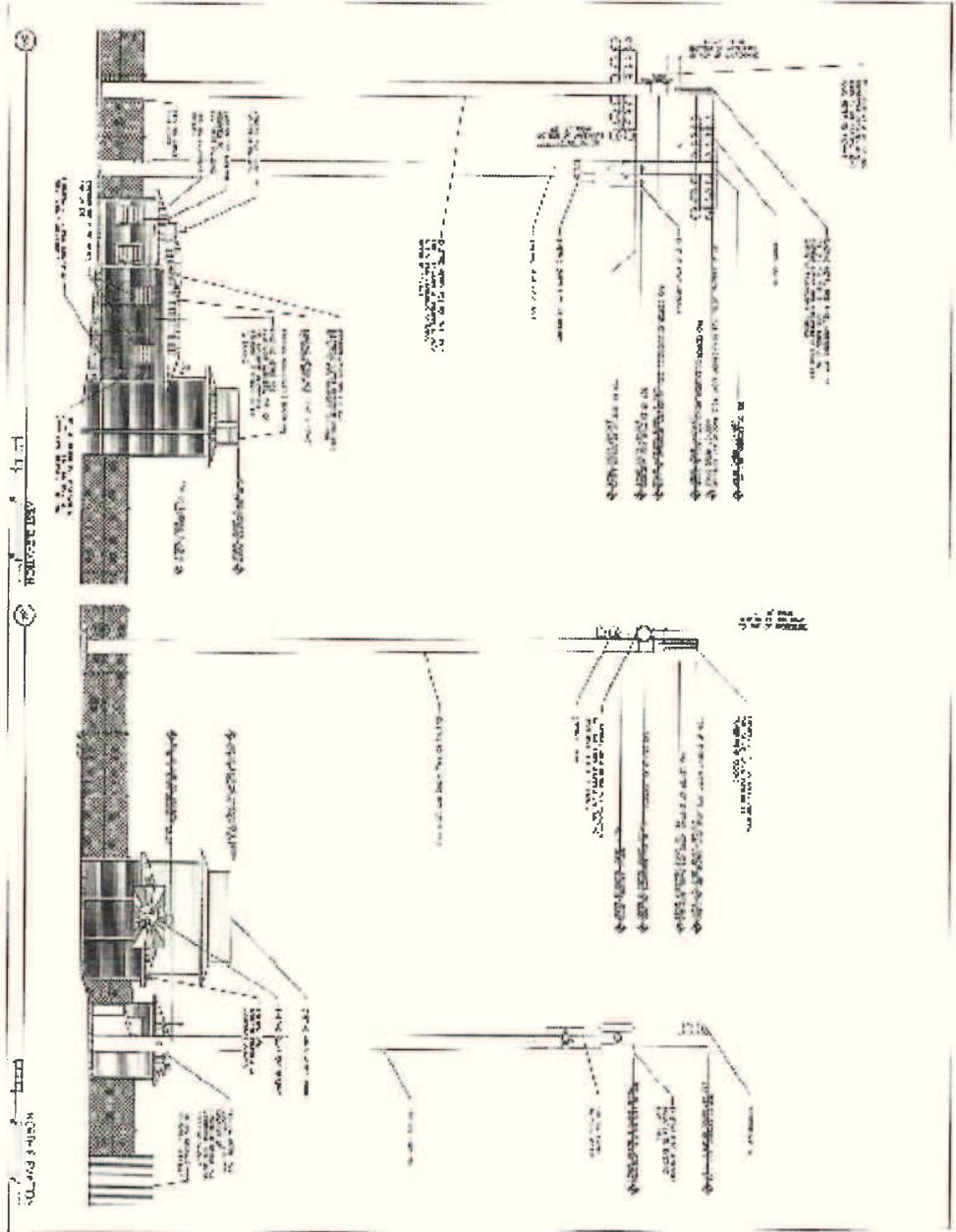
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DATE: 10/1/01



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 COMMUNICATIONS
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 10101



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Q
 QUALITY
 GUARANTEED

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL

DATE: 08/21/12
 SHEET NO. 12

SOB ZONING
 CITY OF LOS ANGELES
 PLANNING DEPARTMENT
 1200 N. GARDEN STREET
 LOS ANGELES, CA 90012

PROJECT NO. 120012001
 SHEET NO. 12

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