

Attachment B – Deal Points

New or renewal	License Renewal
Landlord/Owner	American Towers Corporation dba SpectraSite Communications, LLC
Location	5 Mr. Lukens Road, Tujunga Orcutt Ranch, Chatsworth 1 Hauser Mountain, Acton
Premises	Radio tower locations
Purpose	Radio tower for rail and bus communications.
Commencement and Duration (note any extensions)	5-years commencing August 1, 2025. There are three (3) options to extend the term for five (5) years each.
Total Cost	The total lease value is approximately \$6,011,583.03 over the five (5)-year terms including options.
Early Termination Clauses	None.
Determination of Lease Value	Real Estate staff.
Background with this Landlord	This will be the second transactions with the landlord at these locations. Metro has a total of eight (8) tower agreements with this landlord.
Special Provisions	None.