

Attachment B – Deal Points

New or renewal	Amendment to Lease
Landlord/Owner	Pinnacle Towers, LLC
Location	7625 Black Star Canyon Road in Riverside Building 12, Mt. Lukens Road in Tujunga 34 Sunset Ridge in Los Angeles
Premises	Radio tower locations
Purpose	Radio tower for rail and bus communications.
Commencement and Duration (note any extensions)	10-years commencing January 1, 2023. There are no options to extend the terms.
Total Cost	The total lease value is approximately \$4,618,012.60 over the ten (10)-year terms.
Early Termination Clauses	None.
Determination of Lease Value	Real Estate Appraisal staff.
Background with this Landlord	This will be the second and third transactions with the landlord at these locations.
Special Provisions	None.