

Attachment B – Deal Points

New or renewal	Fifth Amendment to Lease
Landlord/Owner	Baldwin Stocker, LLC
Location	Baldwin Hills Oil Field, Los Angeles
Premises	Radio tower location
Purpose	Radio tower for rail and bus communications.
Commencement and Duration (note any extensions)	10-years commencing January 1, 2022.
Total Cost	The total lease value is approximately \$508,780 over the ten (10)-year term.
Early Termination Clauses	None.
Determination of Lease Value	Broker Opinion of Value.
Background with this Landlord	This will be the fifth transaction with the landlord at this location.
Special Provisions	None.