

USE AND OCCUPANCY PERMIT PURSUANT TO THE TERMS OF THE MASTER USE AND OCCUPANCY AGREEMENT

This TENTH USE AND OCCUPANCY PERMIT PURSUANT TO THE TERM OF THE MASTER USE AND OCCUPANCY AGREEMENT (UOP) which is entered into this 5/15/2020 ("Effective Date"), by and between the City of San Diego, a California municipal corporation ("CITY"), and CELLCO PARTNERSHIP, a Delaware partnership (f/k/a VERIZON WIRELESS (VAW) LLC, a Delaware limited liability company) ("PERMITTEE").

RECITALS

A. CITY and PERMITTEE entered into that certain Master Use and Occupancy Agreement dated and effective as of 5/1/2019 ("MUOA"), pursuant to which PERMITTEE is allowed to install specific Communications Equipment as shown in the Master Structural Plan which is attached as Exhibit B to the MUOA, on up to 1,500 CITY Street Light Poles at certain Permit Areas.

B. The MUOA sets forth the general terms and conditions under which the CITY will prepare and execute subsequent UOPs to provide PERMITTEE a license to attach its equipment to Approved Sites once PERMITTEE has obtained all necessary regulatory permits to install, construct, maintain and operate on specific Approved Sites.

C. The MUOA also establishes the process by which PERMITTEE will request UOPs, including the type of information PERMITTEE must provide, and the standard for review of that request and the timelines for processing such a request.

D. Exhibit A of the MUOA is an approved Master Structural Plan which describes the equipment that will be placed on the Street Light Pole and the location on the Street Light Pole where the equipment will be installed. The MUOA also contains provisions that allow PERMITTEE to request modifications to the authorized Communications Equipment and sets forth the standard and timing requirements for reviewing and processing request for modifications.

E. Prior to entering into this UOP, the Parties have executed 9 UOPs under the MUOA, which include a total of 96 Approved Sites.

F. PERMITTEE and CITY now desire to enter into this UOP authorize PERMITTEE to enter upon, install, construct, maintain and operate its Communications Equipment within the Permit Areas on the Approved Sites, attached hereto as Exhibit A, in compliance with all of the terms and conditions as set forth herein and in the MUOA;

NOW THEREFORE, for valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

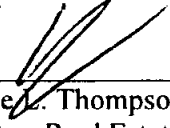
1. Grant. Subject to the terms of this UOP and the terms of the MUOA which are all incorporated into this UOP by this reference without the necessity of restating those terms and conditions, CITY hereby grants to PERMITTEE, its officers, employees, agents, and contractors the right to enter upon and occupy the Permit Areas on the Approved Sites as more particularly identified in Exhibit A attached hereto, solely for the purpose of the Permit Use seven (7) days a week, twenty-four (24) hours a day.
2. UOP Term. The term of this UOP shall commence on the Effective Date of this UOP, and shall terminate ten (10) years following that date minus one day, for example, if the UOP has an Effective Date of February 15, 2020, the UOP shall terminate on February 14, 2030.
3. Authorized Communications Equipment. PERMITTEE acknowledges that the Communications Equipment being installed is in compliance with and authorized by the Master Structural Plan attached to the MUOA as Exhibit A.
4. Defined Words and Phrases. Capitalized words and phrases in this UOP not otherwise defined herein shall have the meaning given to those terms in the MUOA.
5. Survival of the Incorporation of MUOA. The terms and conditions of the MUOA as incorporated herein shall be applicable and enforceable by either Party as a term and condition of this UOP, regardless of the expiration of the MUOA itself.
6. Authority to Execute and Deliver UOP. Each individual executing this UOP on behalf of another person or legal entity represents and warrants that he or she is authorized to execute and deliver this UOP on behalf of such person or entity in and accordance with duly adopted resolutions or other authorizing actions which are necessary and proper and under such legal entity's articles, charter, bylaws, or other written rules of conduct or governing agreements, and that this UOP is binding upon such person or entity in accordance with its terms. Each person executing this UOP on behalf of another person or legal entity shall provide CITY with evidence, satisfactory to CITY, that such authority is valid and that such entity is a valid, qualified corporation, limited liability company, partnership, or other unincorporated association, in good standing in its home state, and that such entity is qualified to do business in the State of California.
7. Signed in Counterparts. This UOP may be executed in one or more counterparts, all of which taken together shall constitute one and the same original document and shall become effective when one or more counterparts have been signed by each of the parties.

IN WITNESS WHEREOF, this UOP is executed by CITY and PERMITTEE, to be effective as of the Effective Date.

Date: 5/15/20

THE CITY OF SAN DIEGO, a California municipal corporation

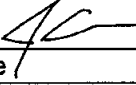
By


Cybele L. Thompson
Director, Real Estate Assets

Date: 05/14/2020

CELLCO PARTNERSHIP, a Delaware partnership

By


(Print Name) Joel Crane
(Title) Sr. Manager - Real Estate

APPROVED AS TO FORM:

Date: _____

MARA W. ELLIOTT, City Attorney

By

_____, Deputy City Attorney

Exhibit A: Approved Sites List

IN WITNESS WHEREOF, this UOP is executed by CITY and PERMITTEE, to be effective as of the Effective Date.

Date: _____

THE CITY OF SAN DIEGO, a California municipal corporation

By _____
Cybele L. Thompson
Director, Real Estate Assets

Date: 05/14/2020

CELLCO PARTNERSHIP, a Delaware partnership

By _____
(Print Name) Joel Crane
(Title) Sr. Manager - Real Estate

APPROVED AS TO FORM:

Date: 5/19/20

MARA W. ELLIOTT, City Attorney

By _____
Melissa Altes Deputy City Attorney

Exhibit A: Approved Sites List

Applicant Reference Number (GL Code)	Applicant Reference Name	City of SD PTS Number	City pole JOIN ID #	Site Latitude	Site Longitude	Permit Issue Date	City Lease ID: (To be filled out by City)
525441	CA018_SD_CityHts_002	649074	14054	32.753105	-117.100746	5/4/2020	
546947	CA018_SD_CityHts_041	639140	13753	32.729036	-117.099808	5/4/2020	
525477	CA018_SD_DwnTwn_024	628569	9182	32.71245	-117.16368	5/8/2020	
546938	CA018_SD_DwnTwn_032	636591	9549	32.718771	-117.15555	4/22/2020	
547006	CA018_SD_DwnTwn_035	643124	9407	32.709507	-117.156389	5/11/2020	
547007	CA018_SD_DwnTwn_039	643116	9450	32.713569	-117.148669	5/11/2020	
546937	CA018_SD_DwnTwn_050	636595	9087	32.718791	-117.157597	5/5/2020	
546634	CA018_SD_Eastern_003	639141	21224	32.755495	-117.054674	4/29/2020	
546554	CA018_SD_Eastern_004	639143	21246	32.753897	-117.060562	5/4/2020	
546693	CA018_SD_Eastern_060	641313	21310	32.746521	-117.061316	4/29/2020	
546873	CA018_SD_Eastern_071	640723	14059	32.743403	-117.071909	5/11/2020	
547186	CA018_SD_Encanto_039	643120	14853	32.69798	-117.069948	5/6/2020	
525483	CA018_SD_LndVsta_001	628605	5922	32.783931	-117.164853	5/4/2020	
547322	CA018_SD_MsnVlly_042	636582	6341	32.775252	-117.153682	4/29/2020	