

FIRST AMENDMENT TO WATER TANK & GROUND SPACE LEASE

This First Amendment to Water Tank & Ground Space Lease ("Amendment"), made this 1st day of November, 2016, modifies that certain Water Tank & Ground Space Lease dated February 1, 1999 ("Lease") by and between The City of Dubuque, Iowa acting by and through its City Council, whose address is 50 W. 13th Street, Dubuque, Iowa 52001-4845 ("Lessor") and Dubuque Cellular Telephone, L.P., a Delaware limited partnership, having an address Attention: Real Estate Lease Administration, 8410 West Bryn Mawr Avenue, Chicago, Illinois, 60631 ("Lessee").

WHEREAS, pursuant to the Lease, Lessor has leased to Lessee certain attachment locations on Lessor's water tower for Lessee's cellular common carrier mobile radio station operations and ground space (the "Site") located at 1575 West Third Street, Dubuque, Iowa 52001

WHEREAS, the Lessee is looking to modify its equipment ("Modifications") to increase the Lessee's antenna count from twelve (12) to fourteen (14) antennas and the Lessor is agreeable to Lessee's request.

NOW, THEREFORE, in consideration of the terms of the Lease and this Amendment, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree as follows:

- I. All references in the Lease to the word "antennae" is hereby deleted and replaced and will be referred to as antenna or antennas.
- II. The Language in Lease Section 3 remain in force, except the following changes:
 - (i) Effective the first full month after commencement of the Modifications, the rent will increase to Twenty-Three Thousand One Hundred Eleven Dollar and 16/00 (\$23,111.16) per year.
 - (ii) The following sentence will be added to end of sub-section 3a: Rent for any partial year will be prorated.
- III. Subsection a of Lease Section 4, Use of the Premises, is hereby deleted and replaced with the following:
 - a. Lessee shall use the Premises for the installation, operation, and maintenance of its Wireless Telecommunications Antenna Facility for the transmission, reception and operation of a communications system and uses incidental thereto and for no other uses. Lessee may erect and operate fourteen (14), panel-type, directional antennas. Lessor may permit others to use other portions of the Catwalk or the owned Premises.

Site Name: Dubuque DT


Site Number: 355307

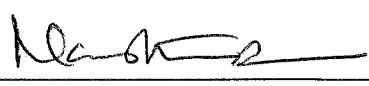
- IV. Lease Exhibit C is hereby deleted and replaced with the attached Amendment Exhibit C-1.
- V. If the Modifications contemplated in this Amendment do not by commence by November 30, 2016, then the terms of this Amendment will be invalid and the rent will remain at its current rate prior to the execution of this Amendment.
- VI. Except as amended herein, all other terms of the Lease remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Lessor and Lessee have executed this First Amendment as of the last signature date below.

LESSOR:
The City of Dubuque, Iowa

LESSEE:
Dubuque Cellular Telephone, L.P.
By: United States Cellular Operating
Company of Dubuque
Its: General Partner

By: 
Printed: Michael Van M. Hojer
Title: Cell Manager
Date: 10/22/16

By: 
Printed: Narothum Saxena
Title: Vice President
Date: OCT 28 2016

[NOTARY PAGE TO FOLLOW]

STATE OF IOWA)
)
COUNTY OF DUBUQUE)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Mile Van Milligen, known to me to be the same person whose name is subscribed to the foregoing First Amendment to Water Tower & Ground Space Lease appeared before me this day in person and (severally)acknowledged that (he) (she) (they) signed the said Lease as (his) (her) (their) free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 2nd day of November, 2016

[Handwritten Signature]

Notary Public

My commission expires 2/12/19



STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Warothum Saxena, Vice President, for United States Cellular Operating Company of Dubuque known to me to be the same person whose name is subscribed to the foregoing First Amendment to Water Tower & Ground Space Lease appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this 28 day of October, 2016

[Handwritten Signature]

Notary Public

My commission expires MAY 28 2018

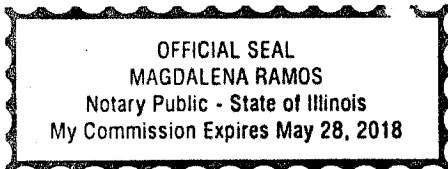
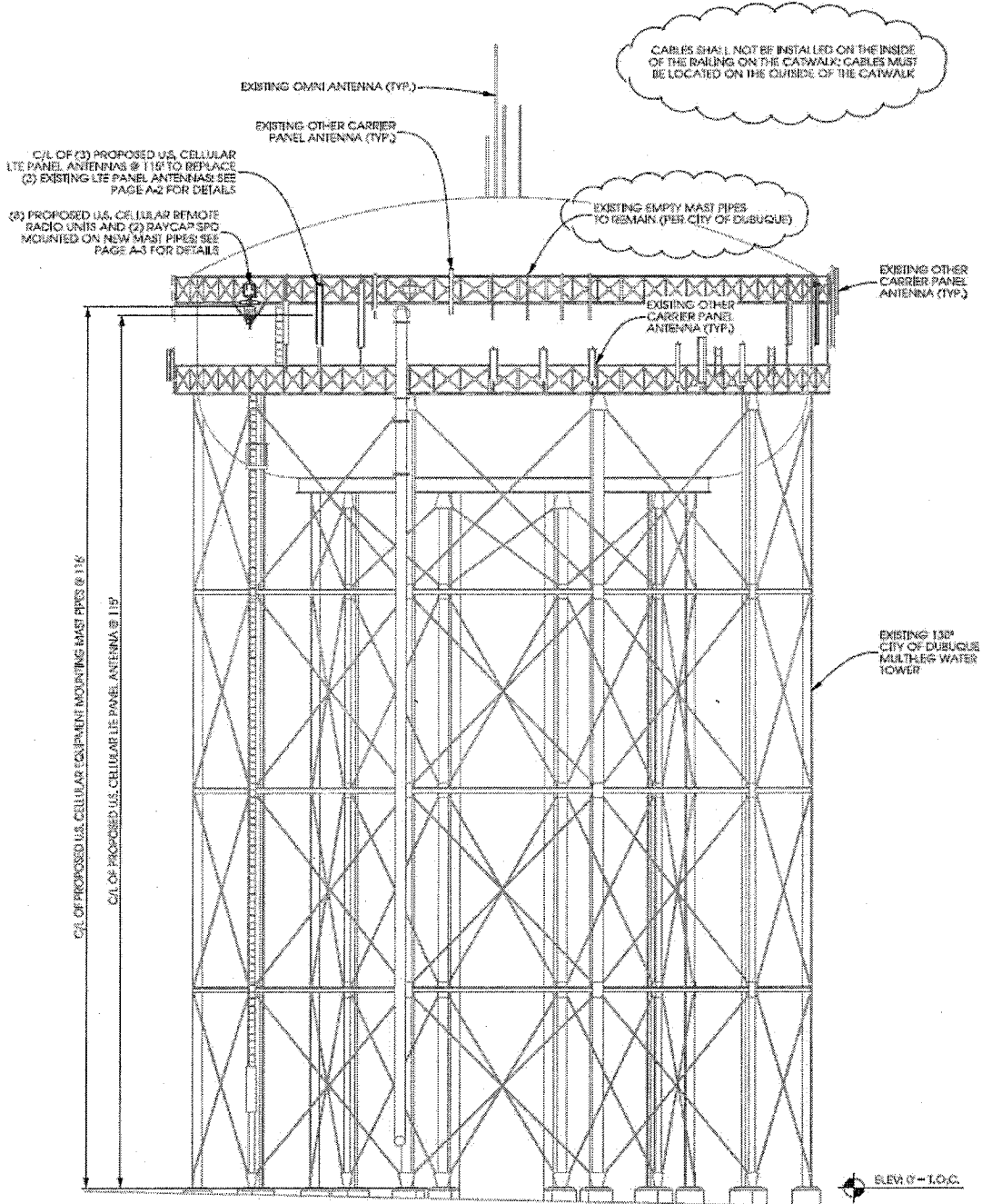


EXHIBIT C-1



A TOWER PROFILE (SOUTH ELEVATION)
 SCALE: 11" x 17" - 1" = 20'-0"
 22" x 34" - 1" = 10'-0"

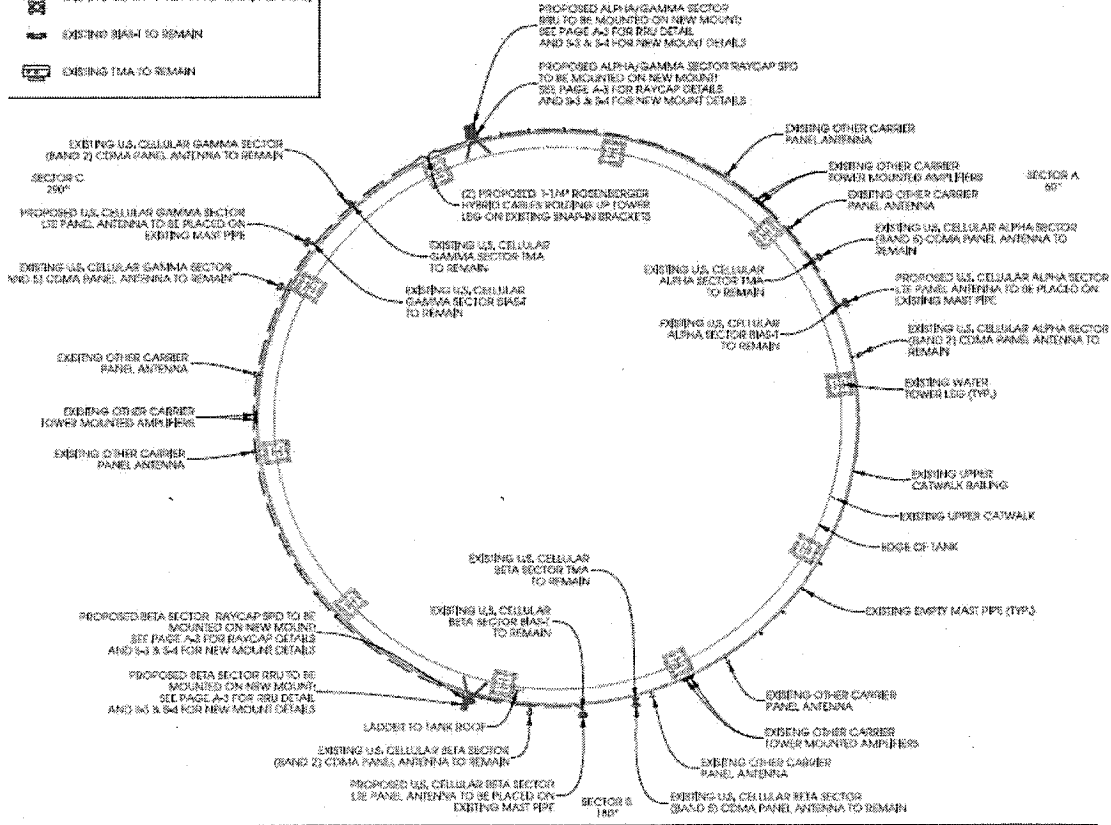
EXHIBIT C-1 (continued)



NOTE:
 ALL ANTENNA AZIMUTHS TO BE FROM TRUE NORTH
 RRU SUPPORT KIT TO BE PROVIDED BY U.S. CELLULAR
 COMPACT TOWER MOUNT TO BE PROVIDED BY CONTRACTOR
 REPLACEMENT OF EXISTING BIAS LINE MAY BE REQUIRED,
 CONTRACTOR TO VERIFY BIAS SCHEM WITH RINA, 5/6/2015



CABLES SHALL NOT BE INSTALLED ON THE INSIDE OF THE RAILING ON THE CATWALK. CABLES MUST BE LOCATED ON THE OUTSIDE OF THE CATWALK.



Sector	Antenna Model	Antenna				Antenna Height	Tech	Band	Cables			Tower Top Installed Equipment							
		Ant. Qty	End Cr	Mech. T/R	RF T/R				Cable Type	Cable Size	Cable Qty	Cable Length	Top New	RRU	Raycap	Other	Notes or Other Tower Top Equipment		
Alpha 1	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Alpha 2	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Alpha 3	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Alpha 4	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Beta 1	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Beta 2	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Beta 3	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Beta 4	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Gamma 1	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Gamma 2	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Gamma 3	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
Gamma 4	210-210-1000-0111-001	2	115	0	0	Decktop	CDMA	55	Coax	1/2"	2	180							
REMAIN		51							Radio	14			2	3	3	2	0	0	0

B

PROPOSED ANTENNA ASSIGNMENT

SCALE: 1" = 17' - 1" = 20'
 2" = 34' - 1" = 10'

SEE A-4 FOR COLOR CODING

PER U.S. CELLULAR 08P DATED 07/23/2015 PROVIDED BY OTHER