

## STANDARD ANTENNA SITE LEASE AGREEMENT

This Standard Antenna Site Lease Agreement (“Lease”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2009 between \_\_\_\_\_ (“Lessor”) and T6 Wireless Inc., (“Lessee”)

For good and valuable consideration, the parties hereto agree as follows:

This lease agreement is subject to the terms and conditions of the agreement between the Lessee and the Lessor.

(1) Premises. Lessor has the rights to the space on the structure the equipment will be located.

(2) Use. The Premises shall be used by Lessee for the transmission and reception of radio communication signals on various frequencies. The electrical power shall be supplied by the Lessor and shall not exceed 100 watts.

(3) Terms. This Lease shall be for an initial period of five (5) years (the “Term”), commencing on the date which is the day Lessee commences the installation of the Lessee’s equipment.  
A. Lessee shall have the right to renew the Lease for two “Terms” on the conditions set forth herein with not less than ninety (90) days’ written notice to Lessor prior to the expiration of the term.

(4) Rent. Rent will be exchanged for 1 Free VOIP telephone service which includes local and long distance calling to the USA and Canada.

(5) Improvements; Liability, Utilities; Access.

Lessee has the right to erect, maintain and operate on the Premises radio communications equipment, including, but not limited to, transmitters and receivers and all related equipment, radio transmitting and receiving antennas and supporting structures thereto as described on Exhibit B annexed hereto (“Lessee’s Facilities”). In connection therewith, Lessee has the right to do all work necessary to prepare and maintain the Premises for Lessee’s business operations and to install transmission lines, connection the antennas to the transmitters and receivers. All of Lessee’s installation work shall be performed at Lessee’s sole cost and expense and in a good and workmanlike manner in accordance with Lessee’s specifications. Title to the Lessee equipment shall be in Lessee, Lessee has the right to remove all Lessee Equipment at its sole expense on or before the expiration or earlier termination of the term, provided Lessee repairs any damage to the Premises caused by such removal.

A. In the event of a power shortage, Lessee has a right to furnish and operate on the Property a portable generator to power Lessee’s equipment.

B. Lessor shall provide to Lessee, Lessee’s employees, agents and subcontractors access from a public right-of-way to and over the Property to the Premises 24 hours a day, 7 days a week, at no charge to Lessee.

(6) Termination.

This Lease may be terminated by Lessee without cause and further liability on:

A. One hundred and eighty (180) days’ notice to the other party;

B. By either party on thirty (30) days’ notice upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default.

(7) Insurance.

Lessee shall procure, maintain, and pay for a public liability policy, with limits of \$1,000,000 for bodily injury, 1,000,000 for property damage, \$1,000,000 aggregate, with certificate of insurance to be furnished to Lessor within 30 days of written request

Neither party shall be liable to the other (or to the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and neither party's insurance company shall have a subrogated claim against the other.

(8) Destruction of Premises. If the Premises or Lessee Facilities are destroyed or damaged, Lessee may elect to terminate this Lease as of the date of the damage or destruction by notice given to Lessor no more than forty-five (45) days following the date of any such damage or destruction. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction.

(9) Notices. All Notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered, sent by facsimile or by an overnight courier providing proof of service, or mailed, certified mail, return receipt requested, to the following address:

**If to Lessor:**

\_\_\_\_\_  
Address  
  
\_\_\_\_\_  
City, State, Zip  
  
\_\_\_\_\_  
Contact Name

**If to Lessee:**

T6 Wireless Inc.  
1890 Chrysler Drive  
Belvidere, IL 61108  
Attention: Daniel D. Heath, President

(10) Title and Quiet Enjoyment. Lessor warrants that it has full right, power and authority to execute this Lease. Lessor further warrants that Lessee shall, provided Lessee is not in material default, have the quiet enjoyment of the Premise.

(11) Assignment. Either party may, upon notice to the other party, assign or transfer its rights and obligations arising under this Lease to any of its parents, subsidiaries or affiliates, to successor by consolidation or merger, to a purchaser of all or substantially all of the respective party's assets and to any partnership in which such party, or any of its parents, subsidiaries or affiliates is a general partner. In all other instances either party may assign or transfer its rights and obligations only upon written consent of the other party, which consent shall not be unreasonably withheld or delayed.

(12) Successors and Assigns. This Lease shall be binding upon and inure to the benefit of the parties, their respective successors and assigns.

(13) Miscellaneous.

- A. This Lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements. There are not representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties.
- B. If any provision of this Lease is invalid or unenforceable with respect to any party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

DATED as of the date first above written.

**LESSOR:**

**LESSEE:**

By; \_\_\_\_\_  
Contact Name

by; \_\_\_\_\_  
Daniel D. Heath, President  
T6 Wireless Inc.

\_\_\_\_\_  
Company Name

**Exhibit A**

The Property is located at \_\_\_\_\_, in  
the County of \_\_\_\_\_ and State of \_\_\_\_\_,

**Exhibit B**

The Premises shall consist of the following:

- a. The exact location of the antenna mount shall be determined jointly by the parties after a physical inspection of the site by Lessee.