

SUBLEASE AGREEMENT

AMENDMENT NO 3

This Amendment No. 3 (“Amendment”) is attached to and made a part of the Sublease Agreement dated as of August 1, 2014, as amended by Amendment No. 1 dated as of October 17, 2023, and as amended by Amendment No. 2 dated as of August 29, 2024 (collectively, the “Agreement”) by and between **Incline Partners LLC**, a Nevada limited liability company (“SUBLESSOR”) and **County of Sonoma**, a political subdivision of the State of California (“SUBLESSEE”).

In case of any inconsistencies between the terms and conditions contained in the Agreement and the terms and conditions contained herein, the terms and conditions herein shall control. All capitalized terms used herein and shall have the same meaning as in the Agreement. Except as set forth below, all provisions of the Agreement remain unchanged and in full force and effect.

RECITALS

SUBLESSEE has requested that SUBLESSOR approve SUBLESSEE’s installation of an outdoor PTZ security camera on the Tower, and the addition by SUBLESSEE of additional ground space and utility rights of way to accommodate a generator and three (3) propane tanks for backup power and the parties have agreed to execute this Amendment to specify the terms of such modifications.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The parties acknowledge and agree that SUBLESSEE shall have the right to install the PTZ security camera and associated cabling on the Tower at a height between 9 and 15 feet AGL as specified on Attachment A hereto. The attached Revised Exhibit C-2 dated October 7, 2025, shall be deemed to replace the prior Exhibit C-2 dated July 26, 2024, attached to the Second Amendment.
2. The parties acknowledge and agree that Exhibit C (Site Plan) to the Agreement is hereby modified to add that ground space identified on the Exhibit C (Site Plan) attached hereto and identified thereon as “(E) MERA propane tanks (total 3)” and “(E) generator to the Subleased Premises”, a total of approximately two hundred-twenty (220) square feet. SUBLESSEE shall have the right to utilize the existing underground right of way to connect the propane tanks to the generator and the generator to SUBLESSEE’s shelter.
3. Effective October 1, 2025, the monthly Rent shall increase by Five Hundred and 00/100 Dollars (\$500.00) per month to Nine Thousand Six Hundred Seventy-Three Dollars and 58/100 (\$9,673.58) per month. SUBLESSEE shall pay back Rent owed within thirty (30) days following the execution and delivery of this Amendment.

IN WITNESS WHEREOF, SUBLESSOR and SUBLESSEE have executed this Amendment No. 3 as of the date(s) set below.

SUBLESSEE:

County of Sonoma

By: _____

Name: _____

Title: _____

Date: _____

SUBLESSOR:

Incline Partners, LLC

By: _____

Name: _____

Title: _____

Date: _____

ATTACHMENT A

Security Camera Specifications and Mounting Position

PTZ Camera Info:

Brand: Ubiquiti

Model: UVC-G5 PTZ

Size: 3.5 x 3.5 x 7 inches

Weight: 1.3 lbs

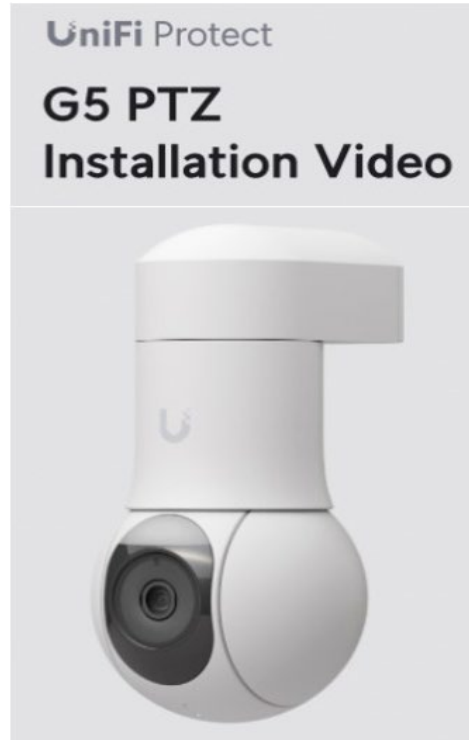


EXHIBIT C

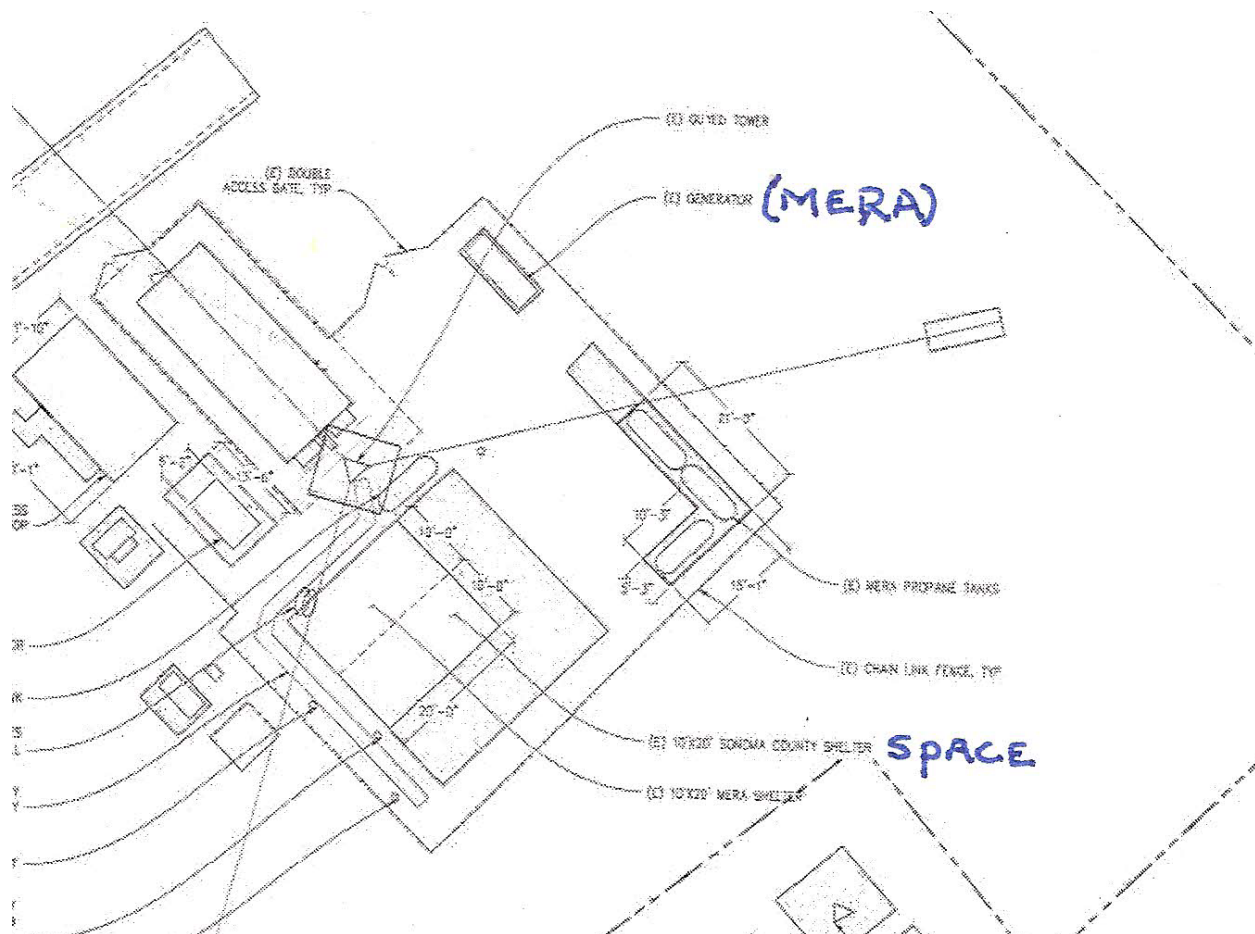
Site Plan

Three tanks total occupied area: 160 square feet



Generator total occupied area: 60 square feet





**Revised Exhibit C-2 to Third Amendment -
Dated October 7, 2025
(replaces Ex C-2 Dated July 26, 2024 to
Second Amendment to Sublease)**

Handwritten initials: JH and TDP

The Subleased Premises and Facilities

Equipment installed on the 110' Guyed Tower, the 60' MW Tower and Pole-Mounted (NOT on the Tower) Facilities:

Antenna Equipment installed on 110' Guyed Tower :

Antenna Number:	#1	#2
Quantity:	1	1
Manufacturer:	Telewave	Telewave
Type & Model #:	ANT150F6	ANT450F10
Antenna Weight /Length:	41 lbs / 20 ft	41 lbs / 8 ft
Line Type:	AVA5-50	AVA5-50
Line Quantity & Diameter:	1ea, 150 ft / 7/8 in	1ea, 150 ft / 7/8 in
Antenna Radiation Center	120 ft	114 ft
Direction of Radiation:	Omni	Omni
Requested Mounting Position:	Top - East Leg	Top - SW Leg
Other Information:	VHF RX	UHF RX
Authorized Frequencies	See Below	See Below

Antenna Number:	#3	#4
Quantity:	1	1
Manufacturer:	dbSpectra	Comprod
Type & Model #:	DS4C06F36U-N	Yagi / 465-70
Antenna Weight/Length:	29 lbs / 10.3 ft	3.3 lbs / 1.5 ft
Line Type:	AVA5-50	AVA5-50
Line Quality & Diameter:	1ea, 150 ft / 7/8 in	1ea, 85 ft, 7/8 in
Antenna Radiation Center:	111.5 ft	45 ft
Direction of Radiation:	Omni	Directional - NW
Requested Mounting Position:	Top - East Leg	NW Leg
Other Information:	DMR	DMR
Authorized Frequencies:	See Below	See Below

Antenna Number:	#5	#6	#7
Quantity:	1	1	1
Manufacturer:	Telewave	Telewave	Telewave
Tune & Model #:	ANT150D6-9	ANT450D6	ANT450D6
Antenna Weight/Length:	48 lbs / 16.2 ft	38 lb / 6 ft	38 lb / 6 ft
Line Type:	AVA5-50	AVA5-50	AVA5-50
Line Quantity & Diameter:	1ea, 100 ft, 7/8 in	1ea, 100 ft, 7/8 in	1ea, 98 ft, 7/8 in
Antenna Radiation Center	62 ft	65 ft	58 ft
Direction of Radiation:	Omni	Omni	Omni
Requested mounting Position:	62 ft East Leg	65 ft Southwest Leg	58 ft Southwest Leg
Other Information:	VHF TX	UHF TX-1	UHF TX-2
Authorized Frequencies	See Below	See Below	See Below

Microwave Interconnect Equipment installed on the 110' Guyed Tower:

Antenna Number:	#8
Type & Model #:	Andrew PAR6
Dish Diameter:	6 ft
Line Type:	Waveguide EW-63
Line Quantity & Diameter:	1ea, 96 ft, 1.16 in x 2.01 in
MW Radiation Center:	56 ft
Direction of Radiation:	320 deg
Requested Mounting Position:	56 ft on Northwest Leg
Type of Circuit Req'd (T1,etc.)	N/A
Authorized Frequencies:	See Below
Net Weight:	190 lbs

Camera Equipment installed on 110' Guyed Tower:

Camera Number:	#1	#2
Quantity:	1	1
Manufacturer:	Sony	Sony
Type & Model #:	SNCRX570 UNI-ONL7C2	SNCRX570 UNI-ONL7C2
Antenna Weight/Length:	10 lbs/ 18 in	10 lbs/ 18 in
Line Type:	CATS/DC	CATS/DC
Line Quantity & Diameter:	2ea, 0.25 in	2ea, 0.25 in
Camera mounting Location	55 ft	55 ft
Direction of Radiation:	NA	NA
Requested mounting Position:	Bottom of Ant # 7	Bottom of Ant #5
Other Information:		

Antenna Equipment – Pole-Mounted, (NOT on a Tower):

Sector Number:	#A
Quantity:	1
Manufacturer:	RFS
Type & Model #:	BA6012
Antenna Weight/Length:	1.6 lbs/2.7ft
Line Type:	LMR400
Line Quantity & Diameter:	1ea, 10 ft / 0.5 in
Antenna Radiation Center	20 ft
Direction of Radiation:	Omni
Requested mounting Position:	Building/Tray Mounted
Other Information:	
Authorized Frequencies	See Below

Sector Number:	#B
Quantity:	1
Manufacturer:	RFS
Type & Model #:	BA1012
Antenna Weight/Length:	1.6 lbs / 4.7 ft
Line Type:	LMR400
Line Quantity & Diameter:	1ea, 10 ft / 0.5 in
Antenna Radiation Center	20 ft
Direction of Radiation:	Omni
Requested mounting Position:	Building/Tray Mounted
Other Information:	
Authorized Frequencies	See Below

Sector Number:	#C
Quantity:	1
Manufacturer:	COMET
Type & Model#:	GP-6
Antenna Weight/Length:	2 lbs ; 10ft
Line Type:	(1) 1/2" Superflex
Line Quantity & Diameter:	(1) 10 ft/ 1/2"
Antenna Radiation Center	20 ft
Direction of Radiation:	Omni
Requested Mounting Position:	Building/Tray Mounted
other Information:	
Authorized Frequencies	See Below

New Microwave Interconnect Equipment on 60' MW Tower:

Antenna Number:	#1
Quantity:	1
Manufacturer:	Andrew
Type and Model Number:	Dish – Andrew PAR8-59W
Dish Diameter:	8 feet
Net Weight:	276 lbs
Line Type:	Waveguide EW-63
Line Quantity & Diameter:	1 ea, 85 ft, 1.16"x 2.01"
Antenna Radiation Center:	45 feet
Direction of Radiation:	89.2°
Mounted Position:	45 feet, Northeast Leg

New as of October 7 , 2025

Security Camera Specifications and Mounting Position

PTZ Camera Info:

Brand: Ubiquiti

Model: UVC-G5 PTZ

Size: 3.5 x 3.5 x 7 inches

Weight: 1.3 lbs

Mounting Height : Between 9' and 15' on
ATT Tower

Authorized Frequencies

Receive:

159.915
159.4575
159.4125
159.4425
159.15
458.725
458.575
458.400
458.55
458.475
458.025
458.175
465.2375
465.3625
465.6375

Transmit:

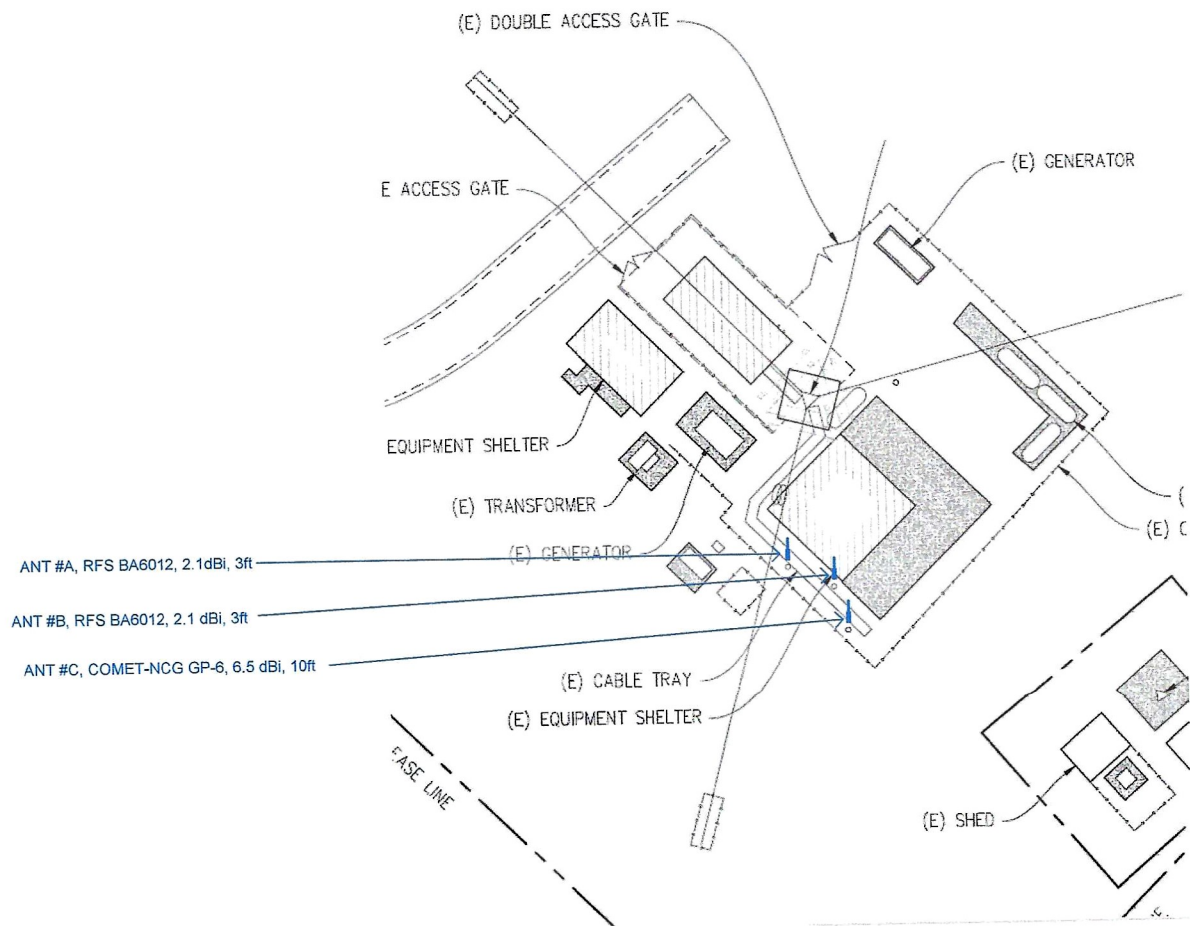
154.31
155.265
154.175
155.3775
453.725
453.575
453.400
453.55
453.475
453.025
453.175
460.2375
460.3625
460.6375

Microwave

RX 6315.84
RX 5945.2
TX 6063.80
TX 6197.24

Bay Hill – Site Plan Sonoma County Antennas

154
JH
OP

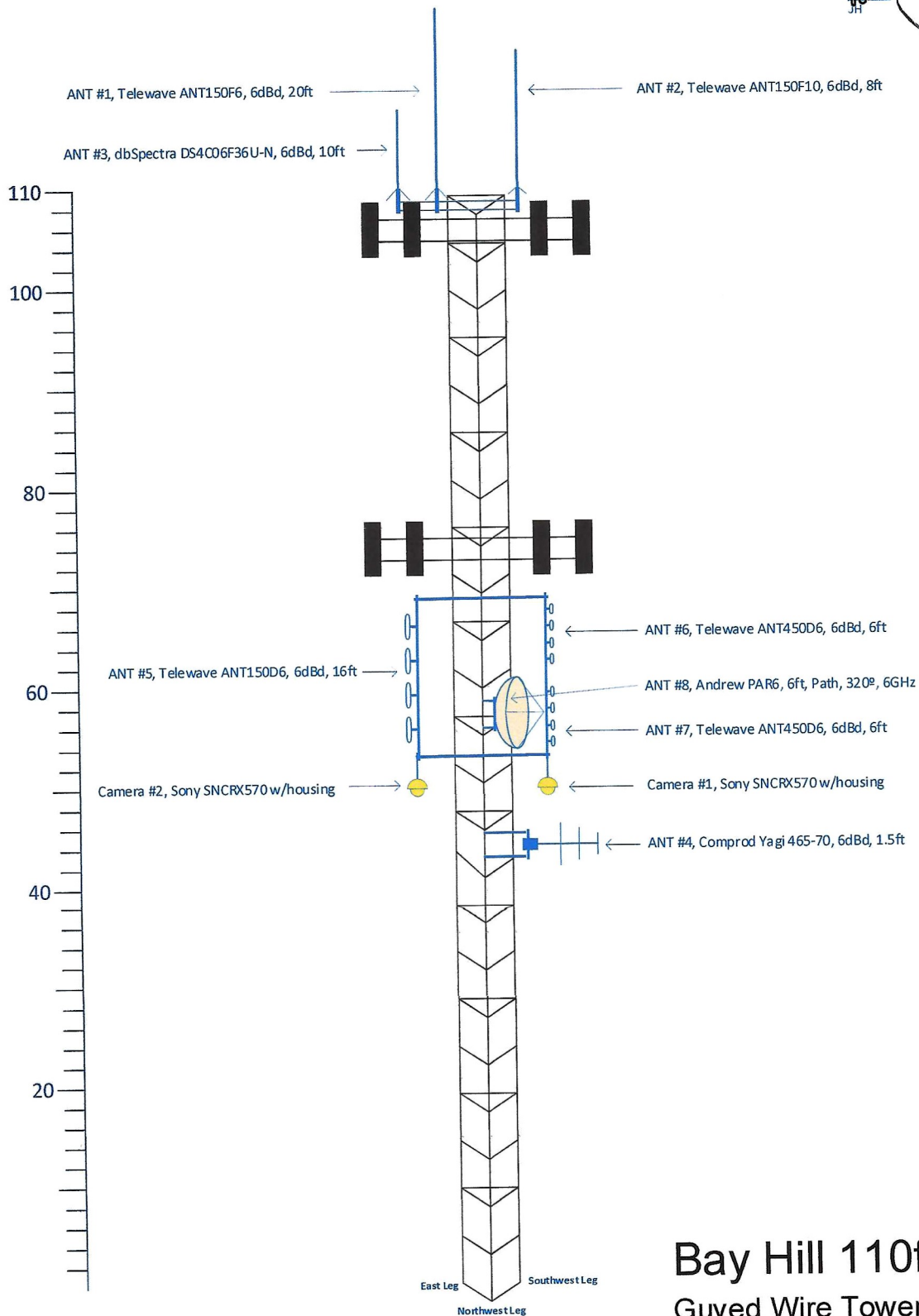


Bay Hill Comm Site

Antenna equipment placed on buildings
or cable tray/Ice bridge.

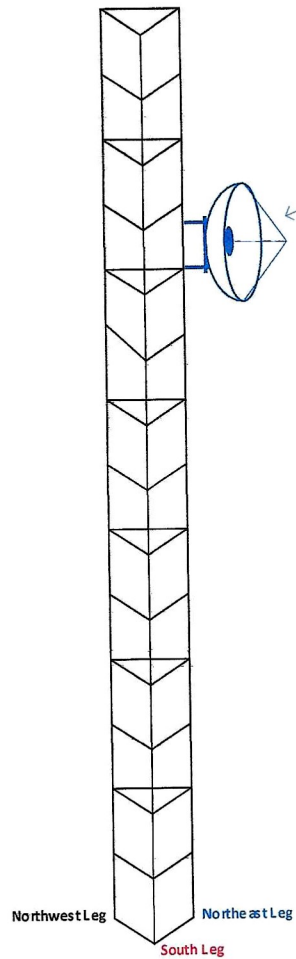
Rev 2 – August 1, 2024, RD

JH 



Bay Hill 110ft Guyed Wire Tower

Rev 8 – July 19, 2024



Antenna #1
Sonoma Mtn Path, 89.2°, 6GHz
Dish: Andrew PAR8, 8ft
Height: 45 feet

Handwritten initials "JH" and a signature "JOP".

Sonoma County Bay Hill 60ft Microwave Tower

Rev 2 - 7/19/24 - TMA/RAD