



SELECTIVE SITE CONSULTANTS, INC.

A Site Acquisition, Engineering, and Construction Quality Assurance Company

January 9, 2006

VIA ELECTRONIC DELIVERY

Mr. Mike Wildgen
City Manager
The City of Lawrence
Lawrence, KS

Re: T-Mobile (Voicestream Kansas City Inc.) proposal for construction of a communications facility (the "Project") on property owned by the City of Lawrence, Kansas.

Dear Mr. Wildgen:

Please consider this written proposal regarding T-Mobile's desire to construct a wireless communications facility on property owned by the City of Lawrence, KS. Outlined below are some initial comments that define (the "Project").

1. T-Mobile desires to construct, install and operate a communications facility to provide quality communication services in specific areas of the City of Lawrence.
2. In a phone conversation with City Attorney Toni Wheeler it was indicated that the City may be interested in an opportunity to provide leased space for such a facility and requests for such consideration should be directed to your attention.
3. The location of such a facility would be on property managed by the Lawrence Water Department and owned by the City of Lawrence, located at 2100 Blk #1 Harper. It will conform to design standards that would be directed by the City of Lawrence ordinance.
4. Appearance of such a facility would be at the direction of the City and as directed by the City of Lawrence ordinance.

With these considerations, I have been authorized to make the following proposal on behalf of T-Mobile:

PROPOSAL

1. T-Mobile wishes to negotiate a lease agreement with the City of Lawrence for the purpose of construction and operation of a wireless communications facility on City of Lawrence property at 2100 Blk #1 Harper, Lawrence KS.

2. T-Mobile would work with the City in the design of a facility that would be in harmony with the property and surrounding community.

3. As directed by the structure chosen, this site could be able to facilitate additional wireless carries that may have the desire to improve service to the area defined by the location.

4. T-Mobile would like to lease a parcel of land for the location of a 120 foot antenna structure as well as their 12 X 20 foot equipment building

5. T-Mobile would require 24 hours a day 7 days a week access to the location.

6. Utility (electric and telephone) easements would need to be granted by the City.

7. The lease agreement with the City would be for an initial five (5) year term with four (4) automatic five year term extensions resulting in a 25 year agreement. At the anniversary of each five year term rent would increase 15% of previous term rental amount. T-Mobile offers an initial monthly rental fee of One Thousand dollars (\$1,000.00).

I will be in touch with you in the next several days for comments in regard to this proposal. Please do not hesitate to contact me in the interim with any concerns that you may have.

Sincerely;

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