# THIRD AMENDMENT TO SITE LICENSE AGREEMENT BETWEEN CITY OF HUNTINGTON BEACH AND CINGULAR WIRELESS, FOR A WIRELESS COMMUNICATIONS FACILITY AT FIRE STATION 6-EDWARDS

THIS THIRD AMENDMENT TO SITE LICENSE AGREEMENT ("Amendment") is made and entered into as of the date of execution by the last party to sign (the "Effective Date"), by and between The City of Huntington Beach, a municipal corporation of the State of California ("Licensor"), and T-Mobile West LLC, a Delaware limited liability company, formerly known as T-Mobile West Corporation, a Delaware corporation, as successor-in-interest to TMO CA/ NV LLC, a Nevada limited liability company, formerly known as Pacific Bell Wireless LLC, a Nevada limited liability company, doing business as Cingular Wireless. ("Licensee") (Collectively the "Parties"). The Parties hereto recite, declare, and agree as follows:

#### Recitals

- A. The City of Huntington Beach and T-Mobile West LLC entered a Site Lease Agreement, dated December 16, 2002, as amended by that certain First Amendment to the Site Lease Agreement dated November 16, 2021, as amended by that certain Second Amendment to the Site Lease Agreement dated September 19, 2023 (collectively the "Agreement") for the leased premises (as more fully described in the Agreement, the "Premises") located at 18591 Edwards Street, Huntington Beach, California 92648 (the "Property").
  - B. Parties desire to enter this Amendment to modify and amend certain provisions of the Agreement.

THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Parties agree as follows:

- 1. Renewal Term: Current term expires at midnight on January 31, 2028, Licensee shall have the right to extend this Agreement for additional five (5) successive five (5) year terms (each, a "Renewal Term") following the final agreement end date of January 31, 2028 and on the same terms and conditions as set forth in the Agreement except as amended. The Agreement shall automatically renew for each successive Renewal Term unless either party notifies the other party, in writing, of their intention not to renew the Agreement at least thirty (30) days prior to the expiration of the immediately preceding Current Term or Renewal Term. If Licensee shall remain in possession of the Premises at the expiration of this Agreement without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of the Agreement, as amended.
- 2. <u>Administrative Fee</u>: Within Ninety (90) days of execution of this Third Amendment, Licensee will pay to Licensor a onetime Administrative Fee in the amount of Five Thousand Dollars and No Cents (\$5,000.00).
- 3. Rent: Beginning the first day of the first month following execution of this Third Amendment, monthly rent for the site will be Three Thousand Five Hundred Dollars and No Cents (\$3,500.00). Rent will continue to be subject to annual increases of four percent (4%) over the previous year. Annual rent increases will commence February 1st of each year.
- 4. <u>Payment Due</u>. The parties hereby agree that, as of the date of this Amendment, there are no payment obligations of Licensee under the Agreement, including but not limited to the payment of Rent, or other costs or fees, that are overdue.
- 5. <u>Parties' Notice Address.</u> Licensee's and Licensor's notice address in the Agreement are deleted in their entirety and replaced with the following:

If to Licensee:

T-Mobile Site No: LA02543A Market: SoCal South T-Mobile USA, Inc. 12920 SE 38th Street Bellevue, WA 98006 Attn.: Lease Compliance Site No. LA02543A

#### If to Licensor:

City of Huntington Beach Real Estate Management 2000 Main Street Huntington Beach, CA 92648

- 6. Terms; Conflicts. The terms and conditions of the Agreement are incorporated herein by this reference, and capitalized terms used in this Amendment shall have the same meaning as such terms are given in the Agreement. Except as specifically set forth herein, this Amendment shall in no way modify, alter, or amend the remaining terms of the Agreement, all of which are ratified by the parties and shall remain in full force and effect. To the extent there is any conflict between the terms and conditions of the Agreement and this Amendment, the terms and conditions of this Amendment will govern and control.
- 7. Approvals. Licensor represents and warrants to Licensee that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Amendment, or if any such third-party consent or approval is required, Licensor has obtained all such consents or approvals.
- 8. <u>Authorization</u>. The people who have executed this Amendment represent and warrant that they are duly authorized to execute this Amendment in their individual or representative capacity as indicated.
- 9. <u>Signatures</u>. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed electronic copies of this Amendment shall legally bind the parties to the same extent as original documents.

IN WITNESS WHEREOF, the Parties have executed this Amendment effective as of the Effective Date.

T-Mobile Site No: LA02543A Market: SoCal South IN WITNESS WHEREOF, the Parties have executed this Amendment effective as of the Effective Date.

LICENSEE	LICENSOR:	
T-Mobile West, LLC. a Delaware limited liability corporation	CITY OF HUNTINGTON BEACH, a m corporation of the State of California	unicipal
By: <u>Seu Roper</u> Its: <u>Manager</u> Director	By: Its: Mayor	
Date: 9/19/24	Date:	
Print name, By: Geri Roper  Its: Director  Date:	By: Its: City Clerk  Date:	
TMO Digitally signed by TMO Legal Date: Legal 2024,09,19 16:20:36 -04'00'	REVIEWED AND APPROVED:	
	City Manager  APPROVED AS TO FORM:	w
	Michael E. Gates, City Attorney INITIATED AND APPROVED:	
	Director of Public Works	***************************************



# CERTIFICATE OF LIABILITY INSURANCE

5/1/2025

DATE (MM/DD/YYYY)

6/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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By:			
MICH	AEL E	GATE	S

CERTIFICATE HOLDER	CANCELLATION See Attachments
19094841 City of Huntington Beach Attn: Real Estate Services Manager	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
2000 Main Street Huntington Beach CA 92648	AUTHORIZED REPRESENTATIVE



Additional Insured – State or Governmental Agency or Subdivision or Political Subdivision -Permits or Authorizations Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE
State Or Governmental Agency Or Subdivision Or Political Subdivision:
City of Huntington Beach, its officers, elected or appointed officials, employees, agents and volunteers

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

It is understood and agreed as follows:

A. The WHO IS AN INSURED is amended to add as an Insured any state or governmental agency or subdivision or political subdivision shown in the Schedule that has issued a permit or authorization for operations performed by or on behalf of the Named Insured, but only with respect to bodily injury, property damage or personal and advertising injury arising out of the permitted or authorized operations.

However, if coverage for the additional insured is required by written contract or written agreement, subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional Insured with:

- 1. coverage broader than required by such contract or agreement; or
- 2. a higher limit of insurance than required by such contract or agreement.
- B. This insurance provided to the additional insured does not apply to:
  - bodily injury, property damage or personal and advertising injury arising out of operations performed for the federal government, state or municipality; or
  - 2. bodily injury or property damage included within the products-completed operations hazard.

Any coverage granted by this endorsement shall apply solely to the extent permissible by law.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA74739XX (1-15)

Policy No:

Page 1 of 1 CONTINENTAL CASUALTY COMPANY Insured Name: T-MOBILE US, INC.

**Endorsement No:** 14 Effective Date: 5/1/2024



# Additional Insured – Owners, Lessees Or Contractors – Completed Operations

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE SCHEDULE				
Name Of Additional Insured Person(s) Or Organization(s)				
CITY OF HUNTINGTON BEACH, ITS OFFICERS ELECTED OR APPOINTED EMPLOYEES AGENTS AND VOLUNTEERS	OFFICIALS,			
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1002000070123439000627

CG 20 37 12 19 Page 1 of 2 CONTINENTAL CASUALTY COMPANY Insured Name: T-MOBILE US, INC.

Policy No: 7012343900 **Endorsement No:** Effective Date: 05/01/2024



# Additional Insured – Owners, Lessees Or Contractors – Completed Operations

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Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II — Who is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for bodily injury or property damage caused, in whole or in part, by your work at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the products-completed operations hazard.

#### However:

- 1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- B. With respect to the insurance afforded to these additional insureds, the following is added to Section III Limits Of Insurance;

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- Required by the contract or agreement; or
- Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Copyright insurance Services Office, Inc., 2018

Attachment Code: D559285 Certificate ID: 19094841



# **Primary and Noncontributory - Other Insurance Condition Endorsement**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

It is understood and agreed that the condition entitled Other Insurance is amended to add the following:

#### **Primary And Noncontributory Insurance**

Notwithstanding anything to the contrary, this insurance is primary to and will not seek contribution from any other

insurance available to an additional insured under this policy provided that:

- a. the additional insured is a named insured under such other insurance; and
- b. the Named Insured has agreed in writing in a contract or agreement that this insurance would be primary and

would not seek contribution from any other insurance available to the additional insured.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below,

CNA74987XX (1-15)

Page 1 of 1

CONTINENTAL CASUALTY COMPANY Insured Name: T-MOBILE US, INC.

Policy No:

7012343900

Endorsement No:

Effective Date:

5/1/2024



# designated insured for covered autos liability coverage

#### THIS ENDORSEMENT CHANGES THE POLICY, PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM

**BUSINESS AUTO COVERAGE FORM** 

MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who is An insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: T-MOBILE US, INC.

Endorsement Effective Date: 5/1/2024

#### **SCHEDULE**

Name Of Person(s) Or Organization(s):

Where required by written contract executed prior to loss.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an " Insured" for Covered Autos Liability Coverage, but

only to the extent that person or organization qualifies as an "insured" under the Who is An Insured provision contained in Paragraph A.1. of Section II - Covered Autos Liability Coverage in the Business Auto and Motor

Form No: CA 20 48 10 13

Endorsement Effective Date: 5/1/2024
Underwriting Company: Continental Casualty

Policy No: 7012343878

Policy Effective Date: 5/1/2024

Policy Page:

Blanket Additional Insured - Owners, Lessees or Contractors with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

it is understood and agreed as follows:

- WHO IS AN INSURED is amended to include as an Insured any person or organization whom you are required by written contract to add as an additional insured on this Coverage Part, but only with respect to liability for bodily injury, property damage or personal and advertising injury caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:
  - A. In the performance of your ongoing operations subject to such written contract; or
  - B. In the performance of your work subject to such written contract, but only with respect to bodily injury or property damage included in the products-completed operations hazard, and only if:
    - The written contract requires you to provide the additional insured such coverage; and
    - This Coverage Part provides such coverage; and
  - C. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:
    - Coverage broader than what you are required to provide by the written contract; or
    - A higher limit of insurance than what you are required to provide by the written contract,

Any coverage granted by this Paragraph I, shall apply solely to the extent permissible by law.

II. If the written contract requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then paragraph I. above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an Insured any person or organization whom you are required by written contract to add as an additional insured on this Coverage Part, but only with respect to liability for bodily injury, property damage or personal and advertising injury caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations subject to such written contract; or
- B. In the performance of your work subject to such written contract, but only with respect to bodily injury or property damage included in the products-completed operations hazard, and only if:
  - 1. The written contract requires you to provide the additional insured such coverage; and
  - This Coverage Part provides such coverage.
- III. But if the written contract regulres:
  - A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or
  - B. Additional insured coverage with "arising out of" language;

then paragraph I, above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an Insured any person or organization whom you are required by written contract to add as an additional insured on this Coverage Part, but only with respect to liability for bodily injury, property damage or personal and advertising injury arising out of your work that is subject to such written contract.

CNA75079XX (3.22)

CONTINENTAL CASUALTY COMPANY

**Endorsement No:** 21 Effective Date: 5/1/2024



Blanket Additional Insured - Owners, Lessees or Contractors with Products-Completed Operations Coverage Endorsement

IV. But if the written contract requires additional insured coverage to the greatest extent permissible by law, then paragraph I. above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an insured any person or organization whom you are required by written contract to add as an additional insured on this Coverage Part, but only with respect to liability for bodily injury, property damage or personal and advertising injury arising out of your work that is subject to such written contract.

- V. The insurance granted by this endorsement to the additional insured does not apply to bodily injury, property damage, or personal and advertising injury arising out of:
  - The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, Including:
    - The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
    - Supervisory, inspection, architectural or engineering activities; or
  - B. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this Coverage Part.
- VI. Under COMMERCIAL GENERAL LIABILITY CONDITIONS, the Condition entitled Other Insurance is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this Coverage

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a written contract requires the insurance provided by this policy to be:

- Primary and non-contributing with other insurance available to the additional insured; or
- Primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled COMMERCIAL GENERAL LIABILITY CONDITIONS is amended as follows:

The Condition entitled Dutles In The Event of Occurrence, Offense, Claim or Sult is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable;

- Give the insurer written notice of any claim, or any occurrence or offense which may result in a claim:
- Send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the claim; and
- Make available any other insurance, and endeavor to tender the defense and indemnity of any claim to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this coverage part, However, if the written contract requires this insurance to be primary and non-contributory, this paragraph 3. does not apply to other insurance under which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a claim from the additional insured.

Blanket Additional Insured - Owners, Lessees or Contractors with Products-Completed Operations Coverage Endorsement

VIII. Solely with respect to the insurance granted by this endorsement, the section entitled DEFINITIONS is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this Coverage Part, provided the contract or agreement:

- A. Was executed prior to:
  - The bodily injury or property damage; or
  - 2. The offense that caused the personal and advertising injury;

for which the additional insured seeks coverage; and

B. Is still in effect at the time of the bodily injury or property damage occurrence or personal and advertising injury offense.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.



CNA75079XX /3

CONTINENTAL CASUALTY COMPANY Insured Name: T-MOBILE US, INC.

**Endorsement No:** 

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### NOTICE OF CANCELLATION TO DESTRICATE COLDERS

#### It is understood and agreed that:

If you have agreed under written contract to provide notice of cancellation to a party to whom the Agent of Record has Issued a Certificate of Insurance, and if we cancel a policy term described on that Certificate of Insurance for any reason other than nonpayment of premium, then notice of cancellation will be provided to such Certificateholders at least 30 days in advance of the date cancellation is effective.

If notice is mailed, then proof of mailing to the last known mailing address of the Certificateholder on file with the Agent of Record will be sufficient to prove notice.

Any failure by us to notify such persons or organizations will not extend or invalidate such cancellation, or impose any liability or obligation upon us or the Agent of Record.

All other terms and conditions of the policy remain unchanged.

IThis endorsement, which forms a part of and is for attachment to the policy issued by the designated insurers, takes effect on the Policy Effective date of said policy at the hour stated in said policy, unless another effective date (the Endorsement Effective Date) is shown below, and expires concurrently with said policy.

Form No: CNA68021XX (02-2013) Endorsement Effective Date: 5/1/2024

Endorsement No:

Underwriting Company: Continental Casualty Company

Policy No: 7012343878 Policy Effective Date: 5/1/2024

Policy Page: