



January 14, 2026

City of Crete
c/o Tom Ourada
P.O. Box 86
Crete, NE 68333

Dear Tom:

Horvath Towers III, LLC (the "Lessee"), hereby tenders the following offer:

1. Extension. The City of Crete (the "Lessor") entered into a Prime Lease, dated May 3, 2014 (the "Lease") for the purpose of leasing land and granting easements for the construction, maintenance and operation of a communications facility located on the premises at 679 County Road 2250, Crete, NE 68333 (collectively, the "Assets"). The Tenant offers to add forty (40) years (eight (8) five (5)- year Extension Terms) to the term of the existing Lease. The Lease's existing ten percent (10%) base rent escalation at the beginning of each renewal term will remain.
2. Definitive Agreement. The transaction will be embodied in a lease amendment containing all of the terms and conditions thereof.
3. Due Diligence. The consummation of the transaction is conditioned upon the Tenant being satisfied with the results of a due diligence review.
4. Binding and Non-binding Provisions. It is understood that Section 1 of this letter represents an expression of our mutual intent to agree only. No party shall in any way be bound until a lease amendment is executed. Notwithstanding the foregoing, the parties agree that none of the provisions of this letter except Section 5 is binding on the parties.
5. Broker Expenses. The parties agree that, except as set forth in a lease amendment, each will be responsible for its own legal, broker's commissions, consulting fees and other expenses.
6. Timing of a Transaction. The Tenant is prepared to move expeditiously and close as soon as all conditions in the definitive agreement are fulfilled.
7. Entire Agreement. This letter contains the entire agreement between the parties with respect to its subject matter and supersedes all negotiations, prior discussions, agreements, arrangements and understandings, written or oral, relating to the subject matter of this letter.
8. Expiration of Offer. If this letter accurately reflects our understanding with respect to the matters covered hereby, please sign, date and return a copy to us. Our fax number is (440) 528-0334, the undersigned's email address is kara@k2towers.com and her phone number is (440) 528-0335. If this letter is not accepted by 8:00 p.m. (Eastern) on February 4, 2026 this proposal will expire.

Very truly yours,
HORVATH TOWERS III, LLC



By: Ryan Lepene
Title: President

ACCEPTED AND AGREED:

By: _____
Title: _____
Date: _____