

**Communications Equipment Agreement
Proposed Term Sheet**

1. Parties: Landowners: Paul and Toni Burns ("Paul and Toni")
City/County: Brown County
2. Land: Current site of DPS Tower on land owned by Paul and Toni Burns on Highway 183
3. Term: Until August 31, 2025. No automatic extension, but parties may agree in writing to extend.
4. Consideration: \$10,000 per year for the first year, with a 3% increase each year. The consideration will be paid in one lump sum each year.
5. Access: unlimited access to the Tower site by City/County's employees and contractors for the purpose of constructing, maintaining, repairing and using City/County's communications equipment on the Tower. City/County's employees and contractors may not enter the land for any other purpose.
6. Right of sale: Paul and Toni have the right to sell the land on which the equipment is located without prior approval of the City/County. However, Paul and Toni will give City/County notice when the land is listed for sale, and will assign the agreement to the new owner if City/County approves the assignment.
7. Termination provisions:
 - a. Due to default: Either party may terminate if the other party fails to carry out its responsibilities under the agreement. The non-defaulting party will give the other party notice of the default and 10 days to cure the default.
 - b. For convenience: Either party may terminate this agreement on 30 days notice to the other party. If the agreement is terminated, City/County will have 180 days to remove its equipment from the land.
 - c. For cause: Either party may terminate immediately for cause.
 - d. Unavailability: If any government agency or regulation makes the site unavailable, Paul and Toni can either make another site on the land available, or terminate the agreement.
8. Repairs: City/County will repair any damage to the land caused by its actions under this agreement, or otherwise compensate Paul and Toni for such damage.
9. Approval: The parties must obtain any necessary approvals from DPS and other government entities.

May 24, 2021

(Exhibit # 7)