NOTE: The Town of Harpswell anticipates entering into a lease agreement with Blue Sky Towers III, LLC in substantially the form provided here.

LEASE AGREEMENT [draft as of 9-22-2020]

This Lease Agreement ("Lease"), made this ___ day of September, 2020, is by and between the Town of Harpswell, a municipal corporation with a mailing address of P.O. Box 39, Harpswell, ME 04079 ("Lessor") and Blue Sky Towers III, LLC, a Delaware Limited Liability Company with a principal business address of 352 Park Street, Suite 106, North Reading, MA 01864 ("Lessee").

Whereas, Lessor owns certain real property located at 1410 Harpswell Neck Road, in the Town of Harpswell, in the County of Cumberland, in the State of Maine, commonly known as Mitchell Field and more particularly described and depicted in Exhibit A, attached hereto (the "Property"); and

Whereas, Lessee desires to lease from Lessor a certain portion of the Property to construct, operate, and maintain a wireless communications tower facility;

Now therefore, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows.

1. Lease and Use.

   (a) Lessor leases to Lessee a portion of the Property measuring approximately 100’ x 100’, as described and depicted on Exhibit B, attached hereto (the “Premises”), together with non-exclusive rights to use, 7 days a week and 24 hours a day, a portion of the Property as an access and utility easement in gross for vehicular and pedestrian ingress and egress from the nearest public right-of-way and for installation and maintenance of utilities from the nearest utility easement as described and depicted on Exhibit B (collectively, the “Access”). During the Term of this Lease, Lessee may use the Premises for the purposes of installing, operating, and maintaining a commercial communications facility, comprising a communications tower (freestanding, un-g guyed, un-lit, and not exceeding 200’ in height), utilities, equipment shelters, transmitting and receiving equipment, antennae, mounting structures, batteries and backup power sources, and related equipment, as well as fencing, landscaping, and erosion controls (collectively, the “Facility”). Landscaping and erosion controls may extend beyond the Premises onto the Property as described and depicted on Exhibit B (the “Landscaped Area”), with plans for landscaping, which shall be reasonable in scope, and erosion control subject to approval by Lessor. Lessee’s right to use the Premises, the Access, and the Landscaped Area for the purposes set forth herein shall extend to Lessee’s employees, agents, contractors, and Sublessees; however, any such use shall not unreasonably disturb the occupancy of the Property by the Lessor or the occupancy of abutting landowners.
(b) All activities of Lessee and its Sublessees on the Property shall be in compliance with all applicable federal, state and local laws, regulations and ordinances, and deed restrictions. During the Term (defined below) of this Lease, Lessee and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Property (collectively, the “Tests”) for the limited purposes of (i) obtaining licenses, permits, and approvals for Lessee’s use of the Premises; (ii) initiating the ordering and/or scheduling of necessary utilities; and (iii) determining the physical condition of the Property and the environmental history of the Property as they pertain to the feasibility or suitability of the Property for Lessee’s permitted use under this Lease, all at Lessee’s expense. Lessee’s activities described in the prior sentence shall not interfere with access or use of the Property by other tenants of Lessor or the public. Lessee will not be liable to Lessor or any third party for any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Lessee’s inspection before, during, or after, the Term. Lessee will restore the Property to its condition as it existed prior to the Tests, reasonable wear and tear and casualty not caused by Lessee excepted. In addition, Lessee shall indemnify, defend, and hold Lessor harmless from and against any and all injury, loss, damage or claims arising directly out of Lessee’s Tests.

(c) Lessee shall be solely responsible for obtaining all applicable governmental approvals for Lessee’s permitted use under this Lease, including without limitation, planning and zoning approvals, special use permits, construction permits, and building permits (collectively, the “Governmental Approvals”).

(d) Lessor acknowledges that Lessee is in the business of subleasing all or portions of the Premises to customers pursuant to separately negotiated subleases entered into between Lessee and a customer. Lessee may enter into any sublease, sublicense, or other lease with prospective sublessees, sublicensees, and other third-party users (herein, “Sublessees”) of the Premises without the consent of Lessor at any time following execution of this Lease, including the period prior to the Rent Commencement Date. Any lease entered into by Lessee is and shall be assigned as collateral for Lessee’s Lender immediately upon execution thereof.

2. **Term.** The Initial Term of this Lease shall commence on the date first above written (the “Effective Date”) and shall continue for 10 years. The “Rent Commencement Date” shall be the first day of the month after Lessee has received all local, state and federal permits and approvals required to begin construction of the Facility. Lessor shall confirm the Rent Commencement Date in writing to Lessee. After the Initial Term, this Lease shall automatically renew for three successive renewal terms of 10 years each (each a “Renewal Term”) unless Lessee provides Lessor with written notice not to renew this Lease not less than 30 days prior to the end of the then-current Term. The Initial Term and any Renewal Terms constitute the “Term.” In accordance with Lessor’s legislative body approval (July 14, 2020 Annual Town Meeting), the duration of the Term may not exceed 40 years without further Town Meeting authorization.
3. **Termination.** Upon written notice, either party may terminate this Lease in the event of a default by the other party that remains uncured as provided in Section 16 of this Lease.

   If Lessee has not secured a major wireless broadband Sublessee within 24 months of the Effective Date, Lessor may terminate this Lease upon written notice to Lessee. This 24-month period may be extended for an additional 12 months by mutual written Lease of the parties.

   If at any time during the Term, the Federal Aviation Administration, Federal Communications Commission, or other governmental agency changes its regulations and requirements, or otherwise takes any action, the result of which materially inhibits Lessee’s use of the Premises, or any communications tower located thereon, for the purposes originally intended by Lessee, or if technological changes render Lessee’s intended use of the Premises obsolete or impractical, or if Lessee otherwise determines, in its sole and absolute discretion, with or without cause, that the Premises is no longer suitable or desirable for Lessee’s intended use and/or purposes, Lessee may terminate this Lease upon 12 months’ prior written notice to Lessor.

4. **Rent.** Lessee shall pay rent for its use of the Premises and the Access as follows:

   (a) The rent for the period from the Effective Date to the Rent Commencement Date shall be $100.00, payable as of the Effective Date.

   (b) On the Rent Commencement Date, and semi-annually thereafter during the Term, Lessee shall pay Lessor a non-refundable semi-annual rental payment of $11,100.00 in advance (“Rent”). Payments will be made by check payable to Lessor or electronic transfer of funds according to Lessor’s instructions, which Lessor may change from time to time by providing Lessee with written notice hereunder. The initial Rent payment shall be prorated such that the next Effective Date anniversary coincides with the due date of a semi-annual Rent payment. The initial Rent payment shall be forwarded by Lessee to Lessor within 30 days from Rent Commencement Date.

   (c) Beginning on the date of the third semi-annual Rent payment, the annual Rent payment shall increase to $22,644 (102% of $22,200), and upon each anniversary thereafter, the annual Rent shall increase by 2% of the prior year’s Rent.

   (d) Upon completion of the Facility, including the availability of power and telco services, and Lessee’s receipt of all necessary Government Approvals, including a certificate of occupancy/compliance from the Town of Harpswell, Lessee will pay an initial Capital Contribution of $35,000 to the Town of Harpswell.

   (e) Beginning with the second nationwide wireless broadband Sublessee, and for each subsequent nationwide wireless broadband Sublessee, Lessee shall pay the Town of Harpswell a revenue share amount of $35,000.00 (“Revenue Share”). Revenue Shares are not due until the associated Sublessee is installed and paying rent to Lessee. By way of illustration, “nationwide wireless broadband” companies include carriers such as Verizon Wireless, AT&T, T_Mobile,
US Cellular, and Dish Network.

5. **Quiet Enjoyment; Security; No Liens.** Lessee shall be entitled to quiet enjoyment of the Premises so long as Lessee is not in default of this Lease beyond any applicable cure period. Lessee shall be solely responsible for protecting and safeguarding the Premises and its installations thereon. Lessee shall not cause or allow any liens, encumbrances, or security interests to be placed against any portion of the Property.

6. **Assignment.** Lessee may assign this Lease upon written notice to Lessor to an entity that (i) is a parent, investor, lender, subsidiary, or affiliate of Lessee or Lessee’s parent; (ii) is merged or consolidated with Lessee; or (iii) acquires more than 50% of either an ownership interest in Lessee or assets of Lessee. Lessee may, with prior written consent of Lessor, said consent not to be unreasonably withheld, conditioned or delayed, assign this Lease to an entity that is properly licensed to operate the Facility and that has a primary business function to manage or operate wireless communications facilities.

7. **Tower Space and Interference.** During the Term and at no charge to Lessor, Lessee shall provide space at mutually agreeable locations on its communications tower for emergency communications equipment for the Town of Harpswell, its three community fire departments, and Cumberland County (collectively, “Lessor’s Users”) provided that the Facility can structurally and technologically support the proposed equipment and antennas, and that frequencies used by Lessor’s Users do not cause interference with existing Sublessees, and that the proposed equipment and antennas of Lessor’s Users are located below 150’ feet on the Tower. Lessee shall also provide, at no charge to Lessor, dedicated ground space within the Premises for Lessor’s Users to install a shelter for the emergency communications equipment for Lessor’s Users, and to allow bonding to Lessee’s site grounding system. Lessor’s Users and their contractors and agents shall have the right to access the Premises at all times to install, maintain, and operate emergency communications equipment of Lessor’s Users. The emergency communications equipment of Lessor’s Users shall not cause interference with then-existing equipment of Lessee and its Sublessees.

8. **Equipment.** With the exception of emergency communications equipment of Lessor’s Users, the Facility, all improvements, equipment, and other property attached to or otherwise brought onto the Premises shall at all times be the personal property of Lessee or its Sublessees.

9. **Taxes.** The Property is municipally owned and not subject to real property taxes. Lessee shall timely pay any and all properly assessed personal property taxes on structures, equipment, and improvements made or added by Lessee or its Sublessees on the Premises, the Access, and the Landscaped Area. As a condition of Lessee’s obligation to pay taxes, Lessor shall provide Lessee with documentation from the taxing authority, reasonably acceptable to Lessee, indicating that the increase is due to Lessee's improvements. Lessee shall have the right to appeal any such taxes to a body of competent jurisdiction. Lessee’s agreements with its Sublessees shall contain a provision that requires each Sublessee to timely pay properly assessed personal property taxes related to Sublessee’s equipment on the Premises.
11. **Restoration of the Property.** Except to the extent otherwise agreed in writing by the parties, Lessee shall, by the end of the Term or within 90 days after any earlier termination of this Lease, remove all installations, equipment, structures, and personal property from the Property and restore the Premises, the Access, and the Landscaped Area to its original condition, reasonable wear and tear excepted, including removal of roads and driveways and reestablishment of vegetation (collectively, the “Restoration”). Prior to the Rent Commencement Date, Lessee shall provide Lessor with a bond from a company licensed to do business in the State of Maine and in form acceptable to Lessor in an amount sufficient to pay costs of Restoration, in an amount as initially determined and certified by the Lessee’s engineer and attached as Exhibit C hereto, which amount shall be reviewed by Lessee’s engineer prior to the commencement of each Renewal Term and amended as certified by Lessee’s engineer for the ensuing Renewal Term (the “Restoration Bond”). Any disagreement about the amount of the Restoration Bond shall be resolved as provided in Section 17. Lessee’s failure to timely and reasonably complete the Restoration within 120 days of termination shall entitle Lessor to call the Restoration Bond. The Restoration Bond shall remain in place and Lessee shall continue to pay Rent until the Restoration is complete.

12. **Warranties and Representations.**

   (a) Lessor represents that it has disclosed to Lessee and Lessee’s agents to the best of its knowledge information regarding environmental issues with respect to the Property. Lessee represents that prior to entering into this Lease, Lessee has undertaken a due diligence inquiry as to environmental issues with respect to the Property. Lessee shall not introduce any substances to the Property in violation of any environmental, health, or safety laws or regulations.

   (b) To the actual knowledge of the governing body of Lessor and except as disclosed to Lessee and Lessee’s agents, during the period of time that Lessor has owned the Property, Lessor has complied with applicable environmental, health, and safety laws with respect to the Property, and no action, suit, proceeding, hearing, investigation, charge, complaint, claim, demand, or notice has been filed or commenced, or received by Lessor regarding the Premises alleging any failure to so comply. Lessee shall not be liable for any hazardous materials, substances, or wastes on, under, or about the Premises prior to Lessee’s occupancy of the Premises, and Lessee shall not be liable for any violation of environmental law related to the Premises prior to Lessee’s occupancy of the Premises.

13. **Insurance.** During the Term, Lessee shall keep in force commercial general liability insurance covering property damage and bodily injury with an insurer licensed to do business in the State of Maine. Such insurance coverage shall be in an amount not less than $1,000,000 per occurrence or such greater amount as may be required by local ordinance and shall name Lessor as an additional insured. Lessee shall provide Lessor with a certificate evidencing such coverage prior to the Effective Date as well as on the Rent Commencement Date and each anniversary date thereafter.
14. **Indemnities.**

(a) Lessor, its heirs, grantees, successors, and assigns will exonerate, hold harmless, indemnify, and defend Lessee, its officers, employees, and agents from any claims, obligations, liabilities, costs, demands, damages, expenses, suits or causes of action, including costs and reasonable attorney’s fees, which may arise out of: (A) any injury to or death of any person or any damage to property, to the extent such injury, death, or damage is attributable to negligent acts or omissions of Lessor, or Lessor’s principals, employees, invitees, agents or independent contractors; or (B) any breach of any representation or warranty made by Lessor in this Lease.

The parties acknowledge that Lessor is a political subdivision of the State of Maine to which the Maine Tort Claims Act applies. Accordingly, nothing in this Lease (including provisions to exonerate, indemnify, defend, and/or hold harmless) shall operate in any practical effect to waive or diminish any defense, immunity, limitation of liability, or other protection available to Lessor pursuant to applicable law, including the Maine Tort Claims Act. Nothing in this Lease (including provisions to exonerate, indemnify, defend, and/or hold harmless) is intended to create or shall have the effect of creating a greater liability on Lessor’s part to Lessee for third party claims than Lessor has or would have for claims brought by such third party directly against Lessor in accordance with the provisions of the Maine Tort Claims Act. Furthermore, any obligation of Lessor to exonerate, indemnify, defend, and/or hold harmless under this Lease shall be strictly limited to legally available insurance coverage.

(b) Lessee, its grantees, successors, and assigns will exonerate, hold harmless, indemnify, and defend Lessor, its officers, employees, and agents from any claims, obligations, liabilities, costs, demands, damages, expenses, suits or causes of action, including costs and reasonable attorney’s fees, which may arise out of: (i) any injury to or death of any person or any damage to property, to the extent such injury, death or damage is attributable to negligent acts or omissions of Lessee, or it officers, employees, agents or independent contractors; or (ii) any breach of any representation or warranty made by Lessee in this Lease.

(c) Except for indemnification obligations set forth in this Agreement, neither party shall be liable to the other or their respective employees, officers, or agents for any lost revenue, lost profits, loss of technology, rights, or services, incidental, punitive, indirect, special, consequential damages, loss of data, or interruption or loss of service, even if advised of the possibility of such damages, whether under a theory of tort, contract, strict liability, or otherwise.

15. **Right of First Refusal.** In the event that Lessor, with authorization from its legislative body, decides to sell (a) all or any portion of the Premises, (b) this Lease or any rights hereunder including the right to receive Rent (in each case, the "Sale Assets") and receives a bona fide offer to purchase the Sale Assets during the Term, Lessor shall provide Lessee written notice of such offer, including a copy of the offer, and offer to sell the Sale Assets to Lessee on substantially the same terms and conditions, including any financing terms. Lessee shall have thirty (30) days from receipt of said notice to accept said offer in writing. If Lessee accepts Lessor's offer within 30 days, Lessor and Lessee shall enter into a binding purchase and sale agreement for the Sale Assets on substantially the same terms and conditions of the bona fide offer. If Lessee fails to
exercise such right of first refusal within the stated time, Lessor may sell the Sale Assets subject to any and all terms and conditions of this Lease and Lessee's rights hereunder; provided, however, that if the terms of the sale materially change and if Lessor has not sold the Sale Assets within the greater of (x) 90 days of the date of Lessor's written notice to Lessee and (y) the period of time provided for the sale by the terms and conditions of the bona fide offer, any subsequent bona fide offer to purchase the Sale Assets shall be subject to Lessee's right of first refusal as described herein. Lessee's right of first refusal shall apply to Lessor's assignee of or successor in interest to this Lease for the duration of the Term. In addition to the foregoing, Lessor shall not grant any interest in any portion of the Premises (except as otherwise provided in this Lease and except as such portion may be included in Sales Assets as provided in this paragraph) to any third party without the prior written consent of Tenant, which consent shall not be unreasonably withheld.

16. **Default.** The failure of Lessee or Lessor to perform any of their respective material obligations under this Lease shall constitute a default. Upon receipt of written notice of a default, the defaulting party shall cure such default within 30 days, or within 10 days if the default relates to payment of Rent. In the event that such default cannot reasonably be cured within such 30 day period, the time for curing shall be extended for such period of time as may be necessary to complete such curing provided that the defaulting party shall proceed promptly after the receipt of such notice to cure such default, and shall pursue curing such default with due diligence. However, in no event shall this extension of time be in excess of 60 days, unless agreed upon by the non-defaulting party. If the defaulting party fails to timely cure a default, the other party shall have all remedies available either at law or in equity, including the right to terminate this Lease.

17. **Dispute resolution.** Any dispute between the parties arising out of or relating to this Lease shall be resolved in accordance with this paragraph. Either party may give written notice of a dispute arising out of or related to this Lease to the other party in person or by certified mail, return receipt requested. The parties shall attempt to resolve the matter through informal communication or negotiation for a period of 30 days from the date of receipt of notice by the noticed party. If the dispute has not been resolved within 30 days, either party may serve written notice on the other party of a request for mediation. The mediation shall be conducted in Maine by a mediator mutually agreeable to the parties, shall not exceed one full day or two half days in length, and shall be completed within 90 days from the date of receipt of notice of a request for mediation. The parties shall share the cost of the mediator, but each shall bear its own costs related to mediation. If the parties are unable to resolve the dispute through mediation, then each retains all rights and legal and equitable remedies provided by law, including the right to initiate and pursue litigation. Any dispute resolution proceeding shall take place within Cumberland County, Maine.

18. **Governing Law.** This Lease shall be governed and interpreted in accordance with the laws of the State of Maine without regard to its conflicts of laws provisions.

19. **Notices.** All notices, requests, claims, demands, and other communications hereunder shall be in writing, sent by nationally-established overnight courier that provides proof of
delivery, or certified or registered mail (postage prepaid, return receipt requested). Notice shall be deemed received on the date of delivery as demonstrated by the receipt of delivery. Notices shall be delivered to a parties at the address below, or to such other address that a party below may provide from time to time:

To Lessor: Town of Harpswell  
263 Mountain Road  
P.O. Box 39  
Harpswell, ME 04079

To Lessee: Blue Sky Towers III, LLC  
352 Park Street, Suite 106  
North Reading, MA 01864  
Attn: Legal/Jim Rech

With copy to: Blue Sky Towers III, LLC  
57 E. Washington Street  
Chagrin Falls, Ohio 44022  
Attn: Jim Rech/Site Number: ME-5029

20. **Recording.** Lessee at its sole cost and expense shall record a memorandum of this Lease in the Cumberland County Registry of Deeds. The parties shall execute a recordable form of memorandum of lease acceptable to both parties. From time to time subsequent to the execution of this Lease, the parties agree to cooperate in execution of documents necessary to demonstrate the rights granted to Lessee hereunder for third parties or to modify or amend such recorded memorandum.

21. **Miscellaneous.**  
This Lease contains the entire agreement between the Parties in relation to its subject matter, and there are no other agreements or understandings, oral or otherwise, between the Parties at the time of execution of this Lease. This Lease has been fully negotiated between the Parties and shall not be construed in favor of one Party over the other based on authorship.

Each Party represents that its signatories to this Lease are duly authorized by that Party to execute this Lease and in so doing to bind that Party to its terms.

The headings and subheadings of the sections and paragraphs of this Lease are inserted for convenience of reference only and shall not control or affect the meaning or construction of any of the Leases, terms, covenants and conditions of this Lease in any manner.

If any provision(s) of this Lease is determined to be invalid or unenforceable in whole or in part for any reason, such provision(s) shall be severed and the Parties shall negotiate in good faith to amend this Lease so as to effect the original intent of the Parties as closely as possible. The remaining provisions of this Lease shall be unaffected thereby and shall remain in full force and effect to the full extent permitted by law.
Failure of a party to insist on strict performance of any of the conditions or provisions of this Lease, or failure to exercise any of a party’s rights hereunder, shall not constitute a waiver such rights.

This Lease may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURES BEGIN ON THE NEXT PAGE]
IN WITNESS WHEREOF, the parties have set their hands as of the date last signed by a party hereto.

WITNESS:

LESSEE:

By:_________________________
Print Name:__________________

Name: Kevin E. Johnson
Date: ______________________

By:_________________________
Name: David I. Chipman
Date: ______________________

By:_________________________
Name: Jane G. Covey
Date: ______________________

A majority of the Board of Selectmen

WITNESS:

LESSEE:

By:_________________________
Print Name:__________________

Name: James Rech
Title: President and CEO
Date: ______________________
EXHIBIT A

Description of Parent Tract
EXHIBIT B

Description of Premises
The Premises are depicted as follows and will be supplemented by a surveyed legal description when available.
EXHIBIT C

Certification of amount of Restoration Bond
The preliminary certification shall be replaced with a mutually agreed certification prior to the Rent Commencement Date.

September 02, 2020

Mr. Patrick Hynes
Asset / Construction Manager
Park Place West
352 Park Street, Suite 106
North Reading, MA 01864

RE: Opinion of Cost for Removal of Tower
Blue Sky Towers III, LLC
Harpwell (ME-5029)
1410 Harpwell Neck Road
Harpwell, ME 04079

Mr. Hynes:

The Engineer’s estimate attached herein has been prepared for the take down and removal costs of the proposed Blue Sky Towers III, LLC telecommunications tower referenced above. These costs are based upon the preliminary permitting plan set dated August 20, 2020 and on data compiled in the 2019 Site Work & Landscape Cost Data, 38th Annual Edition published by RSMeans with industry specific data adjusted to location and present-day costs.

The estimate includes removal of the compound fence, compound surface, self-support (lattice) tower, disconnection of utilities, removal of utility cabinets, removal of concrete foundations to a depth of one foot below grade, and revegetation of the compound area and access road area. Removal of carrier specific tower and ground mounted equipment shall be handled by the individual carriers. The estimate assumes underground portions of the tower foundation, grounding ring, utility conduit, and drainage features will remain. No salvage value has been credited and any power supply systems shall be recycled.

Based on the construction cost estimates provided, it is my professional opinion that approximately $33,350 will be adequate to recover the take down costs of the proposed telecommunications tower including cabinet equipment listed above in the current construction environment. Note: This estimate is based upon the preliminary permitting set dated August 20, 2020 which is subject to change upon finalization of the tower design.

If you have any questions or need further information, please do not hesitate to call.

Sincerely,
ProTerra Design Group, LLC

Thomas Johnson, PE
Managing Partner

Enclosure
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<tr>
<th>RS Means Ref.</th>
<th>Description</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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<td>$6.50</td>
<td>$3,864.50</td>
</tr>
<tr>
<td>329119.13-1000</td>
<td>Restoration - Fine grade</td>
<td>SY</td>
<td>593</td>
<td>$3.99</td>
<td>$2,366.07</td>
</tr>
<tr>
<td>329219.13-0100</td>
<td>Restoration - Seed</td>
<td>SY</td>
<td>593</td>
<td>$0.57</td>
<td>$338.01</td>
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<td>329113.16-0200</td>
<td>Mulch &amp; Hay</td>
<td>SY</td>
<td>593</td>
<td>$1.56</td>
<td>$925.08</td>
</tr>
</tbody>
</table>

Subtotal                            |                                      | $36,375.57 |
Regional Adj. (Bath, ME)            | 88.6%                                | $4,146.81  |
2020 CI Adj.                        | 103.0%                               | $1,091.27  |
Total Estimated Cost (Present-Day)  |                                      | $33,320.02 |