Summary of Draft Lease with Blue Sky Towers III, LLC
Mitchell Field Wireless Communications Tower Site

The following is a summary of key provisions of the draft lease between the Town of Harpswell and Blue Sky Towers III, LLC (Blue Sky) for an area of Mitchell Field. For specific details see the draft of the lease.

- **Area to be leased to Blue Sky** – The lease is for an area approximately 100’ X 100’ located near the entrance to Mitchell Field at the southwest corner of the access road and the southern perimeter road in the vicinity of the former “sediment building” that was demolished a few years ago. The lease includes the right to use the access road and the perimeter road for utilities and access to the site and to use a small area outside of the leasehold for grading, landscaping and drainage improvements.

- **Use of the leased area** – The lease allows Blue Sky to install, operate and maintain a commercial communications facility involving a communications tower and related facilities.

- **Access to the leased area** – The lease provides Blue Sky and the firms having equipment on the tower 24 hour/7 day a week access to the site.

- **Limitations on the tower** – The tower must be freestanding, un-guyed, un-lit, and not more than 200 feet high.

- **Term of the lease** – The initial term of the lease is for ten years. Blue Sky has the option to renew the lease for three additional ten year terms provided that the total length of the lease cannot exceed 40 years as authorized by Town Meeting.

- **Payments to the Town** – Blue Sky will pay the Town an initial semi-annual rent of $11,100 or $22,200 per year. The rent will increase by 2% per year over the life of the lease including any extensions. The Town will receive a one-time payment of $35,000 when the tower is up and operational. The Town will also receive a payment of $35,000 each time an additional nationwide wireless broadband carrier locates on the tower after the first carrier.

- **Use of the tower for emergency communications** – The lease allows the Town, the fire departments, and Cumberland County to install emergency communications equipment on the tower in an identified area without any payment of rent. The lease also requires Blue Sky to set aside an area within the fenced compound for the base station and utilities to support this equipment.

- **Restoration of the site** – The lease requires Blue Sky to post a bond covering the estimated cost of removing the tower and restoring the site. The amount of the bond will be adjusted at each renewal of the lease to reflect any cost escalation.