

**EXHIBIT 1**

**AT&T LETTER TO SBA DATED OCTOBER 27, 2021**



October 27, 2021

SBA Corporation  
8051 Congress Avenue, Site Administration  
Boca Raton, FL 33487-1310

Re: AT&T Cell Site Lease | FA: **10111855** | Site Name: EV-I24PKY

Dear SBA Corporation,

AT&T is in a very competitive space and we need to ensure that our lease terms and conditions are supportive of our current and future needs. AT&T has the option to either extend or terminate the above referenced lease ("Lease") in approximately three years. AT&T is instituting a new program to evaluate terms and conditions of all leases coming up for renewal, explore advance renegotiation options and consider possible alternative site locations. Our first choice is to create a new agreement that serves both parties well. Conditions we desire to implement in all new "go forward" leases include:

- "Real Estate Rights": In its simplest form, a lease right to utilize the entire RAD center without any "per touch" rent upcharges.
- Rents reduced to competitive rates.
- Reduced or no annual escalators (depending on other terms of the overall new deal).
- "Fair" early termination rights.

As you know, it takes time to negotiate, plan and execute a site relocation. That is why AT&T's review process is starting now. Please review the specifics of our Lease agreement and advise if you are willing to enter into discussions regarding a new, modified contract. For new terms consistent with the above, AT&T will in turn consider additional term extensions.

AT&T will appreciate a reply within 60 days of receipt of this letter. A "no" or non-response will trigger AT&T's review of alternate locations. A positive response will be appreciated, but satisfactory terms and conditions must be negotiated within 90 days or AT&T will continue to evaluate alternative site locations. Responses may be sent via email, standard mail, or called in as designated below. Please reference FA number **10111855** in your response so that AT&T may ensure your response is documented accordingly. AT&T values its association with you and looks forward to continuing this relationship for the long term.

Sincerely,

Gregory D. Ohmer  
Director – Network Planning

**Email Responses to:** [g03998@att.com](mailto:g03998@att.com) with a Subject line of **Partnership** - FA 10111855

**Mail Responses to:** AT&T Cell Site Partnership 1347 (FA 10111855)  
1025 Lenox Park Blvd. NE, 3<sup>rd</sup> Floor  
Atlanta, GA 30319  
Attn: Kevin Diehl

**Telephone Number:** **888-517-1212** (8am to 5pm PDT)