



AMERICAN TOWER



May 31, 2022
Holiday Island Suburban Improvement District
110 Woodsdale
Holiday Island, Arkansas 72631
Tower 370243/Holiday Island

Dear Mr. Presley

American Tower has recently completed a review of your tower lease and we wanted to take a moment to inform you of some additional payment options for your consideration. These options may not have been available to you when your tower was first installed and may be able to provide you with more flexibility going forward. Your tower qualifies for the following options:

- **Option 1: \$625,000 as a one time payment in lieu of rent for a perpetual easement.**
- **Option 2: \$ per month for ten years in lieu of rent - Total Payout: \$**
With this option, we would replace your lease with a perpetual easement agreement. As this is nearly double the monthly income you currently receive, it is a great option should you want to continue to be paid overtime. Custom combinations of both lump sum payments and monthly are also available based on your needs.

With either option, you eliminate all future risk. The money is yours to keep regardless of what happens with the tower.

All of the protections you currently enjoy under your existing lease agreement remain effect. Many of our landlords have made the decision to convert their leases after considering the following advantages:

- **Substantial Tax Savings:** For the typical landowner the payment is taxed at the lower capital gains rate versus ordinary income tax rate that they pay on their rental income.
- Use your lump sum to: **pay off your mortgage, consolidate high interest debt, start a business, purchase an investment, start a college fund, purchase land or an investment property with tax savings (1031 exchange), etc.**

Call me to discuss the above figures when you get a chance.

Sincerely,
David Albergo
Lease Consultant
561-705-1322 Office
866-236-1216: Fax

This Letter is not intended to create any legally binding obligations on the part of you or American Tower, or any of their respective affiliates, and no such obligations will exist unless and until a definitive agreement with respect to a transaction is executed and delivered by the parties or their affiliates in their sole discretion, and then only as and to the extent provided in such definitive agreement.