

**PARCEL ID# 21/30/16/69822/400/6305**

**TEMPORARY LICENSE AGREEMENT  
AND TERMINATION OF PRIOR LICENSE AGREEMENT**

This Temporary License Agreement (“Agreement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2026 (the “Effective Date”), between the City of Pinellas Park, Florida, a municipal corporation with its principal offices at 5141 78<sup>th</sup> Avenue North, Pinellas Park, Florida 33781, hereinafter referred to as “Licensor,” and Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter referred to as “Licensee.” Licensor and Licensee are at times collectively referred to hereinafter as the “Parties” or individually as the “Party.”

1. Licensor does hereby grant unto Licensee a temporary license to use certain space located upon Licensor’s property located at 8600 47<sup>th</sup> Street North, Pinellas Park, FL 33782 and identified as Parcel ID# 21-30-16-69822-400-6305 by the Pinellas County Property Appraiser (the entirety of Licensor’s property is hereinafter referred to as the “Property”), which parcel is hereinafter referred to as the “Premises”, together with the right to place upon the Premises a temporary communications facility (the “Facility”), on a month-to-month basis until the Licensor completes demolition of its water tower on the Property and Premises. Licensor also grants unto Licensee the temporary, non-exclusive right of ingress and egress over the Property, seven (7) days a week, twenty-four (24) hours a day, on foot

or motor vehicle, including trucks. The Premises are generally described and depicted on Exhibit A attached hereto and made a part hereof. The proposed layouts of the Facility and the Existing Equipment (as defined below) are generally depicted on Exhibit B attached hereto and made a part hereof. Further, Licensee shall have the right to install and maintain temporary conduits, pipes, cables, and wires over, upon, and under the Property to its Facility as necessary to supply utility service and power to the Facility or as otherwise needed to service the Facility as reasonably determined by Licensee. The Parties agree that all ground-based equipment installed by Licensee at the Property (the “Existing Equipment”) pursuant to the Terminated Agreement (as defined in Paragraph 15 below) shall be permitted to remain in its current location on the Property until this Agreement is terminated by either Party as set forth in Paragraph 4 below.

2. Portions of the Facility will initially encroach upon 47th Street North, a public right-of-way located along the east side of the Property, until the demolition of Licensor’s water tower located upon the Property is completed. Following the completion of such demolition, Licensee will relocate the Facility (or portions thereof) so that it is wholly contained upon the Property.
3. Licensee shall be responsible for obtaining all certificates, permits and other approvals that may be required by any Federal, State or Local authorities (collectively, the “Government

Approvals”). Licensor shall cooperate with Licensee in its effort to obtain and maintain any Government Approvals, at no expense to Licensor.

4. The initial term of this Agreement shall be for a period of one (1) month, beginning on the first day of the month immediately following the date upon which Licensee commences installation of the Facility at the Premises (the “Commencement Date”), and will be acknowledged by the Parties in writing, including electronic mail. Thereafter, the Agreement shall automatically be extended for additional, consecutive one (1) month terms until either Party provides the other Party with sixty (60) days’ prior written notice of its intent to terminate.
5. Rental payments shall begin on the Commencement Date in the amount of Two Thousand Nine Hundred Sixty and 38/100 Dollars (\$2,960.38) per month, to be paid on the first day of the month, in advance, to Licensor at 5141 78<sup>th</sup> Avenue North, Pinellas Park, Florida 33781, or to such other person, firm, or place as Licensor may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 15 below. Licensor and Licensee acknowledge and agree that the initial rental payment(s) may not be delivered by Licensee until up to thirty (30) days after the Commencement Date. Upon agreement of the Parties, Licensee may pay rent by electronic funds transfer and in such event, Licensor agrees to provide to Licensee bank routing information for such purpose upon request of Licensee.

6. For any party to whom rental payments are to be made, Licensor or any successor in interest of Licensor hereby agrees to provide to Licensee (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; (iii) Licensee's payment direction form, and (iv) other documentation to verify Licensor's or such other party's right to receive rental as is reasonably requested by Licensee. Rental shall accrue in accordance with this Agreement, but Licensee shall have no obligation to deliver rental payments until the requested documentation has been received by Licensee. Upon receipt of the requested documentation, Licensee shall deliver the accrued rental payments as directed by Licensor.
7. Following the expiration or any earlier termination of this Agreement, Licensee will remove the Facility from the Premises and restore the Premises to substantially the same condition in which it existed immediately prior to Licensee's entry thereon, excluding reasonable wear and tear and casualty damage. Upon the date of expiration or any earlier termination of this Agreement, any easements created hereunder shall immediately terminate, without any further action on the part of Licensor or Licensee.
8. To the extent permitted by Florida law, Licensor and Licensee shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from, or arising out of, the negligence or willful misconduct of the indemnifying party, its employees, contractors, or agents, except to the extent such claims

or damages may be due to or caused by the negligence or willful misconduct of the other party, or its employees, contractors, or agents. Nothing contained herein shall be construed as a waiver of any immunity from, or limitation of, liability that Licensor may have under the Doctrine of Sovereign Immunity or Section 768.28 Florida Statutes.

9. Licensor shall not be responsible for any damage caused to the Facility except to the extent such damage is caused by the negligence or willful misconduct of Licensor or its employees, contractors, or agents.
10. During the term of this Agreement, Licensee shall maintain, at its own expense, commercial general liability insurance with limits of \$1,000,000.00 per occurrence for bodily injury and property damage and \$2,000,000 general aggregate. Licensee shall provide a certificate of insurance to the Licensor as proof of said coverage which shall contain a provision for notice of cancellation to the Licensor in accordance with policy provisions. Licensee's liability insurance shall include Licensor as an additional insured as their interest may appear under this Agreement by blanket additional insured endorsement, and Licensee shall provide such written endorsement to Licensor upon request.
11. Except with respect to any indemnification obligations under this Agreement, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of

service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. Licensors covenants that Licensee, upon performing the covenants set forth herein, shall peacefully and quietly have, hold and enjoy the Premises. Further, Licensors covenants that Licensors is seized of good and sufficient title to, and interest in, the Premises and has full authority to enter into this Agreement.
13. Licensors represents that it has the authority to grant Licensee the temporary rights set forth in this Agreement and that there is no need to obtain the approval or consent of any other party in connection with this Agreement or the license granted to Licensee herein. Licensors agrees to indemnify and hold Licensee harmless from any loss or liability arising out of, or in connection with, any breach of any of the representations made by Licensors in this Paragraph 13.
14. This Agreement may be sold, assigned or transferred by Licensee to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets the market defined by the Federal Communications Commission in which the Premises is located by reason of a merger, acquisition or other business reorganization, without the consent of the Licensors. As to any other parties, any sale, assignment, or transfer must be with the written consent of the Licensors, which consent will not be unreasonably withheld.

15. Licensor and Licensee agree that this Agreement replaces and terminates all previous contracts and agreements executed by the Parties with respect to the Property and Premises, including that certain License Agreement dated August 22, 2002, by and between Licensor and Licensee's predecessor-in-interest and referenced by Licensee as Contract #51708 (the "Terminated Agreement") as well as all easements created by said Terminated Agreement. A memorandum of the Terminated Agreement was recorded in Book 12239, Pages 1176-1180, of the Official Public Records of Pinellas County, Florida. Licensor and Licensee acknowledge that, notwithstanding the termination of the Terminated Agreement and the commencement of this Agreement, Licensee may continue to make, and Licensor may continue to receive, rental and other payments pursuant to the Terminated Agreement. In such event, any rental or other payments made pursuant to the Terminated Agreement after its termination shall be applied and credited against any rentals or other payments due under this Agreement.
16. All notices hereunder must be in writing and shall be sent certified mail, return receipt requested, or via overnight delivery service to:

Licensor: City of Pinellas Park, Florida  
5141 78<sup>th</sup> Avenue North  
Pinellas Park, Florida 33781

Licensee: Cellco Partnership  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, NJ 07921

Attention: Network Real Estate

With a copy to:

Basking Ridge Mail Hub  
Attn: Legal Intake  
One Verizon Way  
Basking Ridge, NJ 07920

17. This Agreement constitutes the entire understanding between the Parties with respect to the activities contemplated by this Agreement. All prior agreements or understandings, whether oral or written, relating to the activities contemplated by this Agreement are superseded by this Agreement. This Agreement may be amended only by a written document duly executed by the Parties. This Agreement will be governed by the laws of the State of Florida.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties have set their hands and affixed their respective seals the day and year first above written.

**LICENSOR:**

City of Pinellas Park, Florida, a municipal corporation

By: \_\_\_\_\_  
Name: Bart Diebold  
Title: City Manager  
Date: \_\_\_\_\_

**LICENSEE:**

Cellco Partnership d/b/a Verizon Wireless

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Licensee Site ID: Pinellas Park WT TEMP / 5000991789

Exhibit A

[To be attached.]

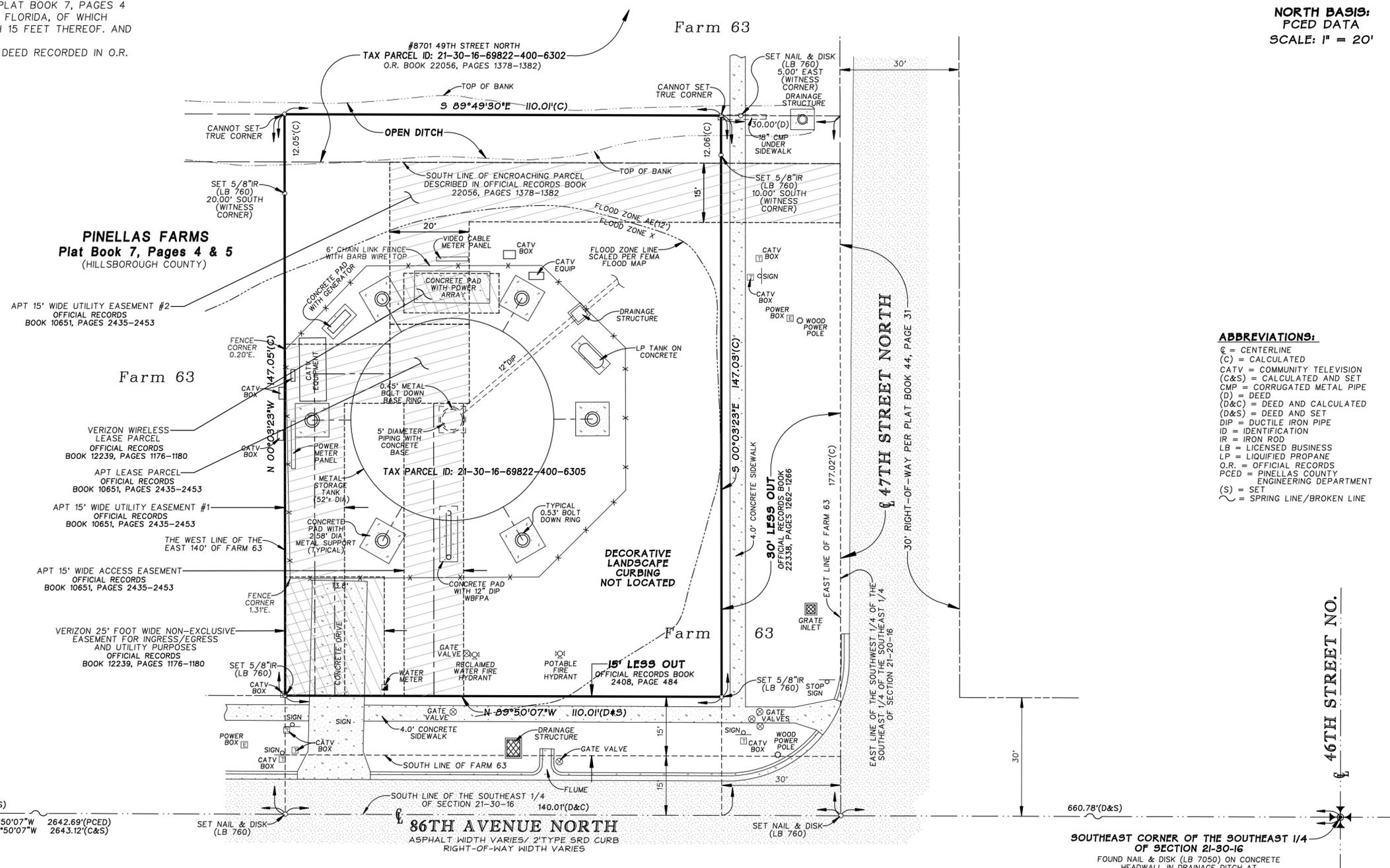
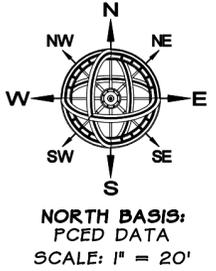
LYING IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST

CERTIFIED TO:  
CITY OF PINELLAS PARK

LEGAL DESCRIPTION: (PROVIDED TO SURVEYOR)

THE EAST 140 FEET OF THE SOUTH 1/4 OF FARM 63 IN SECTION 21, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. LESS THE SOUTH 15 FEET THEREOF. AND

LESS AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN O.R. BOOK 22338, PAGE 1262, PINELLAS COUNTY, FLORIDA.



- ABBREVIATIONS:**
- C = CENTERLINE
  - (C) = CALCULATED
  - CATV = COMMUNITY TELEVISION
  - (C&S) = CALCULATED AND SET
  - CMP = CORRUGATED METAL PIPE
  - (D) = DEED
  - (D&C) = DEED AND CALCULATED
  - (D&S) = DEED AND SET
  - DIP = DUCTILE IRON PIPE
  - ID = IDENTIFICATION
  - IR = IRON ROD
  - LB = LICENSED BUSINESS
  - LP = LIQUIFIED PROPANE
  - O.R. = OFFICIAL RECORDS
  - PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT
  - (S) = SET
  - ~ = SPRING LINE/BROKEN LINE

52ND STREET NO.

46TH STREET NO.

Current FEMA Flood Zone Data:  
FLOOD ZONE(S): AE(12') AND X  
COMMUNITY PANEL #120251 12103C0202 J  
REVISED 8/24/21  
Assumed Basis of Bearings:  
SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21-30-16  
AS BEING N.89°50'07"W., PER PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATA.

NOTE:  
This survey was prepared with the benefit of a Title Search Property Information Report by Attorneys' Title Fund Services, Inc., Fund File Number 1616401, prepared date: March 6, 2025.  
Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.  
This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from latest date shown hereon.

RECLAIMED WATER STORAGE FACILITY

**CERTIFICATION**

I hereby certify that the work represented hereon meets the requirements of Chapter 65J-17, Florida Administrative Code.

No. 4801

JOHN O. BRENDLA

Florida Surveyor License No. 4601  
Certificate of Registration No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.  
Professional Land Surveyors and Mappers

**JCB**

4015 82nd Avenue North  
Pinellas Park, Florida 33781  
Telephone (727) 576-7546  
Facsimile (727) 577-9932  
LB 760 2412-13.CRD

**BOUNDARY SURVEY WITH IMPROVEMENTS**  
#8600 47TH STREET NORTH  
PINELLAS PARK, FL

**REVISIONS**

No.	DESCRIPTION	DATE
1.	ADDED TITLE WORK	3/14/25

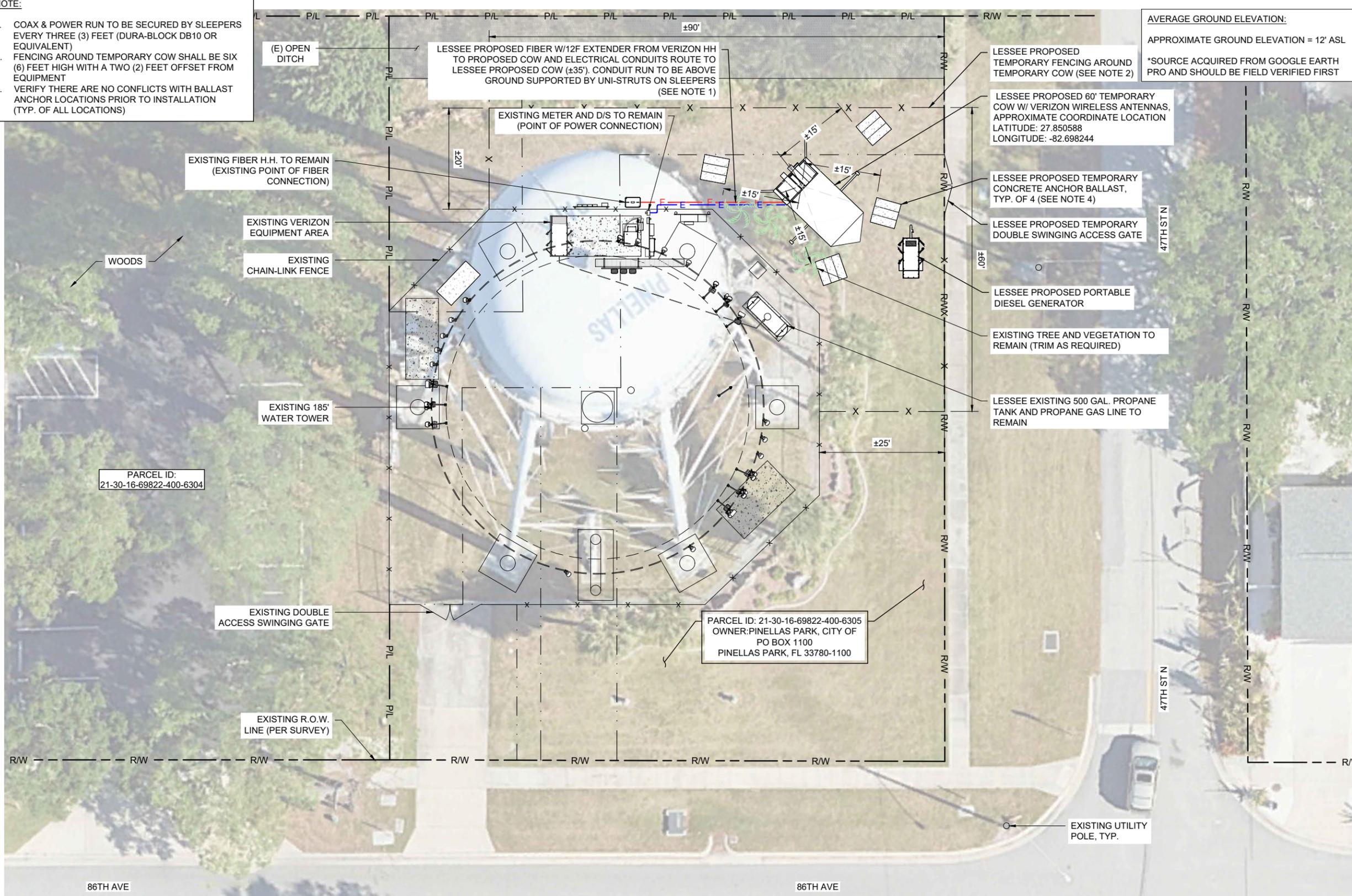
FB: 988 PG: 75-76  
Job Number: 2412-13  
Survey Date: 2/13/25  
Drawn: DS  
Checked: JOB

Licensee Site ID: Pinellas Park WT TEMP / 5000991789

Exhibit B

[To be attached.]

- NOTE:**
1. COAX & POWER RUN TO BE SECURED BY SLEEPERS EVERY THREE (3) FEET (DURA-BLOCK DB10 OR EQUIVALENT)
  2. FENCING AROUND TEMPORARY COW SHALL BE SIX (6) FEET HIGH WITH A TWO (2) FEET OFFSET FROM EQUIPMENT
  3. VERIFY THERE ARE NO CONFLICTS WITH BALLAST ANCHOR LOCATIONS PRIOR TO INSTALLATION (TYP. OF ALL LOCATIONS)



**AVERAGE GROUND ELEVATION:**  
 APPROXIMATE GROUND ELEVATION = 12' ASL  
 \*SOURCE ACQUIRED FROM GOOGLE EARTH PRO AND SHOULD BE FIELD VERIFIED FIRST

PREPARED BY

**TELECOM DESIGN GROUP**  
 6505 N HIMES AVE  
 TAMPA, FLORIDA 33614  
 (813) 353-0026  
 FL CA # 31014

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PROFESSIONAL SEAL

PREPARED FOR

7701 E. TELECOM PKWY  
 TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000991789  
 PINELLAS PARK WT TEMP - LOC 2  
 8600 47TH ST N  
 PINELLAS PARK, FL 33782  
 CBVR PROJECT #: VZW.302.25

ISSUED DATES

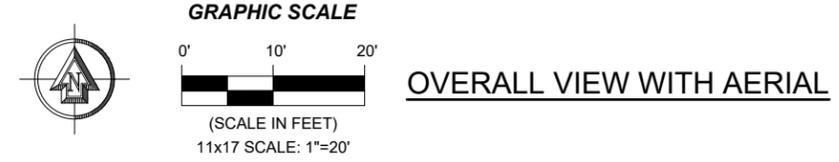
0	APPROVED LEASE EXHIBIT	12.15.25

SHEET NAME

**OVERALL VIEW WITH AERIAL**

SHEET NUMBER

**LE-1**



PARCEL ID:  
 21-30-16-69822-400-6304

PARCEL ID: 21-30-16-69822-400-6305  
 OWNER: PINELLAS PARK, CITY OF  
 PO BOX 1100  
 PINELLAS PARK, FL 33780-1100

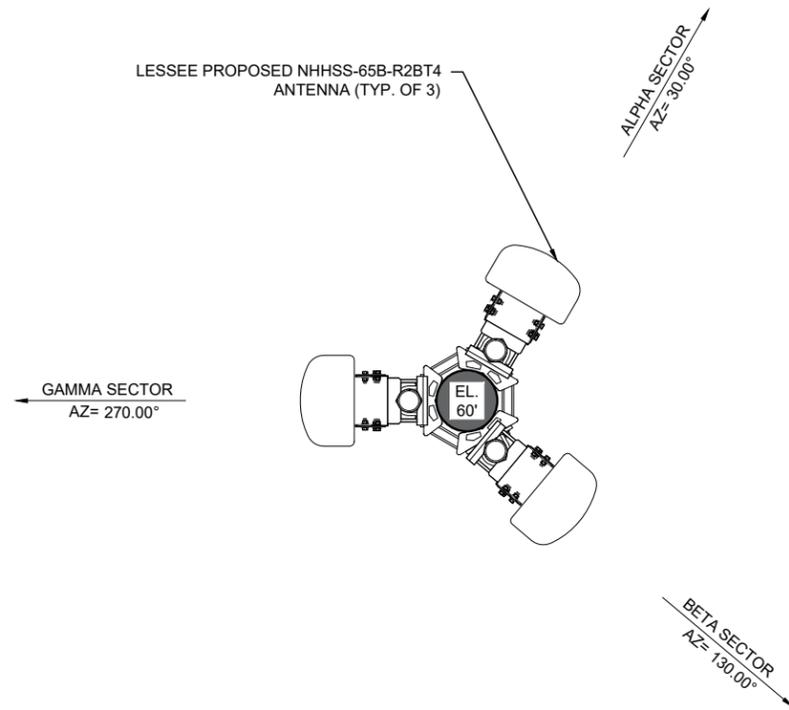
86TH AVE

86TH AVE

47TH ST N

47TH ST N

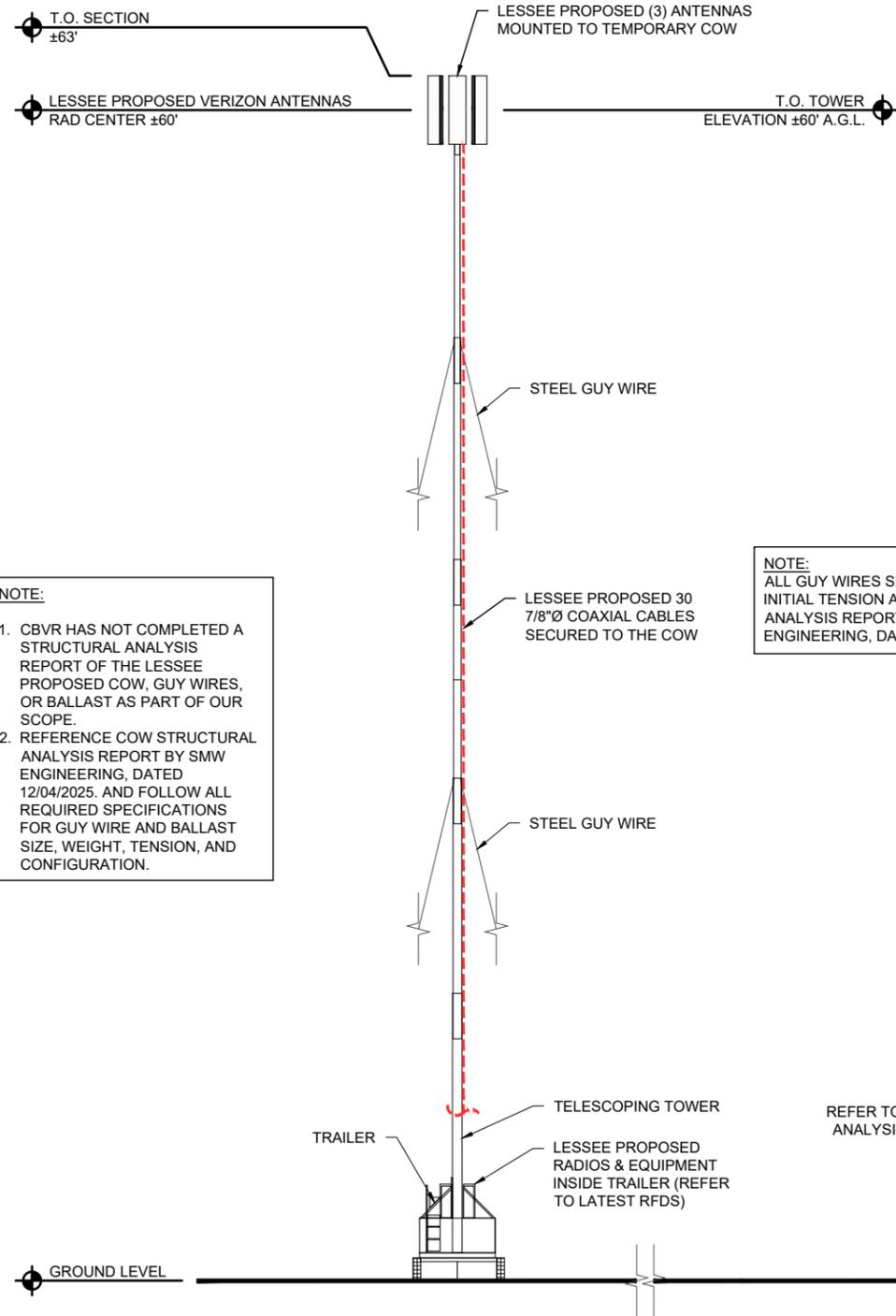
- NOTES:
1. REQUEST CURRENT RFDS BEFORE INSTALLATION
  2. ANTENNA DIAGRAMS ARE FROM RFDS



ANT. MARK	SECTOR	LESSEE PROPOSED ANTENNA	AZIMUTH	RAD CENTER	ELEC DOWN	MECH DOWN	CABLE LENGTH	LESSEE PROPOSED CABLE
A-1	A	NHHSS-65B-R2BT4	30°	60'	*	*	70 +/- LFT	30 7/8"Ø COAXIAL CABLES
B-1	B	NHHSS-65B-R2BT4	130°	60'	*	*		
C-1	C	NHHSS-65B-R2BT4	270°	60'	*	*		

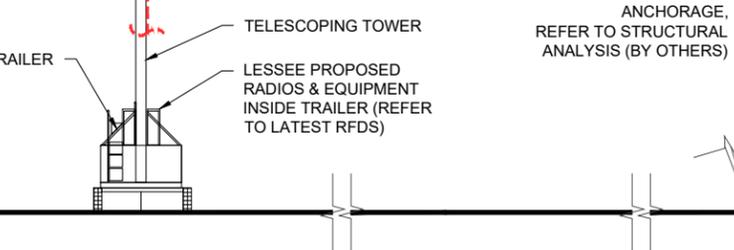
\* PER RFDS

**PROPOSED ANTENNA MOUNTING DETAIL & ANTENNA SCHEDULE**  
NOT TO SCALE



- NOTE:
1. CBVR HAS NOT COMPLETED A STRUCTURAL ANALYSIS REPORT OF THE LESSEE PROPOSED COW, GUY WIRES, OR BALLAST AS PART OF OUR SCOPE.
  2. REFERENCE COW STRUCTURAL ANALYSIS REPORT BY SMW ENGINEERING, DATED 12/04/2025. AND FOLLOW ALL REQUIRED SPECIFICATIONS FOR GUY WIRE AND BALLAST SIZE, WEIGHT, TENSION, AND CONFIGURATION.

NOTE:  
ALL GUY WIRES SHALL HAVE AN INITIAL TENSION AS PER STRUCTURAL ANALYSIS REPORT BY SMW ENGINEERING, DATED 12/04/2025.



**PROPOSED COW ELEVATION**  
NOT TO SCALE

PREPARED BY

6505 N HIMES AVE  
TAMPA, FLORIDA 33614  
(813) 353-0026  
FL CA # 31014

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PROFESSIONAL SEAL

PREPARED FOR

7701 E. TELECOM PKWY  
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000991789  
PINELLAS PARK WT TEMP - LOC 2  
8600 47TH ST N  
PINELLAS PARK, FL 33782  
CBVR PROJECT #: VZW.302.25

ISSUED DATES

NO.	DATE	DESCRIPTION
0	12.15.25	APPROVED LEASE EXHIBIT

SHEET NAME

**EQUIPMENT DETAILS AND COW ELEVATION**

SHEET NUMBER

**LE-2**