

Del Nero Communications Management, LLC

4801 Pleasant Hill Ln.

Norman, OK 73026

Phone 405-364-4800

service@dcminternet.com

January 26, 2026

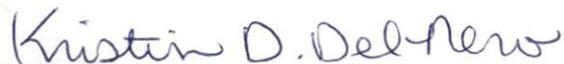
TERMINATION OF LEASE AGREEMENT

This letter serves as formal written notice that the Lease Agreement entered into between Cleveland County, Lessor, and Del Nero Communications Management, LLC, Lessee, regarding space on the tower located on the rooftop of the Cleveland County Courthouse, 201 S. Jones, Norman, OK 73069 is terminated effective January 26, 2026.

This termination is issued pursuant to the termination provision of the Lease Agreement (See Attached Document) allowing either party to terminate the lease upon written notice. Delivery of this notice by Certified Mail constitutes written notice.

Thank you for the opportunity to work together over the years.

Sincerely,



Kristin D. Del Nero

LEASE AGREEMENT

This lease is made as of the later date signed by both parties on the bottom of page 2 between Cleveland County, Lessor and Del Nero Communications Management, LLC (referred to as DCM), Lessee.

1. Premises: Lessor hereby leases to Lessee the following space on the tower owned by Cleveland County located on rooftop of the Cleveland County Courthouse, 201 S. Jones, Norman, Oklahoma 73069.
 - a. Space on the tower for three (3) sector antennas for wireless equipment to achieve a 360 degree coverage area. Also space on tower for one (1) dish antenna to provide a backhaul from DCM Tower to the Cleveland County Courthouse Tower.
 - b. Wall space in the building located at the base of the tower for one multiport POE switch and battery backup.
 - c. Lessee shall use and operate equipment during the term of this lease within all applicable laws, rules and regulations imposed by any local, state, or federal authority.
 - d. Lessee will need access to the property for purposes of servicing the equipment as needed.
2. Term: The term of this lease shall commence upon execution of this agreement and cease on June 30, 2018. This lease may be renewed upon agreement of both parties on a fiscal year basis.
3. Termination: This lease may be terminated at any time for any reason by either party upon thirty (30) days written notice to the other party.
4. Fees: A monthly payment will be paid by Lessee to Lessor for each location Lessee is servicing from the Lessor's Tower. The fee will be ten percent (10%) of the monthly Internet service fees collected. The Lessee shall provide to the Lessor a list of MAC addresses of all customers who are utilizing this equipment for their Internet service. The Lessee will pay Lessor and provide a MAC Address List by the 30th day of each month for the prior month's service.
5. Utilities: Lessor shall provide one 120 VAC 15 amp outlet.
6. Removal of the Lessee's Property: At the expiration of this lease agreement, or upon termination by either party, Lessee shall, at their expense, remove all of its property and associated equipment, leaving the premises and tower in their original condition, ordinary wear and tear excepted.
7. Compliance with Laws: Lessee shall comply with all applicable laws and regulations governing its use of the premises. This agreement shall be construed, enforced and governed in according with the laws of the State of Oklahoma.

8. Notices: All notices required to either party shall be delivered by hand or sent by Certified Mail using the United States Postal Service. Addresses are listed below.
9. Insurance: Lessee shall maintain in full force during the term of this agreement the following insurance:
 - a. Workers Compensation and Employee Liability Insurance as prescribed by applicable law; and
 - b. Comprehensive General Liability insurance (Bodily Injury and Property Damage), the limits of which shall not be less than \$1,000,000 per occurrence.
10. Maintenance: Lessor agrees to provide or pay for necessary light bulbs, paint, and hardware for tower not to exceed \$700. Lessee agrees to provide all labor for safety inspections, including hardware check, light bulb removal and replacement, and painting the tower. Lessee will provide labor and workers to paint the tower. This tower requires four (4) bulbs. Lessee will re-lamp all 4 (four) lights once a year and visually inspect the tower after weather events.

Agreement between both parties:

LESSOR:

LESSEE:

Kristin D. Del Nero

Dated _____

Dated 6-25-2017

Cleveland County

Del Nero Communications Management, LLC

201 S. Jones

PO Box 787

Norman, OK 73069

Norman, OK 73070

Phone # 405-321-3811

Phone # 405-364-4800

Approved on this 25 day of June, 2017, by the Board of Cleveland Commissioners of Cleveland County.

[Signature]
Chairman

Vice Chairman

Member

ATTEST:

[Signature]
Cleveland County Clerk

