WIRELESSCO 1, LLC

Letter of Intent

Date: May 22, 2026

City of Bloomfield

Dear City of Bloomfield,

WC1 (including its affiliates and assigns, the "Buyer") offers to acquire a telecommunications easement including the communication site located at 800 East Franklin Street Bloomfield, Iowa 52537, together with all related access and utility routes, improvements, and associated rights. This acquisition includes the assignment of all interests in the **Verizon** wireless lease, together with any associated access, easement, or lease rights currently held by **City of Bloomfield** (the "Seller"). The Buyer intends to complete the transaction pursuant to the terms outlined in this Letter of Intent. The basic terms of the transaction are as follows:

Summary of Terms:

Purchase Price:	$172,200.00
Term Length:	Perpetual (or surrendered 5 years after cell site becomes vacant)
Easement Area:	The easement area shall be defined by the existing tenant lease, plus an additional 500 sq feet in a location to be approved by the seller. Seller will receive 50% of the rent from any new tenant placed inside the additional space.

Transaction Conditions and Legal Disclaimers: Buyer will be responsible for all due diligence expenses, title insurance premiums, and standard closing costs. Seller will be responsible for any applicable transfer taxes. The purchase price shall be the gross purchase price from which the prorated rent for the remainder of the month of closing plus the next 2 months to account for the time it takes to recognize new payee.

The transaction is further conditioned upon the mortgage lender's approval of a Subordination, Non-Disturbance, and Attornment (SNDA) agreement, if required. This LOI is non-binding and contingent upon the parties entering into a mutually acceptable closing agreement.

Exclusivity and Confidentiality: Upon execution of this LOI, and for a period of 45 days following (i) confirmation of clear title, (ii) receipt of all required due diligence items, and (iii) satisfaction of all applicable contingencies, you agree not to solicit or entertain any other offers related to your Lease. You further agree to promptly notify us if any third-party initiates discussions concerning the Lease and to work in good faith with us to complete the Transaction. The terms of this LOI are confidential and may not be disclosed except to representatives directly involved in evaluating the Transaction on your behalf.

Expiration of Offer: 06/15/2026

WC1

Ryan Renfro

By: Ryan Renfro

Title: Director of Acquisitions

City of Bloomfield

By: Chris Miller

Title: Mayor

Date: 6/25/2026