

## MODEL LEASE CLAUSE

### Require Notice for Access to Cell Tower Site

The following provision is based on language provided by Alain R'bibo, of Allen Matkins Leck Gamble Mallory & Natsis LLP. It is an example of a lease term requiring the carrier to give you notice of its need to enter your property. Discuss this lease provision with your attorney before using it.

#### CELL TOWER ACCESS

**Access Areas.** Licensor hereby grants to Carrier for the duration of this License, or any extensions thereof, an unimpaired, non-exclusive license in and over the following portions of the Site (collectively the "Access Areas"), provided Carrier gives Licensor [*insert #, e.g., 24*] hours' advance notice of its need to enter Site, contacts Building Manager to give notice of intent to enter Site in the event of an emergency, and allows a representative of Licensor to accompany Carrier during access: the access roads from Main Street to the Premises on the north side of the Building; the overhead or underground cable and utility runs shown in Exhibit B; the Power Box on the Site to the Premises and from the equipment shelter location to the antenna locations on the roof and between the antenna locations on the roof; the common areas at the Site and all areas necessary to provide physical access by personnel and equipment from the nearest public right of way and utilities from the nearest service, to or from the Premises, including, but not limited to, ramps, loading docks, walkways, staircases, and ladders; the roof of any building on which Carrier equipment is installed; and all utility ducts and conduits (including telephone, cable, or other conduits) and any other means by which power, communications signals, installation, service and maintenance personnel, and any and all other podcasts and/or services may be delivered to or from the Premises.

The rights granted to Carrier herein are for the purpose of installing, constructing, maintaining, restoring, replacing, and operating Carrier's equipment located within or on the Premises or such Access Areas, including, in the case of an emergency, the right to install temporary facilities required to maintain continuous operation of the Site including a fuel-powered generator. Such rights shall include the right of ingress and egress, twenty-four (24) hours per day, seven (7) days per week over such Access Areas for access to or from any of Carrier's equipment.