



March 4, 2022

Village of Sheffield  
Attn: Timothy J. Pelvic  
4820 Detroit Road  
Sheffield Village, OH 44035

**This proposal is a significant update and increase to our prior Easement Conversion Program offers and it is very important to note the following time sensitive dates and details.**

Due to current Lender financing details, we are in the position to temporarily increase the prior offers we have made you. **This offer amount will only be valid for the next 2 months.** We would need to have the required Easement document signed by **Friday April 15<sup>th</sup>** in order to close by **Friday April 29<sup>th</sup>**. After April 29<sup>th</sup>, we will have to return the offer amount to the prior level of the last offer we made. We do not prefer to work with time ultimatums with our landowners, as we have a long term mutually beneficial relationship with you whether you remain with the existing Lease or you will choose to move forward with the Easement conversion, however, in this specific instance, the dates detailed are a necessary requirement of our Lender financing timelines and the dates detailed are a necessary condition of the temporary significant increase of offer amount.

**AMOUNT: \$270,840 - *this amount is equal to 15x current annual rent***

Upon signature of Easement documents and upon closing, Skyway places a recorded permanent Easement over the existing tower Lease Area. The transaction shows on title post closing as an "Easement/Right of Way". There is no change in ownership. Skyway seeks no additional land or rights, just the exact legal description as the Lease. Skyway remains responsible for taxes due on the tower or any increases attributable, as well as all similar core protections you are afforded similarly in the Lease. The existing recorded Lease is terminated at closing and the recorded Memorandum of Easement becomes the governing document.

Please call or email at any time convenient for you so that we may discuss details or if you would like to request that I email or FedEx the Easement Agreement for your review.

Sincerely,  
Justin Barker  
Skyway Towers  
941.348.3347 mobile  
813.960.6210 fax  
[jbarker@skywaytowers.com](mailto:jbarker@skywaytowers.com)