

PROFESSIONAL SITE MANAGEMENT

TowerPoint offers a comprehensive Scope of Services (SOS) designed to alleviate the pressures of managing the cell site and extract maximum value to benefit our partnership with you wherever and whenever possible.

SERVICES	FEATURES	BENEFITS			
		Revenue Generation	Lease Improvement	Site Security	Included w/ Lease Purchase
Tenant Upgrades/ Lease Amendments	<ul style="list-style-type: none"> · Review upgrade proposals/amendments · Review proposals/proposed amendments for lease extensions · Review construction plans · Compare amendment to current lease to summarize tenant's current right to upgrade · Identify opportunities for rent increases 	✓	✓		✓
Tenant requests for modification of Access Easement(s)	<ul style="list-style-type: none"> · Review proposed access easement modifications · Compare against existing access easement(s) · Summarize tenant's current right to upgrade · Identify opportunities for rent increases, if any 	✓	✓	✓	✓
Tenant requests for upgrading Utilities/ Utility Easements	<ul style="list-style-type: none"> · Review proposed access easement modifications · Compare against existing utility easements · Summarize tenant's current right to upgrade/modify utilities/utility easements · Identify opportunities for rent increases, if any 	✓	✓	✓	✓
New Tenant Lease Review	<ul style="list-style-type: none"> · Review proposed new tenant lease terms · Compare against database of existing lease terms including rent and escalators · Prepare redline of proposed new tenant lease to identify business terms that should be modified 				✓
Collocation & Revenue Share Audits	<ul style="list-style-type: none"> · Review current leases and other agreements to identify expected revenue streams · Analyze rent tolls and leasing cash flows, including periodic rental escalations · Identify underpayments · Contact wireless carriers or other payers to correct underpayments and secure "true up" payments 	✓			✓
Streamlined Record Keeping	<ul style="list-style-type: none"> · Maintain copies of leases, amendments and other documents related to the site · Collect and distribute collocation fees and revenue shares from existing tenant 			✓	✓
Decommissioning & Rent Reduction Consultation	<ul style="list-style-type: none"> · Review decommissioning and rent reduction letters · Propose best practices for developing and/or assessing a decommissioning strategy 	✓		✓	✓