

Detailed Terms of the SaskTel Agreements

Notable Agreement Terms for SaskTel Towers on ROW Lands:

- City grants SaskTel use of the ROW lands to install and maintain wires, fibre-optic cables, ducts, conduits, manholes and other accessories, structures, wireless communication towers and associated equipment for both existing and future installations.
- SaskTel will obtain City approval for any equipment installations and will regularly meet with City Administration to discuss future locations.
- The agreement would not restrict the City's right to cross SaskTel's equipment with its own equipment or otherwise use the ROW lands for any purpose.
- SaskTel is responsible for all costs and expenses associated with the construction, installation, maintenance, operation, repair, replacement or removal of its equipment including road closures or any other activity by SaskTel undertaken in the exercise of its rights under the agreement.
- SaskTel agrees to pay a one-time payment (upon agreement execution) in the amount of \$195,000.00 to cover administrative processing costs and for incidental costs associated with the space occupied by the equipment. The one-time payment is in addition to application fees. The payment is for the use of the ROW lands and is not in lieu of taxes or local improvement charges payable to the City. No annual rent would be payable on existing or future ROW placements by SaskTel.
- The term of the Agreement would be ten years and the agreement would automatically renew for successive one-year periods unless either party provides cancellation notice.
- SaskTel would provide "as built" drawings to the City within 14 business days of completing the installation of any equipment at no cost to the City.
- SaskTel shall maintain general liability and property damage insurance to cover the contractual obligations of the agreement in an amount of not less than \$5,000,000.
- Emergency response process is built into the agreement.
- SaskTel would not be able to assign or transfer the agreement without the consent of the City.
- Agreement acts a living document and automatically incorporates new SaskTel infrastructure on ROW into the agreement making them subject to the terms therein.
- SaskTel would adhere to City landscaping, building requirements and timely graffiti removal.

Notable Agreement Terms for SaskTel Towers on City-owned Lands (including Municipal Reserve):

- Lease term of 10 years.
- Annual rent would be calculated based on a base year rent of \$15,000 and a 2% annual increase throughout the Term paid out in equal payments.
- Co-locations would be allowed for no additional fee.
- SaskTel would not be able to assign or transfer the agreement without the consent of the City.
- SaskTel would adhere to City landscaping, building requirements and timely graffiti removal.
- SaskTel shall maintain general liability and property damage insurance to cover the contractual obligations of the agreement in an amount of not less than \$5,000,000.
- Upon expiration or termination of the agreement, SaskTel would remove the cabinets, pole and other structures from the surface of the lands.