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State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF FORESTS & LANDS

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-2214 Fax: 603-271-6488
TDD Access: Relay NH 1-800-735-2964
nhdff.dnrcr.nh.gov

38



August 19, 2025

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Pursuant to RSA 227-H:9, authorize the Department of Natural and Cultural Resources(DNCR), Division of Forests and Lands to **retroactively** amend a lease agreement with Public Service Company of New Hampshire d/b/a Eversource Energy of Manchester, NH for equipment and antenna space in designated areas at Belknap Mountain in Belknap Mountain State Forest by exercising a second five-year renewal option and extending the completion date from December 31, 2024 to December 31, 2029, effective upon Governor and Council approval. The original lease was approved by the Governor and Council on 1/14/2015, item #24. The first lease amendment was approved by the Governor and Council on 12/18/2019, item #99.

Further authorize DNCR to accept annual rental payment revenue. The annual rental payments include a 3% annual increase as detailed within the terms of the lease.

Revenue to be deposited into account 03-035-035-351010-86820000-403073-**Communication Sites Ops** as follows:

Fiscal Year	Class-Account-RG	Class-Account-Title	Annual Rent
2025	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,525.94
2026	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,751.72
2027	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,984.27
2028	008-403073-44	Agy - Income Mt Top Tower Fund	\$8,223.80
2029	008-403073-44	Agy - Income Mt Top Tower Fund	\$8,470.51
		Contract Total	\$39,956.24

EXPLANATION

During renewal DNCR worked to update language within the lease to be consistent with current standards of protection for the State. This agreement is **retroactive** due to the timeline associated with negotiating the updated language of the lease terms. Collaboration between all parties involved related to updating the language within the lease delayed it being renewed before expiration.

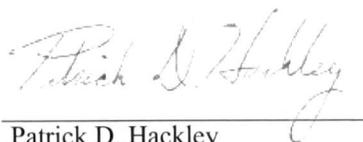
Public Service Company is a corporation organized under the laws of the State of New Hampshire in good standing with the State of New Hampshire and is a tenant in good standing at Belknap Mountain. All installed communication equipment shall meet the guidelines set forth by DNCR's "Technical Requirements for the Use of Communication Sites". It is their wish to continue operating from this location.

DNCR has determined that the vendor is in good standing with the Secretary of State's Office, has secured the required levels of insurance, and has provided evidence of authority to execute and be bound by the contract. Documents supporting these assertions are available at the agency, for review upon request.

The Attorney General's office has reviewed and approved the lease amendment as to form, substance, and execution.

Respectfully submitted,

Concurred,



Patrick D. Hackley
Director



Sarah L. Stewart
Commissioner

SECOND LEASE AMENDMENT

Public Service Company of New Hampshire d/b/a Eversource Energy
BELKNAP MOUNTAIN
BELKNAP MOUNTAIN STATE FOREST
Gilford, NH

<u>CRITICAL DATES / TERM / RENT</u> (for State use only)	
DEFINITION	DATE
Term Effective Date:	01/01/2025
Billing Commencement Date:	01/01/2025
Term and Initial Annual Rent: 5 years, \$7,525.94 Initial Rent	

This Lease Amendment (the "Amendment") is by and between the State of New Hampshire acting by and through its Department of Natural and Cultural Resources (the "State") having a mailing address of 172 Pembroke Road, Concord, New Hampshire 03301 and Public Service Company of New Hampshire d/b/a Eversource Energy (the "Lessee") having a mailing address of 780 North Commercial Street, Manchester, NH 03101

Whereas, pursuant to a the current Lease Agreement (hereinafter called the "Lease"), for which the original five (5) year lease with three 5-year extensions was approved by Governor and Executive Council on 1/14/2015 as item 24, when the State agreed to lease certain areas within and upon the top of **Belknap Mountain**, located in **Belknap Mountain State Forest**, NH, according to the terms and conditions specified in the Lease and in consideration of payment by the Lessee of certain sums specified therein; and

Whereas. The Lessee gave notice in writing to the State of its intent to extend the Lease for another 5 years by exercising the first of three options and the Lease was amended and approved by Governor and Executive Council on 12/18/2019 as item 99; and

Whereas, the Lessee has given notice in writing to the State of its intent to extend the Lease for another 5-year period with 1 additional 5-year extension options left; and

Whereas, the State is agreeable to extending the Lease, subject to Governor and Executive Council approval, for another 5-year term for the period of 01/01/2025 through 12/31/2029 subject to the amended terms detailed hereafter, which update standard terms and conditions clauses that have changed since the original lease was approved in 2015.

NOW THEREFORE, in consideration of the foregoing and the covenants and conditions contained in the Lease as set forth herein, the State and Lessee hereby agree to amend the Lease as follows:

1. Section **II ENTRY AND USE OF LEASED PREMISES** is hereby deleted in its entirety and replaced with the following:

The Lessee shall be permitted to enter and use the leased Premises as a wireless communication site. The Lessee shall not be permitted to use the leased Premises for any other purpose except by prior written approval of the State. The State shall have the right to request identification of any and all individuals representing the Lessee who seek access to the Property under the terms of the Lease and to deny access to the Property by certain individuals identified, if necessary.

The State shall be notified forty-eight (48) hours before the start of work, or planned maintenance, at the leased Premises during normal business hours, Monday thru Friday between 8 a.m. and 4 p.m., however;

Lessee Initials: CG
Date: 7/16/25

unexpected/emergency repairs may be made immediately, with notice of such actions being made to the State within twenty-four (24) hours.

Access Notifications should be made via phone or email to:

Communications Bureau Administrator
 NH Division of Forests and Lands
 172 Pembroke Road
 Concord NH 03301
 Office: (O)603-271-2214
 Email: CommunicationsProgram@dncr.nh.gov

In the event that the State needs to conduct maintenance or repair work within the Leased Premises, the Lessee agrees to work cooperatively to allow such maintenance or repair activity to occur. The State and the Lessee agree to coordinate well in advance to ensure that such work can take place safely and in a timely fashion.

2. Section **V RENT-OTHER CONSIDERATION** is hereby deleted in its entirety and replaced with the following:

Year	Class – Account-RG	Class Account Title	Annual Rent Amount
2025	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,525.94
2026	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,751.72
2027	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,984.27
2028	008-403073-44	Agy - Income Mt Top Tower Fund	\$8,223.80
2029	008-403073-44	Agy - Income Mt Top Tower Fund	\$8,470.51
Total			\$39,956.24

An Annual 3% escalator will be applied on July 1st.

Escalator Applied	0%	3%	3%	3%	3%
Month	2025	2026	2027	2028	2029
January	\$7,525.94	\$7,751.72	\$7,984.27	\$8,223.80	\$8,470.51
Total	\$7,525.94	\$7,751.72	\$7,984.27	\$8,223.80	\$8,470.51

The initial annual rent shall be Seven thousand, five Hundred, Twenty-Five and 94/100 (\$7,525.94). and shall be paid pursuant to a State issued invoice.

Payment should be made to the State or to such other person, firm or place as the State may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Section XXIII below.

Payment shall be by check made payable to "Treasurer, State of New Hampshire," delivered to Business Office, Department of Natural and Cultural Resources, 172 Pembroke Rd, Concord, NH 03301, beginning on the Billing Commencement Date (as described above), and annually thereafter in the month of January, throughout the term of the Lease.

3. Section **VI TERM** is hereby deleted in its entirety and replaced with the following:

The Lessee shall have and hold the Leased Premises for a term of five (5) years, commencing on January 1, 2025 (the "Billing Commencement Date"), and ending on December 31, 2029, unless sooner terminated in

Lessee Initials: CS
 Date: 7/16/25

accordance with the provisions of this lease.

The Lease may be extended for one(1) additional five (5) year term, provided the Lessee (1) Gives notice in writing to the State of its intent to extend the Lease at least six (6) months prior to the expiration date; and (2) Signed a lease amendment for the new 5 year term subject to a continuation of the rent commensurate with the annual escalator specified in Section V and Governor and Executive Council approval.

4. Section XII. **COMMUNICATION SITE POLICY – TECHNICAL REQUIREMENTS** is deleted in its entirety and replaced with the following:

All communications equipment and appurtenances shall be installed in compliance with the “State of New Hampshire Department of Natural and Cultural Resources Technical Requirements for Use of Communication Sites” adopted June 30, 1995, and last revised in July 2017, a copy of which is attached herewith, made a part hereof, and is marked Exhibit “A”.

5. Section XIX. **NOTICES** is deleted in its entirety and replaced with

All notices, demands, requests and other communications required by the Lease shall be in writing and shall be considered properly given if sent by United States registered or certified mail, postage prepaid, to:

- (a) The State:

The State of New Hampshire
Department of Natural and Cultural Resources
172 Pembroke Road
Concord, New Hampshire 03301
Attn: Administrator, Communications Bureau

or at such other address of the State from time to time may have designated by written notice to the Lessee. Such notice shall be deemed properly given upon the posting in the United States mail.

- (b) The Lessee:

Public Service Company of New Hampshire
d/b/a Eversource Energy
780 North Commercial Street
Manchester, New Hampshire, 03101
Attn: Real Estate Department (or designee)

Together with a copy to:

Public Service Company of New Hampshire
d/b/a Eversource Energy
780 North Commercial Street
Manchester, New Hampshire, 03101
Attn: Legal Department

or at such other address as the Lessee from time to time may have designated by written notice to the State. Such notice shall be deemed properly given upon the posting in the United States mail.

EFFECTIVE DATE OF THE AMENDMENT: This Second Amendment shall be effective upon its approval by the Governor and Executive Council of the State of New Hampshire. If approval is withheld, this document shall become null and void, with no further obligation or recourse to either party.

CONTINUANCE OF AGREEMENT: Except as specifically amended and modified by the terms and conditions of this Amendment, the Agreement and the obligations of the parties there under shall remain in full force and effect

Lessee Initials: CG

Date: 2/16/25

in accordance with the terms and conditions set forth therein.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK, SIGNATURE PAGE FOLLOWS]

Lessee Initials: CG
Date: 7/16/25

IN WITNESS WHEREOF, the parties hereto have set their hands as of the day and year written.

FOR THE LESSEE:

Public Service Company of New Hampshire d/b/a Eversource Energy

Christopher Gelinas
{ Christopher Gelinas Date
{ Supervisor, Real Estate
Duly Authorized

7/16/25

FOR THE STATE:

Department of Natural and Cultural Resources

Sarah Stewart
Sarah L. Stewart
Commissioner

August 19, 2025
Date

Approved as to Form, Substance and Execution:

Jessica A King
Ass. Attorney General

9/16/25
Date

Approved by the NH Governor and Executive Council:

Item # _____ on _____, 2025

The following Exhibits are attached hereto and incorporated herein by reference:

- "A" State of New Hampshire Department of Resources and Economic Development Technical Requirements for Use of Communication Sites
 - "B" Not Needed
 - "C" Not Needed
 - "D" Equipment List
- Exhibits A,B and C can be viewed as part of the Original Lease document.

Lessee Initials: C9
Date: 7/16/25

Exhibit D

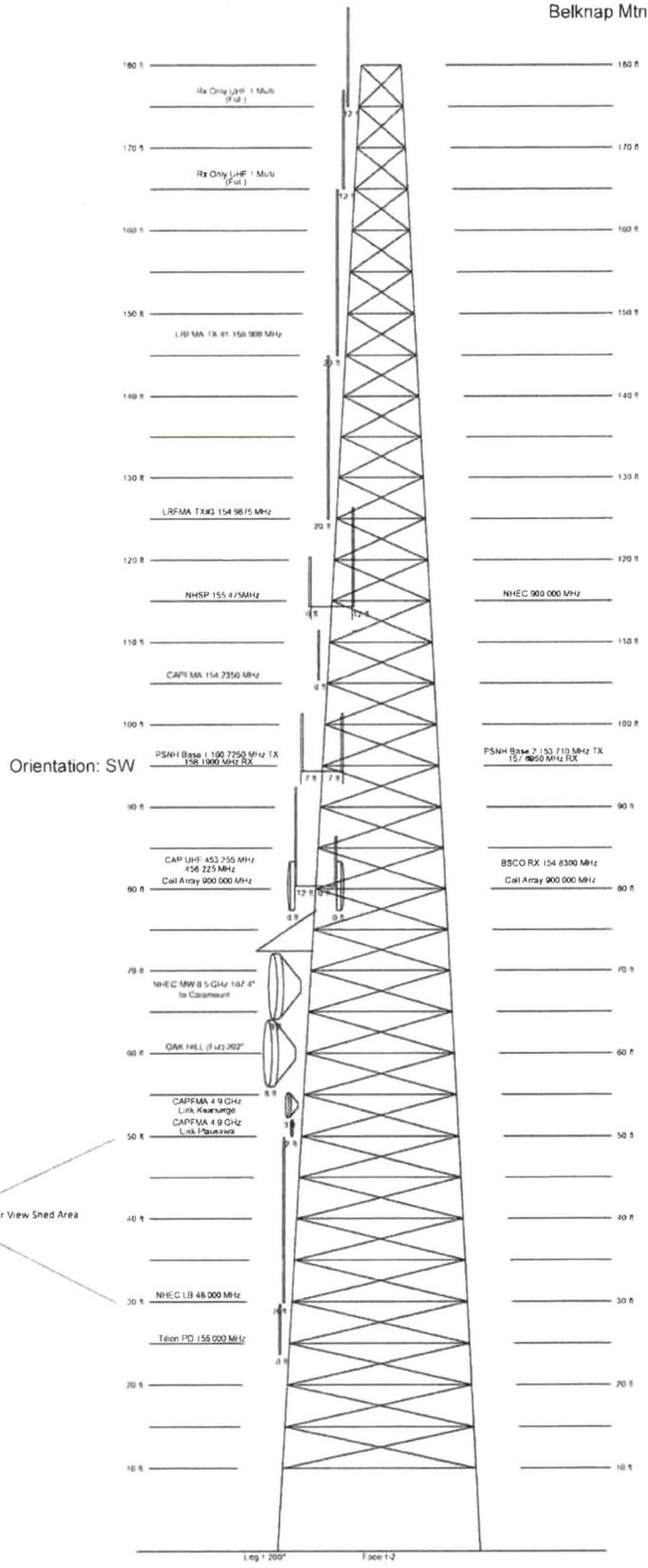
Equipment List

Belknap Mtn (Gilford)			
Antenna Inventory			
<u>QTY</u>	<u>Model</u>	<u>Description</u>	<u>Height</u>
2	ANT150F2	5' Telewave collinear	100', 100'
1	ANT220F2	4' Telewave collinear	100'
Ground Equipment			
1	19" x 2' Equipemnt rack		
1	2' x 2' Radio Cabinets (2 stacked cabinets)		

Equipment Detail			
<u>QTY</u>	<u>Model</u>	<u>Description</u>	<u>Location</u>
1	SC2000	Eltek 24 VDC Power System	Rack
4	SBS100	12 VDC 100 AH enersys batteries	Rack
1	R1835	Cisco router	Rack
1	140-5028	Calamp Base Radio	Rack
1	SC550	Site Boss RTU	Rack
1	GT-DC	Accedian MetroNID	Rack
2	MSTR10	GE Base Radio	Cabinet

cg 7/14/25

Exhibit D
Equipment List
Belknap Mtn



Orientation: SW

Note: Fire Tower View Shed Area

Signature:

Date:

CG
2/16/25



107 Selden Street, Berlin, CT 06037
PO Box 270
Hartford, CT 06141-0270
(860) 665-6905
Fax: (860) 665-5717
James.bross@eversource.com

James W Bross
Lead Corporate Insurance

July 23, 2025

State of New Hampshire
Department of Natural and Cultural Resources
Division of Parks and Recreation
172 Pembroke Road
Concord NH 03301

Re: All agreements and Lease agreements.

The General Liability insurance program maintained by Public Service Company of New Hampshire dba Eversource Energy consists of a \$1,000,000 per occurrence layer of coverage provided through a program of self-insurance. This self-insurance program provides coverage comparable to that provided by the language in the ISO Commercial General Liability Policy, including Automobile Liability, Products and Completed Operations, Employer's Liability, Pollution Liability, and Contractual Liability coverage. The program is structured in accordance with generally accepted guidelines for programs of self-insurance and is supported by a corporate insurance fund for losses within the self-insured limit. The Eversource Energy System companies also have in place catastrophic Excess Liability insurance (above the self-insured layer provided by Associated Electric and Gas Insurance Services, Limited).

Please accept this letter as acknowledgment of our obligation to defend, hold harmless and indemnify State of NH Department of Natural and Cultural Resources as additional insured on a commercial general liability and provide insurance protection all in accordance with and to the extent by the terms and conditions of the above event.

If you have any questions or concerns as respects our corporate insurance programs, please do not hesitate to contact me at (860) 665-6905.

Sincerely,

A handwritten signature in cursive script that reads "James W Bross".

James W Bross

REFERENCE COPY

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**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: EVERSOURCE ENERGY SERVICE COMPANY

EVERSOURCE ENERGY SERVICE COMPANY
PO BOX 270
HARTFORD, CT 06141-0270

Call Sign KCC378	File Number 0009801539
Radio Service IG - Industrial/Business Pool, Conventional	
Regulatory Status PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0003583721

Grant Date 01-13-2022	Effective Date 01-13-2022	Expiration Date 02-15-2032	Print Date 01-14-2022
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

- Loc. 1 Address:** SUMMIT OF BELKNAP MOUNTAIN
City: GILFORD County: BELKNAP State: NH
Lat (NAD83): 43-31-04.3 N Long (NAD83): 071-22-08.3 W ASR No.: N/A Ground Elev: 725.0
- Loc. 3 Area of operation**
Operating within a 40.0 km radius around 43-31-04.3 N, 071-22-08.3 W,
GILFORD, BELKNAP county, NH
- Loc. 4 Area of operation**
Land Mobile Control Station meeting the 6.1 Meter Rule: NH
- Loc. 5 Area of operation**
Operating within a 48.0 km radius around fixed location 1

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	2	000160.72500000	FB2	1		11K2F3E	60.000	47.000	24.0	521.0	

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: EVERSOURCE ENERGY SERVICE COMPANY

Call Sign: KCC378

File Number: 0009801539

Print Date: 01-14-2022

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	000153.71000000	FB2	1		11K2F3E	60.000	100.000	24.0	521.0	05-29-2004
3	1	000153.71000000	MO	50		11K2F3E	100.000	110.000			
3	1	000158.19000000	MO	50		11K2F3E	100.000	110.000			11-20-2003
4	1	000158.19000000	FX1	4		11K2F3E	40.000	100.000			
5	1	000157.69500000	MO	50		11K2F3E	100.000	110.000			

Control Points

Control Pt. No. 1

Address: 1250 Hooksett Road

City: Hooksett County: HILLSBOROUGH State: NH Telephone Number: (603)634-2142

Associated Call Signs

<NA>

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: EVERSOURCE ENERGY SERVICE COMPANY

ATTN: TELECOM MANAGER
EVERSOURCE ENERGY SERVICE COMPANY
PO BOX 270
HARTFORD, CT 06141-0270

Call Sign WQEJ718	File Number
Radio Service PC - Public Coast Stations, Auctioned	

FCC Registration Number (FRN): 0003583721

Grant Date 06-11-2015	Effective Date 01-18-2018	Expiration Date 04-26-2025	Print Date
Market Number AMT001	Channel Block B	Sub-Market Designator 11	
Market Name Northern Atlantic			
1st Build-out Date 04-26-2015	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: EVERSOURCE ENERGY SERVICE COMPANY

Call Sign: WQEJ718

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: EVERSOURCE ENERGY SERVICE COMPANY

ATTN: TELECOM MANAGER
EVERSOURCE ENERGY SERVICE COMPANY
PO BOX 270
HARTFORD, CT 06141-0270

Call Sign WQQM879	File Number 0011331645
Radio Service IG - Industrial/Business Pool, Conventional	
Regulatory Status PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0003583721

Grant Date 01-17-2023	Effective Date 12-06-2024	Expiration Date 01-30-2033	Print Date 12-07-2024
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

- Loc. 1** Address: BELKNAP MOUNTAIN
City: GILFORD County: BELKNAP State: NH
Lat (NAD83): 43-31-01.6 N Long (NAD83): 071-22-07.6 W ASR No.: 1279594 Ground Elev: 722.4
- Loc. 2** Area of operation
Operating within a 64.0 km radius around fixed location 1
- Loc. 5** Address: TENNEY MOUNTAIN
City: PLYMOUTH County: GRAFTON State: NH
Lat (NAD83): 43-44-21.2 N Long (NAD83): 071-47-24.3 W ASR No.: Ground Elev: 701.0
- Loc. 6** Area of operation
Operating within a 55.0 km radius around fixed location 5
- Loc. 7** Address: BELKNAP MOUNTAIN
City: GILFORD County: BELKNAP State: NH
Lat (NAD83): 43-27-51.3 N Long (NAD83): 071-33-32.2 W ASR No.: Ground Elev: 159.0

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: EVERSOURCE ENERGY SERVICE COMPANY

Call Sign: WQQM879

File Number: 0011331645

Print Date: 12-07-2024

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	1	000153.71000000	FB2	1		11K2F3E	75.000	100.000	32.6	516.5	01-30-2014
1	1	000153.13250000	FB2	1		11K2F3E	75.000	100.000	32.6	516.5	01-30-2014
2	1	000158.19000000	MO	100		11K2F3E	100.000	100.000			01-30-2014
2	1	000157.69500000	MO	100		11K2F3E	100.000	100.000			01-30-2014
5	1	000151.78250000	FB2	1		6K00F1D	10.000	20.000	32.6	388.1	04-30-2014
5	1	000153.62750000	FB2	1		11K2F3E	75.000	85.000	32.6	388.1	04-30-2014
6	1	000159.72750000	MO	100		6K00F1D	10.000	20.000			04-30-2014
7	1	000157.69500000	FX1	1		11K2F3E	40.000	50.000	6.1	-57.0	05-06-2015
7	1	000158.19000000	FX1	1		11K2F3E	40.000	50.000	6.1	-57.0	05-06-2015

Control Points

Control Pt. No. 1

Address: 107 Seldon Street

City: Berlin **County:** HARTFORD **State:** CT **Telephone Number:** (860)665-2661

Associated Call Signs

<NA>

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

JDR
99

STATE OF NEW HAMPSHIRE
DEPARTMENT of NATURAL and CULTURAL RESOURCES
DIVISION OF FORESTS AND LANDS

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-2214 Fax: 603-271-6488 www.nhdfl.org

October 30, 2019

His Excellency, Governor Christopher T. Sununu
and the Honorable Executive Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

1. Pursuant to RSA 227-H:9, authorize the Department of Natural and Cultural Resources, Division of Forests and Lands (DNCR) to amend an existing lease with Public Service Company of New Hampshire d/b/a Eversource Energy of Manchester, NH (PSNH) for equipment and antenna space in designated areas at Belknap Mountain State Forest by exercising a lease renewal option from January 1, 2020 through December 31, 2024, with the option to extend the lease for two additional five year periods, effective upon Governor and Council approval. The original lease was approved by Governor and Council on January 14, 2015, Item #24.
2. Further authorize the DNCR to accept annual rental payment revenue.

Revenue will be posted to 03-035-035-351010-86820000 - Communication Sites Ops, as follows:

State FY	Class-Account	Class- Account Title	Annual Rent Amount
2020	008-403073	Agy Income - Mt Top Tower Fund	\$6,491.95
2021	008-403073	Agy Income - Mt Top Tower Fund	\$6,686.71
2022	008-403073	Agy Income - Mt Top Tower Fund	\$6,887.31
2023	008-403073	Agy Income - Mt Top Tower Fund	\$7,093.93
2024	008-403073	Agy Income - Mt Top Tower Fund	\$7,306.75
		Total:	\$34,466.65

EXPLANATION

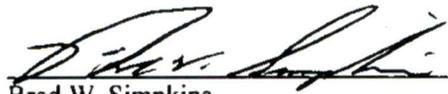
PSNH has requested to exercise the first of three 5-year lease renewal options and this amendment updates the Term provision of the lease to reflect this. The rental fees are based on a 3% yearly increase detailed in the terms of each Lease. The lease is for equipment and antenna space at the summit of Belknap Mountain for both voice and data radio equipment in support of the electrical grid and services in the State of New Hampshire. This communication site and associated equipment is essential to the daily operations and support of New Hampshire PSNH electrical customers. PSNH has been a good tenant on Belknap Mountain for many years.

The lease amendment is subject to the Department's "Policy on Use and Management of DNCR Communication Facilities" attached as Exhibit A and all installed communication equipment shall meet the guidelines set forth by the Department's "Technical Requirements for the Use of Communication Sites" attached as Exhibit B.

The Attorney General's office has approved this lease amendment as to form, substance, and execution.

Respectfully submitted,

Concurred,



Brad W. Simpkins
Director



Sarah L. Stewart
Commissioner

(SW)



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STATE OF NEW HAMPSHIRE
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
DIVISION OF FORESTS AND LANDS
172 Pembroke Road P.O. Box 1856 Concord, New Hampshire 03302-1856

Her Excellency, Governor Margaret Wood Hassan
And the Honorable Executive Council
State House
Concord, New Hampshire 03301

December 23, 2014

603-271-2214
FAX: 603-271-6488
www.nhdf.org

Retroactive

REQUESTED ACTION

- 1) Pursuant to RSA 227-H:9, authorize the Department of Resources and Economic Development, Division of Forest and Lands (DRED) to enter into four RETROACTIVE Lease Agreements (Lease) with Public Service Company of New Hampshire (PSNH) headquartered in Manchester, NH. Each Lease is for equipment and antenna space in designated areas at each of the following sites: Belknap Mountain, Kearsarge Mountain, Prospect Mountain and Mount Sunapee. Each Lease is for an initial 5-year period effective January 1, 2015 through December 31, 2019, with the option to renew for three (3) additional 5-year periods subject to Governor and Executive Council approval.
- 2) Further authorize DRED to accept annual rental payments of \$5,600.00 for 2015, \$5,768.00 for 2016, \$5,941.04 for 2017, \$6,119.27 for 2018, and \$6,302.85 for 2019 for the Belknap Mountain, Kearsarge Mountain and Prospect Mountain leases. The rental fees are based on a 3% yearly increase detailed in the terms of each Lease. The rental payments will be deposited into accounting unit #03-35-35-351010-86820000 "Tower Fund".
- 3) Further authorize DRED to accept annual rental payments of \$3,500.00 for 2015, \$3,605.00 for 2016, \$3,713.15 for 2017, \$3,824.54 for 2018, and \$3,939.28 for 2019 for the Mount Sunapee Lease. The rental fees are based on a 3% yearly increase detailed in the terms of the Lease. The rental payments will be deposited into accounting unit #03-35-35-351010-86820000 86820000 "Tower Fund".

EXPLANATION

PSNH is a subsidiary of Northeast Utilities located in Hartford Connecticut. PSNH at each of these sites held 'Special Use Permits' dating back to the mid to late 1990s. DRED and PSNH felt it was time to revise the agreements. The initial annual rental fees are based on the equipment present at each site and a 3% annual rent increase applied to an annual rent of \$2,500 contracted in 2001. Total fiscal revenue over the initial 5 year period for all four Leases will approximate \$107,775.45.

The Leases are subject to the "State of New Hampshire, Department of Resources and Economic Development Policy on Use and Management of Mountaintops for Communications Facilities". They also require the communications equipment to meet the guidelines set forth by the "State of New Hampshire, Department of Resources and Economic Development Technical Requirements for the Use of Communication Sites."

Your approval is subject to final approval of the Leases as to form, substance and execution by the Office of the Attorney General. Although the Leases were written several weeks ago, they are retroactive because the Leases were not processed and put before the Governor and Council before January 1st.

Respectfully submitted,

Concurred,

Brad W. Simpkins
Brad W. Simpkins
Director



Jeffrey J. Rose
Jeffrey J. Rose
Commissioner