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
nhdfl.dncr.nh.gov

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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, 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 for equipment and antenna space in designated areas at Mount Sunapee State Park 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 January 14, 2015, item #24. The first lease amendment was approved by the Governor and Council on December 18, 2019, item #100.

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 Amount
2025	008-403073-44	Agy - Income Mt Top Tower Fund	**$4,703.71**
2026	008-403073-44	Agy - Income Mt Top Tower Fund	**$4,844.82**
2027	008-403073-44	Agy - Income Mt Top Tower Fund	**$4,990.16**
2028	008-403073-44	Agy - Income Mt Top Tower Fund	**$5,139.86**
2029	008-403073-44	Agy - Income Mt Top Tower Fund	**$5,294.06**
		Contract Total	**$24,972.61**

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 of New Hampshire 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 Mount Sunapee. 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,

Patrick D. Hackley
Director

Concurred,

Sarah L. Stewart
Commissioner

SECOND LEASE AMENDMENT
Public Service Company of New Hampshire d/b/a Eversource Energy
MOUNT SUNAPEE
MOUNT SUNAPEE STATE PARK
Newbury, NH

CRITICAL DATES / TERM / RENT (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 with an initial annual rent of $4,703.71	

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 **Mount Sunapee**, located in **Mount Sunapee State Park**, 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 first amendment to the lease was approved by Governor and Council on 12/18/2019 as item 100; 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 01/01/2025 to 12/31/2029 subject to the amended terms detailed hereafter, which update standard terms and conditions clauses that have changed since the first amendment was approved in 2019.

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:

Lessee Initials: CS
Date: 7/16/25

1. Section **II ENTRY AND USE OF 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; 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 **IV ACCESS LIMITATION** is hereby deleted in its entirety and replaced with the following:

   The Sunapee Mountain Ski Area is being managed/operated by Mount Sunapee Resort. All access to the summit, communication tower and communication equipment room shall be coordinated with Mount Sunapee Resort. Chris Corless (603) 763-3580 or Jesse Clark (603) 763-3582 are the primary contacts and if they are not available please call the Mount Sunapee Resort main number (603)-763-3500.

   Access to Mount Sunapee during operating seasons and normal business hours for personnel, hand tools and small (hand held) equipment shall be by the summit chair lift and will be provided by Mount Sunapee Resort at no charge. Lessee, to the greatest extent possible, will schedule non-emergency access at dates and times that cause the least amount of conflict with public recreational use of the Sunapee Mountain facilities. Off season and afterhours access shall be coordinated with and approved by Chris Corless or Shannon Duff and may be subject to a reasonable charge based on cost incurred by Mount Sunapee Resort for providing access service.

   The Lessee will be held responsible for damage to State land resulting from improper motorized access to Mount Sunapee State Park by the Lessee, or its agents.

Lessee Initials: CG
Date: 7/16/25

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

Contract Year	Class – Account-RG	Class Account Title	Annual Rent Amount
2025	008-403073-44	Agy - Income Mt Top Tower Fund	**$4,703.71**
2026	008-403073-44	Agy - Income Mt Top Tower Fund	**$4,844.82**
2027	008-403073-44	Agy - Income Mt Top Tower Fund	**$4,990.16**
2028	008-403073-44	Agy - Income Mt Top Tower Fund	**$5,139.86**
2029	008-403073-44	Agy - Income Mt Top Tower Fund	**$5,294.06**
Total			**$24,972.61**

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

Escalator Applied	0%	3%	3%	3%	3%
Month	2025	2026	2027	2028	2029
January	$4,703.71	$4,844.82	$4,990.16	$5,139.86	$5,294.06
Total	**$4,703.71**	**$4,844.82**	**$4,990.16**	**$5,139.86**	**$5,294.06**

The initial annual rent shall be Four Thousand Seven Hundred Three and 24/100 dollars ($4,703.71). The initial and subsequent annual payments 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 XIX 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 January, throughout the term of the Lease.

4. 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 01/01/2025 and ending on 12/31/2029, unless sooner terminated in accordance with the provisions hereof.

The Lease may be extended for one (1) additional five (5) year term, provided the Lessee has given notice in writing to the State of its intent to extend the Lease at least six (6) months prior to the expiration date of each term, subject to a review and renegotiation, if necessary to stay current with

Lessee Initials: CG
Date: 2/16/25

the fair market value, of the fee paid for consideration and the three percent (3%) annual escalator fee. Governor and Council approval shall be required for each five year (5) term extension.

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

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 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 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
{} Supervisor, Real Estate
Duly Authorized

7/16/25
Date

FOR THE STATE:

Department of Natural and Cultural Resources

Sarah L. Stewart
Commissioner

August 19, 2025
Date

Approved as to Form, Substance and Execution:

Asst. Attorney General

9/16/2025
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: CG
Date: 7/16/25

Exhibit D

Equipment List

Mt Sunapee (Newbury)				
Antenna Inventory				
QTY	Model	Description	Height	Orientation
1	PD620	21' Cellewave collinear	100'	Omni
1	ANT220F2	4' Telewave collinear	195'	Omni
Ground Equipment				
1	2' x 2' Radio Cabinet			
	Located in: Eversource equipment cage in basement of summit bldg.			
	Labelled: Property of PSNH			

Equipment Detail			
QTY	**Model**	**Description**	**Location**
1	SC2000	Eltek 24 VDC Power System	Cabinet 1
4	SBS100	12 VDC 100 AH enersys battreries	Cabinet 1
1	IR1835	Cisco router	Cabinet 1
1	140-5028	Calamp Base Radio	Cabinet 1
1	SCS50	Site Boss RTU	Cabinet 1
1	GT-DC	Accedian MetroND	Cabinet 1
1	MSTR III	GE Base Radio	Cabinet 1

cg 7/16/25

REFERENCE COPY
This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

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	File Number
WPNR377	0010954886
Radio Service	
IG - Industrial/Business Pool, Conventional	
Regulatory Status	
PMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0003583721

Grant Date	Effective Date	Expiration Date	Print Date
03-26-2024	03-26-2024	05-13-2034	03-27-2024

STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 **Address:** MOUNT SUNAPEE
City: NEWBURY **County:** MERRIMACK **State:** NH
Lat (NAD83): 43-18-49.3 N **Long (NAD83):** 072-04-28.3 W **ASR No.:** **Ground Elev:** 831.0

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	000153.65000000	FB2	1		11K0F3E	60.000	150.000	37.0	486.0	

Control Points

Control Pt. No. 1

Address: 107 Selden Street
City: Berlin **County:** HARTFORD **State:** CT **Telephone Number:** (860)665-5000

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.

FCC 601-LM
August 2021

Licensee Name: EVERSOURCE ENERGY SERVICE COMPANY

Call Sign: WPNR377 **File Number:** 0010954886 **Print Date:** 03-27-2024

Associated Call Signs
KA7039

<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 islicensed under the prior name.

Reference Copy

ULS License

Public Coast Stations, Auctioned License - WQEJ718 - Eversource Energy Service Company

PA **This license has pending applications:** 0011481753

Call Sign	WQEJ718	Radio Service	PC - Public Coast Stations, Auctioned
Status	Active	Auth Type	Regular

Rural Service Provider Bidding Credit

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

Reserved Spectrum

Reserved Spectrum

Market

Market	AMT001 - Northern Atlantic	Channel Block	B
Submarket	11	Associated Frequencies (MHz)	000217.00000000-000217.50000000 000219.00000000-000219.50000000
3.7 GHz License Type		3.7 GHz Linked License	

Dates

Grant	06/11/2015	Expiration	04/26/2025
Effective	02/06/2025	Cancellation	

Buildout Deadlines

1st	04/26/2015	2nd	

Discontinuance Dates

1st		2nd	

Notification Dates

1st	05/11/2015	2nd	

ECIP Information

ECIP Flag

Small Carrier or Tribal Nation Transaction		Rural-Focused Transaction	

ECIP Dates

5-Year Holding Period Begins		5-Year Holding Period Ends	

Required Operational Filing Dates

IORN Operation Begin Date	FORN Deadline Date	FORN Filed Date

Licensee

FRN	0003583721	Type	Corporation

Licensee

Eversource Energy Service Company
P.O. Box 270
Hartford, CT 06141-0270
ATTN Telecom Manager

P:(860)665-2661
E:fcccontact@eversource.com

Contact

Keller and Heckman LLP
K H Law DC
1001 G Street, NW, Suite 500 West
Washington, DC 20001
ATTN Telecom

P:(202)434-4100
F:(202)434-4646
E:telecomlicensing@khlaw.com

Ownership and Qualifications

Radio Service Type	Fixed, Mobile		
Regulatory Status	Non-Common Carrier, Private Comm	Interconnected	No

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	
Is the applicant a corporation organized under the laws of any foreign government?	
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	
Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country?	

The Alien Ruling question is not answered.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

Race

Ethnicity

Sex

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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 Mount Sunapee State Park 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, subject to Governor and Council approval. The original lease agreement was approved by Governor and Executive 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	$4,057.47
2021	008-403073	Agy Income - Mt Top Tower Fund	$4,179.19
2022	008-403073	Agy Income - Mt Top Tower Fund	$4,304.57
2023	008-403073	Agy Income - Mt Top Tower Fund	$4,433.71
2024	008-403073	Agy Income - Mt Top Tower Fund	$4,566.72
		Total:	**$21,541.66**

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 Mount Sunapee 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 Mount Sunapee 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,

Brad W. Simpkins
Director

Concurred,

Sarah L. Stewart
Commissioner

DEC31'14 AM11:40 DAS 24

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

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

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

December 23, 2014

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,

Susan Fraches
Brad W. Simpkins
Director

Concurred,

Jeffrey J. Rose
Commissioner