



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.dncr.nh.gov



35
 DEC 03 2025

October 3, 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 Central Vermont Communications, Inc. (CVC) of Rutland, Vermont for equipment and antenna space in designated areas at Kearsarge Mountain in Kearsarge Mountain State Forest by exercising a second five-year renewal option and extending the completion date from June 30, 2025 to June 30, 2030 effective upon Governor and Council approval. The original lease was approved by the Governor and Council on January 14, 2015, item #23. The first lease amendment was approved by the Governor and Council on June 24, 2020, item #110.

Further authorize DNCR to accept annual rental payment revenue. The annual rental payment includes a annual 3% 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
2026	008-403073-44	Agy - Income Mt Top Tower Fund	\$6,464.88
2027	008-403073-44	Agy - Income Mt Top Tower Fund	\$6,658.80
2028	008-403073-44	Agy - Income Mt Top Tower Fund	\$6,858.60
2029	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,064.40
2030	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,276.32
		Contract Total	\$34,323.00

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.

Central Vermont Communications, Inc. is a corporation organized under the laws of the State of Vermont in good standing with the State of New Hampshire, and is a tenant in good standing at Kearsarge Mountain. All installed communication equipment shall meet the guidelines set forth by DNCR's "Technical Requirements for the Use of Communication Sites" attached as Exhibit A to the agreement. It is their wish to continue operating from this location.

The totals in the tables above summarize anticipated revenue within a contract year because this particular vendor pays fees month to month. Expected New Hampshire State Fiscal Year totals are summarized within the requested action.

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

Central Vermont Communications, Inc.
KEARSARGE MOUNTAIN
KEARSARGE MOUNTAIN STATE FOREST
Warner, NH

<u>CRITICAL DATES / TERM / RENT</u> (for State use only)	
DEFINITION	DATE
Term Effective Date:	01-Jul-2025
Billing Commencement Date:	01-Jul-2025
Term and Initial Annual Rent: 5 years, \$6,464.88	

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 Central Vermont Communications, Inc. (the "Lessee") having a mailing address of 1697 US Route 4, Suite 5, Rutland, VT 05701

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 14-Jan-2015 as item 23, when the State agreed to lease certain areas within and upon the top of **Kearsarge Mountain**, located in **Kearsarge 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 exercise the first of three 5 year extensions which was approved by Governor and Executive Council on 24-Jun-2020 as item 110; 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; and

Whereas, the State is agreeable to extending the Lease, subject to Governor and Executive Council approval, for another 5-year period subject to the amended terms detailed hereafter, which update standard terms and conditions clauses that have changed since the original lease was approved in 2017.

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

Lessee Initials: *SSS*
Date: *7/21/25*

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 – COMMENCEMENT DATE – ENERGY USE** is hereby deleted in its entirety and replaced with the following:

<u>Contract Year</u>	<u>Class – Account-RG</u>	<u>Class Account Title</u>	<u>Annual Rent Amount</u>
2025	008-403073-44	Agy - Income Mt Top Tower Fund	\$3,232.44
2026	008-403073-44	Agy - Income Mt Top Tower Fund	\$6,561.84
2027	008-403073-44	Agy - Income Mt Top Tower Fund	\$6,758.70
2028	008-403073-44	Agy - Income Mt Top Tower Fund	\$6,961.50
2029	008-403073-44	Agy - Income Mt Top Tower Fund	\$7,170.36
2030	008-403073-44	Agy - Income Mt Top Tower Fund	\$3,638.16

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

Escalator Applied	0%	3%	3%	3%	3%	
Month	2025	2026	2027	2028	2029	2030
January		\$538.74	\$554.90	\$571.55	\$588.70	\$606.36
February		\$538.74	\$554.90	\$571.55	\$588.70	\$606.36
March		\$538.74	\$554.90	\$571.55	\$588.70	\$606.36
April		\$538.74	\$554.90	\$571.55	\$588.70	\$606.36
May		\$538.74	\$554.90	\$571.55	\$588.70	\$606.36
June		\$538.74	\$554.90	\$571.55	\$588.70	\$606.36
July	\$538.74	\$554.90	\$571.55	\$588.70	\$606.36	
August	\$538.74	\$554.90	\$571.55	\$588.70	\$606.36	
September	\$538.74	\$554.90	\$571.55	\$588.70	\$606.36	
October	\$538.74	\$554.90	\$571.55	\$588.70	\$606.36	
November	\$538.74	\$554.90	\$571.55	\$588.70	\$606.36	
December	\$538.74	\$554.90	\$571.55	\$588.70	\$606.36	
Total	\$3,232.44	\$6,561.84	\$6,758.70	\$6,961.50	\$7,170.36	\$3,638.16

The initial monthly rent shall be five hundred Thirty Eight and 74/100 dollars. and shall be paid pursuant to a State issued invoice.

Lessee Initials: SSK
 Date: 9/2/25

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, throughout the term of the Lease Amendment.

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 July 1, 2025 through June 30, 2030, 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 twelve (12) months prior to the expiration date of each term, subject to a review and renegotiation, if necessary to stay current with the fair market value, of the fee paid for consideration and the three percent (3%) annual escalator fee.

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, or July 01, 2025, whichever is later. 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]

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

FOR THE LESSEE:

Central Vermont Communications, Inc.



Steve Suker
President
Duly Authorized

9.2.25

Date

FOR THE STATE:

Department of Natural and Cultural Resources



Sarah L. Stewart
Commissioner

10/21/25

Date

Approved as to Form, Substance and Execution:


Asst. Attorney General

10/27/2025

Date

Approved by the NH Governor and Executive Council:

Item # _____ on _____, 2025

Lessee Initials: SS
Date: 9/27/25

EQUIPMENT INVENTORY

EXHIBIT D

Kearsarge Mountain Central Vermont Communications (802) 775-6726
Site Organization Contact Phone #

TOWER MOUNTED EQUIPMENT:
(Antenna Make, Model, Feed-line Type)
(Tower Make, Model and height)

LOCATION:
(Mounted Elevation and Bearing on
Structure)

BA 1010 Top of Tower
CM 1.0 Dish bottom,
of Tower leg

HOUSED EQUIPMENT:
(Make, Model, Serial Number,
Tx/Rx Frequencies) Also List Back-up
Power (Batteries or UPS)

LOCATION - SHELTER:
(Rack or Cabinet Mounted)

Glencayre 8411

Copy of FCC Licenses and ASR # WPSM226


Signed:

9/2/25
Date:

11697 US R+Y Rutland, VT
Address 05701

802 775 6726
Phone Number

SUBMIT TO: Communications Coordinator
Division of Forests and Lands
172 Pembroke Road
Concord, NH 03301

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: CENTRAL VERMONT COMMUNICATIONS, INC.

ATTN: RADIO MANAGER
CENTRAL VERMONT COMMUNICATIONS, INC.
1697 US ROUTE 4, SUITE 5
RUTLAND, VT 05701

Call Sign WPSM226	File Number 0009464595
Radio Service IK - Industrial/Business Pool - Commercial, Conventional	
Regulatory Status CMRS	
Frequency Coordination Number	

FCC Registration Number (FRN): 0004098562

Grant Date 05-20-2021	Effective Date 05-20-2021	Expiration Date 06-18-2031	Print Date 05-20-2021
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STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

- Loc. 1 Address: SMITH HILL ROAD
City: PLYMOUTH County: GRAFTON State: NH
Lat (NAD83): 43-45-41.0 N Long (NAD83): 071-38-57.0 W ASR No.: 1055700 Ground Elev: 317.0
- Loc. 2 Address: MT KEARSAGE
City: WARNER County: MERRIMACK State: NH
Lat (NAD83): 43-23-00.3 N Long (NAD83): 071-51-23.3 W ASR No.: Ground Elev: 895.0
- Loc. 3 Address: KING RIDGE SKI AREA
City: NEW LONDON County: MERRIMACK State: NH
Lat (NAD83): 43-22-48.3 N Long (NAD83): 071-59-00.3 W ASR No.: Ground Elev: 460.0
- Loc. 4 Address: 125 COLLEGE ST
City: BURLINGTON County: CHITTENDEN State: VT
Lat (NAD83): 44-27-54.2 N Long (NAD83): 073-12-50.5 W ASR No.: Ground Elev: 67.0
- Loc. 5 Address: 30 EAST ST
City: ORLEANS County: ORLEANS State: VT
Lat (NAD83): 44-48-39.0 N Long (NAD83): 072-11-56.8 W ASR No.: Ground Elev: 233.0
- Loc. 6 Address: TWR 3 - 1 mile N of Waturbury on Blush Hill
City: Waterbury County: WASHINGTON State: VT
Lat (NAD83): 44-21-19.5 N Long (NAD83): 072-45-10.5 W ASR No.: 1244187 Ground Elev: 283.0

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: CENTRAL VERMONT COMMUNICATIONS,

Call Sign: WPSM226

File Number: 0009464595

Print Date: 05-20-2021

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	000157.74000000	FB6C	1	10000	20K0F3E	350.000	2800.000	92.0	212.0	06-18-2002
2	1	000157.74000000	FB6C	1	10000	20K0F3E	350.000	2800.000	20.0	633.0	06-18-2002
3	1	000157.74000000	FB6C	1	10000	20K0F3E	350.000	2800.000	10.0	111.0	06-18-2002
4	1	000157.74000000	FB6C	1	10000	20K0F3E	350.000	2800.000	27.0	17.0	06-18-2002
Frequency 000157.74000000 Special Condition NHIA NOTING EXISTING OPS IN THE AREA AND NO REPORTS OF HARMFUL INTERFERENCE.											
5	1	000157.74000000	FB6C	1	10000	20K0F3E	250.000	1000.000	18.3	-128.8	04-07-2010
6	1	000157.74000000	FB6C	1	10000	20K0F3E	350.000	2899.000	100.0	-5.2	07-03-2013

Control Points

Control Pt. No. 1

Address: MENDON MEADOWS 5

City: RUTLAND County: RUTLAND State: VT Telephone Number: (802)775-6726

Associated Call Signs

<NA>

Waivers/Conditions:

Beginning January 1, 2013, this station must operate on channels with a bandwidth of 12.5 kHz or less, or with equivalent efficiency, regardless of the emission bandwidths set forth on this license. See Section 90.209(b)(5) of the Commission's Rules. Note, however, that the narrowbanding requirement does not apply to specific channels designated in Rule 90.20 or 90.35 for paging only.

State of New Hampshire

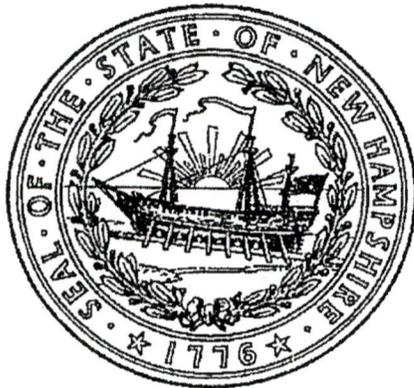
Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that CENTRAL VERMONT COMMUNICATIONS, INC. is a Vermont Profit Corporation registered to transact business in New Hampshire on February 24, 2017. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 765099

Certificate Number : 0007276228



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 2nd day of September A.D. 2025.

A handwritten signature in black ink, appearing to read "D. Scanlan", is written over a faint circular outline.

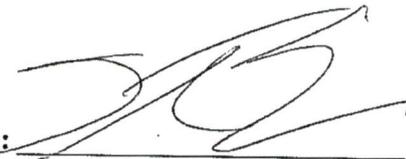
David M. Scanlan
Secretary of State

Sole Proprietor Certification of Authority

I, Stephan Suker, hereby certify that I am the Sole Proprietor
(Name)
of Central Vermont Communications which is a tradename registered with the Secretary of State
(Name of Business)
under RSA 349. I certify that I am the sole owner of my business and tradename.

I further certify that it is understood that the State of New Hampshire will rely on this certificate as evidence the person listed above currently occupies the position indicated and they have full authority to bind the business. This authority **shall remain valid for thirty (30) days** from the date of this Certificate of Authority.

DATED: 9-9-25

ATTEST: 
(Signature & Title) President



CENTVER-02

SANDYANAGARAJU

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NFP Property & Casualty Services, Inc. 54 Woodstock Avenue Rutland, VT 05701	CONTACT NAME: Sandy Monfette PHONE (A/C, No, Ext): (802) 624-2203 FAX (A/C, No): (802) 334-5279 E-MAIL ADDRESS: sandy.monfette@nfp.com
	INSURER(S) AFFORDING COVERAGE
INSURED Central Vermont Communications Inc 1697 US RTE 4 Rutland, VT 05701	INSURER A: Continental Western Insurance Company NAIC # 10804
	INSURER B: Union Insurance Company 25844
	INSURER C: Acadia Insurance Company 31325
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR NSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		CPA5483889-14	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Employee benefi \$ 1,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		CAA5483890-14	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		CUA5483891-14	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WCA5503755-13	1/31/2025	1/31/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER State of New Hampshire Department of Natural and Cultural Resources 172 Pembroke Road Concord, NH 03301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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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.nhdf.org

May 19, 2020

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 Central Vermont Communications Inc. (CVC) for equipment and antenna space in designated areas at Kearsarge Mountain State Forest on Kearsarge Mountain in Warner, New Hampshire, by exercising a lease renewal option from July 1, 2020 through June 30, 2025, 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 #23.
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	\$5,413.80
2021	008-403073	Agy Income - Mt Top Tower Fund	\$5,576.16
2022	008-403073	Agy Income - Mt Top Tower Fund	\$5,743.44
2023	008-403073	Agy Income - Mt Top Tower Fund	\$5,915.76
2024	008-403073	Agy Income - Mt Top Tower Fund	\$6,093.24
Total:			\$28,742.40

EXPLANATION

CVC has requested to exercise the first of three 5-year lease renewal options and this amendment updates the Term provisions of the lease to reflect this. The rental fees are based on a 3% yearly increase detailed in the terms of the Lease Amendment document. The Lease is for equipment and antenna space at the summit of Kearsarge Mountain. Founded in 1978, CVC has its roots in providing two-way radio sales and service. The company has three divisions, operating as CVC Paging, CVC Two-Way Radio and Advanced Answering Center. They currently serve the communications needs of utility companies, health care facilities, corporations, public safety organizations, municipalities, government, small business and others across the Northeast. CVC has been a tenant on Kearsarge Mountain for several years.

The lease amendment is subject to the Department's "Policy on Use and Management of DPCR 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,



William T. Guinn
Acting Director



Sarah L. Stewart
Commissioner



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

603-271-2214
December 29, 2014 FAX: 603-271-6488
www.nhdf.org

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 two (2) Lease Agreements (Lease) with Central Vermont Communications, Inc of Vermont (CVC) headquartered in Rutland, VT, for equipment and antenna space in designated areas on Kearsarge Mountain in Warner, NH and Mount Washington in Sargents Purchase, NH for an initial 5-year period. The Kearsarge Mountain lease is effective July 1st, 2015 through June 30th, 2020. The Mount Washington lease is effective August 1st, 2015 through July 31, 2020. Each lease has 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 Kearsarge Mountain rental payments of \$4,810.32 for year 1, \$4,954.63 for year 2, \$5,103.27 for year 3, \$5,256.37 for year 4, and \$5,414.06 for year 5. The rental fees are based on a 3% annual increase detailed in the terms of the Lease. The rental payments will be deposited into accounting unit #03-35-35-351010-86820000 "Tower Fund".
- 3) Further authorize DRED to accept annual Mount Washington rental payments of \$8,659.77 for year 1, \$9,092.76 for year 2, \$9,547.40 for year 3, \$10,024.77 for year 4 and \$10,526.01 for year 5. The rental fees are based on a 5% annual increase detailed in the terms of the Lease. The rental payments will be deposited into accounting unit #03-35-35-351510-37420000 "Mt Washington Comm".

EXPLANATION

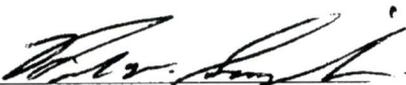
Founded in 1978, CVC has its roots in providing two-way radio sales and service. The company has three divisions, operating as CVC Paging, CVC Two-Way Radio and Advanced Answering Center. They currently serve the communications needs of utility companies, health care facilities, corporations, public safety organizations, municipalities, government, small business and others all across the Northeast. Total fiscal revenue over the initial 5 year period for both Leases will approximate \$73,389.

Each Lease is subject to the "State of New Hampshire, Department of Resources and Economic Development Policy on Use and Management of Mountaintops for Communications Facilities". It also requires 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.

Respectfully submitted,

Concurred,


Brad W. Simpkins
Director




Jeffrey J. Rose
Commissioner