

THE CITY OF NEWPORT

**RESOLUTION**

**OF THE**

**COUNCIL**

**No.2026-31**

WHEREAS, on August 30, 1996 the City of Newport entered into a lease agreement with Cingular Wireless (now Aloha Towers, LLC) for use of the land at 2154 West Main Road Portsmouth, RI for cellular tower equipment; AND

WHEREAS, this lease agreement has been amended two additional times through December 31, 2040 with a third lease amendment being proposed to continue operating and maintaining a communications facility and other improvements on a portion of the property; AND

WHEREAS, this lease, in the form of a Third Amendment, provides four (4) additional five (5) year terms for the consideration of an amendment bonus payment of Seven Thousand and No/100 Dollars (\$7,000.00) payable upon the full execution of this Amendment, extending the term to December 31, 2060; AND

WHEREAS, the parties further agree that the rent for these further renewal terms (January 1, 2041 to December 31, 2060) shall escalate every January 1<sup>st</sup> by the then applicable annual increase in the Consumer Price Index for All Urban Consumers (the "CPI"); provided, however, regardless of the applicable annual increase in the CPI, that rent shall escalate by at least two percent (2%), but not more than five percent (5%), annually; NOW THEREFORE BE IT

RESOLVED: that this agreement as amended herein in all respects, for a period of four (4) additional five (5) year terms for consideration of the above indicated rent; AND BE IT FURTHER

RESOLVED: that this Third Amendment is hereby approved and the Council Chair is authorized to sign said agreement on behalf of the City, subject to review and approval of the document by the City Solicitor.

IN COUNCIL  
READ AND PASSED  
**MARCH 25, 2026**

  
LAURA C. SWISTAK, CMC  
CITY CLERK