RIGHT OF ENTRY AGREEMENT

THIS RIGHT OF ENTRY AGREEMENT (this "Agreement") is by and between _____, (hereinafter the "Owner"), whose address is _____ and the City of Fairlawn, Ohio (the "City"), for the FairlawnGig municipal broadband utility, (the "Operator"). Operator and Owner may individually be referred to as a "Party" or collectively as the "Parties." This Agreement commences on the later of the execution dates set forth below the signatures (the "Commencement Date").

1. Owner represents and warrants that Owner: (a) is the fee simple owner of the land, improvements, and building which constitute the Property (defined below) and has full power and authority to grant to Operator the rights set forth in this Agreement; or (b) through written agreement with the fee simple owner of the Property, has the full power and authority to grant to Operator the rights set forth in this Agreement.

2. In consideration of the mutual benefits and obligations set forth herein, Owner grants to Operator and Operator's employees, agents, and contractors a non-exclusive right of entry for ingress and egress to the property and building(s), (including building roof top(s)), located at _____ (the Property") for the purpose of installing, attaching, operating, repairing, replacing, removing, and maintaining all necessary equipment, including, without limitation, lines, wires, poles, conduits, pipes, converters, amplifiers, splitters, lock boxes, antennas, wireless delivery system equipment and facilities (collectively, the "System") in order to sell, market, and provide Operator's computers, data, Internet, telecommunication, WiFi, 4G/LTE/5G service, and other entertainment services (collectively, "Services") to customers including occupants of the Property (collectively, "Occupants"), and off Property customers. The rights granted hereunder shall be deemed to include use of available power, along with a right for Operator to have access to those areas in addition to and a right to use, all risers in the building, house wiring, utility easements, underground conduit, ducts, building entrance facilities, building utility entrance facilities, utility closets in the building, whether in common areas or in an Occupant's premises (with Occupants' approval), rights-of-way, private roads and other areas on the Property as reasonably required for the purpose set forth above. Operator shall determine in its sole discretion the economic feasibility and appropriate date to begin construction and/or installation of the System on the Property. Upon request from the Owner, the Operator shall provide the Owner with a WiFi site survey for the Property and the attachment location for any wireless delivery system equipment that Operator will be attaching to the Property. Operator will have the right to advertise, market, and otherwise promote the Property as a public WiFi hotspot, or 4G/LTE/5G service point, in any and all forms of media, in Operator's sole discretion, and Owner grants Operator a license to use the names, trademarks and logos of Owner and the Property for such purposes.

3. The term of this Agreement commences on the Commencement Date and shall remain in full force and effect until the later of: (a) the date that is 5 years after the Commencement Date; or (b) the date that is 6 months after the date that Operator ceases to provide Services to Occupant(s) at the Property (the "Term").

4. Occupants, if they desire to receive Services, shall be charged and billed individually for such Services by Operator. Operator shall be responsible for any and all material damages directly caused to the Property by Operator's installation, operation, maintenance and removal of the System.

5. Ownership of all parts of the System shall be and remain the personal property of the Operator. No entity or person, other than Operator, may use any part of the System. Owner shall not, and Owner shall not authorize any third party to, tamper with, make alterations to, or remove any components of the System. The System is not, and shall not be deemed to be, affixed to or a fixture of the Property. Operator shall install, operate and maintain the System on the Property at its own expense and in accordance with all applicable laws. If Owner requests, Operator shall submit for advanced approval the drawings and/or plans for the installation of the System, and such approval shall not be unreasonably withheld, conditioned, or delayed by Owner.

6. Owner reserves the right to grant other easements on or rights of access to the Property, but will not allow such other grants to interfere with the rights conveyed in this Agreement.

7. This Agreement may be freely assigned by either Party, provided that the assignee agrees to be bound by all of the terms and conditions hereof. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, legal representatives and assigns.

8. OPERATOR MAKES NO REPRESENTATIONS OR WARRANTIES--EXPRESS OR IMPLIED-- REGARDING THE SYSTEM OR THE SERVICES, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ALL SUCH WARRANTIES ARE HEREBY DISCLAIMED. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, IN NO EVENT SHALL OPERATOR OR OWNER BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, RELIANCE OR PUNITIVE DAMAGES, EVEN IF ADVISED OF THE POSSIBILITYTHEREOF.

9. This Agreement shall be construed, interpreted, and enforced in accordance with Ohiolaw.

10. This Agreement may be executed in several counterparts, each of which shall be deemed an original and such counterpart together shall constitute one and the sameinstrument.

IN WITNESS WHEREOF, Owner and Operator have executed this Agreement on the dates set forth below.

City of Fairlawn, Ohio

By:_____

Name: Ernie Staten

Title: Director of Public Service

Date:_____

Owner

By: _____

Print Name:_____

Title:_____

Date: _____

Phone Number: _____

E-mail Address: _____