

A resolution to modify the terms of the University's lease with Charter Communications, which operates a cell site near the Nutter Center. Accounting is simplified by replacing CPI-adjustable rent with fixed rent (\$6,000 to \$8,800, with 2% annual increase beginning 2022) and fixed annual rent increases. Two twenty-five-year renewal terms are replaced by two five-year renewal terms. The term is adjusted to coincide with the calendar year.

Resolution of the Board of Trustees to Modify and Approve Lease Agreement with Charter Communications

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WHEREAS, The University leases ground near the Nutter Center to Charter Communications, which operates a cell site; and

WHEREAS, Charter Communications desires to extend the lease, and provide for two five-year renewal terms through 2036; and

WHEREAS, The University has not been approached by other parties concerning the site, and has no interim plans to develop or use the site for other purposes.

NOW THEREFORE, the following is adopted as the RESOLUTION of the Wright State University Board of Trustees:

FIRST: The Board determines that the property is not currently suitable for development, or necessary for use as part of the University's strategic plans.

SECOND: That the President (or her delegate) is hereby authorized and directed to renew the current lease with Charter Communications for a term through 2026, with up to two five-year renewals, on terms the President deems commercially reasonable.

THIRD: That the President (or her delegate) is hereby authorized and directed to take and perform all lawful actions she reasonably determines are appropriate to effectuate the Board's directives herein.