



TENANT ESTOPPEL CERTIFICATE
(Landlord Site Name: Purley)

The undersigned ("Tenant") is a party to that Radio Tower Lease Agreement (the "Tower Space License") dated January 17, 2022 by and between East Texas Broadcasting, Inc. (the "Tower Owner") and Tenant pursuant to which Tenant is leasing space on the Tower Owner's communications tower (the "Tower") at the tower site located at 1395 Farm Road 900 East, Mount Vernon, Texas 75457. The Tower Owner is in the process of selling the Tower and related assets, including, without limitation, the Tower Owner's rights and obligations under the Tower Space License (collectively, the "Transferred Assets") to Craig Deaton, who will sell the Transferred Assets to K2 Towers III, LLC, a Delaware limited liability company ("Buyer"), and Tower Owner hereby requests that Tenant certify certain facts to Buyer in order to induce Buyer to consummate its acquisition of the Transferred Assets.

Tenant hereby covenants, agrees and certifies to Buyer and its successors and assigns that: (i) the Tower Space License is in full force and effect according to its terms; (ii) the present term of the Tower Space License expires on December 31, 2025, subject to renewal according to the terms of the Tower Space License; (iii) neither Tenant nor, to Tenant's knowledge, the Tower Owner is in default under the Tower Space License; (iv) the monthly rental payment due under the Tower Space License is \$567.00; (v) Tenant's equipment is presently installed and operating at the Tower and Tenant does not intend to remove its equipment and facilities from the Tower and/or terminate its utilization of the Tower prior to the expiration of the present term of the Tower Space License; and (vi) the Tower Space License has not been amended.

Tenant hereby acknowledges and agrees that Buyer and its successors and assigns will rely on this Certificate in agreeing to acquire the Transferred Assets.

TENANT:

County of Hopkins Texas

By: Robert Newsum
Printed Name: Robert Newsum
Its: Hopkins County Judge
Dated: 2-3-26