BOROUGH OF MOUNT ARLINGTON
MORRIS COUNTY, NEW JERSEY

ADDENDUM NO. 1 TO BID SPECIFICATIONS FOR
CELL TOWER LAND LEASE AGREEMENT

Wireless Communications Facility – Block 36, Lot 1
Mount Arlington Department of Public Works Lot, Altenbrand Avenue

Date of Bid Issuance: October 13, 2026
Date of Addendum No. 1: November 11, 2026

The Borough of Mount Arlington's Bid Specifications for Cell Tower Land Lease Agreement dated as of October 13, 2026 (the "Original Specifications") are hereby amended by this Addendum No. 1 to Bid Specifications for Cell Tower Land Lease Agreement ("Addendum No. 1"). Capitalized terms used but not defined herein shall have the meaning given to such terms in the Original Specifications. This Addendum No. 1 shall become part of the Original Specifications and is to be attached thereto. All other provisions and technical requirements of the Original Specifications remain unchanged.

Addendum No. 1 is on file in the office of the Borough Clerk and may be obtained by prospective bidders at no cost, during regular business hours (8:30 am to 4:30 p.m.) Monday through Friday, excluding holidays, beginning November 11, 2026.

Addendum No. 1 will be part of the contract documents. A copy of Addendum No. 1 has been sent to all prospective respondents who received the Original Specifications.

Receipt of Addendum No. 1 must be noted in the Acknowledgement of Addenda form, submitted with each bid. Questions regarding this Addendum No. 1 may be submitted via e-mail to: Ashley Todd, Borough Clerk at atodd@mtarlingtonboro.com, with a copy to Borough Counsel, Matthew D. Jessup, at mjessup@msbnj.com.

1. The Successful Bidder will be asked to provide the first draft of the form of Contract for review and consideration by the Borough. The final version of the said Contract shall be mutually agreeable between both parties.

2. To clarify the colocation 50% revenue share requirement, all sublessees must execute a colocation agreement and remit 50% of such sublessee's rental revenue to the Successful Bidder and 50% of its rental revenue to the Township. The Successful Bidder, as "lessee" under the Contract, will not be considered a sublessee.

3. With respect to the Bid Guarantee required pursuant to Section 3.2(a) of the Request for Proposals, such Bid Guarantee shall be released by the Borough and returned to the Successful Bidder upon successful execution by both parties of the Contract. In the event that the Successful Bidder fails to enter into the Contract in the manner and within the time required, the award to such Successful Bidder shall be rescinded and the Bid Guarantee shall become the property of the Borough.