

**TOWN OF TYRONE
ADDENDUM NO. 1
REQUEST FOR PROPOSALS
Lease of Municipal Real Estate for Telecommunications Tower and Associated
Equipment
RFP No. TH-2026-01**

Issue Date: July 14, 2026

This Addendum forms a part of the Request for Proposals (RFP) for the Lease of Municipal Real Estate for Telecommunications Tower and Associated Equipment. All Respondents shall acknowledge receipt of this Addendum in their proposal submission.

The following questions have been received regarding the RFP. The Town's responses are provided below.

Question No. 1

Is the advance payment (Section 5.1) structured as a prepayment of rent that will be deducted from future monthly payments, or is it intended to be a separate, one-time payment without an accounting relationship to future monthly payments?

Response:

The advance payment referenced in Section 5.1 shall be considered a prepayment of lease rent. Any advance payment offered by the successful Respondent shall be credited toward future rental obligations under the lease and shall not constitute a separate bonus or payment independent of the lease agreement.

The amount of advance rent offered will continue to be evaluated in accordance with the scoring criteria established in the RFP.

Question No. 2

The lease term identified in the RFP is shorter than current industry practice. Will the Town consider a ten (10) year initial term with four (4) automatic ten (10) year renewal terms?

Response:

The Town has established the lease term in accordance with applicable Georgia law governing the lease of municipal property for telecommunications tower purposes. Accordingly, the RFP provides for an initial lease term not to exceed ten (10) years and one renewal term not to exceed ten (10) years. Respondents shall submit proposals consistent with the lease term requirements contained in the RFP.

Question No. 3

Will the Town provide an opportunity for Respondents to inspect the site?

Response:

Yes.

The site is publicly visible and may be observed by interested Respondents at any reasonable time without prior coordination with the Town. Respondents are responsible for conducting their own due diligence regarding existing site conditions.

Please note that the Town cannot provide access within the fenced area on the site.

Question No. 4

What is the expiration date of the existing lease?

Response:

The existing lease expires on **November 5, 2026**.

Question No. 5

Will the Town provide a copy of the existing lease?

Response:

Yes.

A copy of the current lease agreement is being made available to all interested Respondents through the Town's website to ensure equal access to information.

Question No. 6

Who are the existing commercial subtenants on the tower?

Response:

The Town is not a party to the current lessee's commercial sublease agreements and cannot provide information regarding existing carrier occupancy.

Respondents are responsible for conducting their own due diligence regarding existing commercial operations at the site.

Question No. 7

Are there any government antennas currently located on the tower?

Response:

Yes.

The tower currently accommodates public safety communications equipment utilized in support of the Fayette County emergency communications system.

Respondents should review Section 3.4 of the RFP regarding the requirement to continue accommodating public safety communications equipment at no cost to Fayette County or the Town of Tyrone.