EXHIBIT B

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made as of [_____], 2025 (the "Effective Date") by and between [_____] ("Landlord"), and North Shore Networks, LLC, a New York limited liability company ("Tenant").

WITNESSETH:

Landlord and Tenant have entered into a Ground Lease Agreement dated [_____], 2025 (the "Lease") with respect to the Leased Premises (described below). The Lease contains the following terms:

1. Name and Address of Landlord:
   [_____]

2. Name and Address of Tenant:
   North Shore Networks, LLC (as agent for Orleans County)
   PO BOX 2
   Medina, NY 14103

3. Leased Premises: The portion of real property located at [_____], containing approximately [____] square feet, as more particularly described in Exhibit A attached hereto and in the Lease (the "Leased Premises").

4. Term: The Initial Term (as defined in the Lease) commenced on [_____], 2025 and will terminate after ten (10) years. The Lease will automatically renew for five (5) additional (1) year Extension Terms (as defined in the Lease), unless Tenant notifies Landlord in writing of Tenant's intention not to renew the Lease at least sixty (60) days prior to the expiration of the Initial Term or the then-existing Extension Term.

5. Memorandum Only: This Memorandum describes only selected portions of the Lease, and reference must be made to the text of the Lease for the full terms and conditions.

6. Counterparts/Recording: This Memorandum may be signed in counterparts, which counterparts shall be deemed originals for all purposes, and which together shall be deemed one agreement. This memorandum shall be recorded in the Orleans County Clerk's Office.

[SIGNATURE PAGE FOLLOWS]

This Memorandum has been duly executed by Landlord and Tenant on the day and year first above written.

[LANDLORD]

By: _____ Date: _____, 2025
Name:
Title:

NORTH SHORE NETWORKS, LLC (as agent for Orleans County)

By: _____ Date: _____, 2025
Name:
Title:

STATE OF NEW YORK)
) SS.:
COUNTY OF)

On the _____ day of _____ in the year 2025, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) SS.:
COUNTY OF)

On the _____ day of _____ in the year 2025, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

EXHIBIT A

Legal Description of Leased Premises

Date: **February 24, 2025**

Kevin Reagan
North Shore Networks
PO Box 2
Medina, NY 14103
(802) 989-5549
kevin@northshorenetworks.net

Albul Engineering, LLC
3840 E. Robinson Road
Amherst, NY 14228
(716) 650-8147
dalbul@albuleng.com

Subject	**Mount Structural Analysis Report**	
North Shore Networks	**Site Name**	Village of Albion Water Department (VAND-Tower)
	Site Number	N/A
Albul Engineering	**Project Number**	38633.NSN.MSA.V118280.0
Site Data	**961 Wilson Road, Waterport, NY, Orleans County** **Latitude: 43° 22' 14.52", Longitude: -78° 12' 49.93"** **150-Foot-Tall Monopole Tower** **3.0-ft ARE Telecom & Broadband T-Arm Platforms**	

Dear Mr. Reagan,

Per your request, Albul Engineering has performed a structural analysis to evaluate the structural capacity of the proposed T-Arm Platforms located at the above-referenced tower for the addition of wireless telecommunication appurtenances by North Shore Networks. The analysis has been performed in accordance with the AISC-LRFD 15th Edition and TIA-222-H standards, and 2020 New York State Uniform Code requirements based upon an ultimate wind speed of 109 mph.

Upon reviewing the results of this analysis, it is our opinion that the proposed T-Arm Platforms meet the specified code requirements. The proposed mounts are **adequate** to support the proposed loading as listed in this report.

Antenna Mounts:	**22.5%**	**Pass**
Connections:	**11.8%**	**Pass**

We at Albul Engineering appreciate the opportunity of providing our continuing professional services to North Shore Networks. If you have any questions or need further assistance on this or any other projects, please give us a call.

Sincerely,

Dmitriy Albul, P.E.
New York Professional Engineer
License Number: 089075

STATE OF NEW YORK
DMITRIY V. ALBUL
089075
LICENSED PROFESSIONAL ENGINEER

02-24-25

Expiration Date: 04-30-28
Albul Engineering LLC / COA: PB 106682

CONTENTS

1.0 INTRODUCTION

The final installation consists of three (3) proposed 3.0-ft ARE Telecom & Broadband T-Arm Platforms at Alpha, Beta, and Gamma sectors located on a 150.0-ft high Monopole Tower with the antenna centerline of 150.0-ft above the ground level. The objective of this report is to assess the capacity of the proposed T-Arm Platforms for supporting the proposed equipment.

1.1 DOCUMENTS PROVIDED

The mount analysis is based on the following documents:

- Construction Drawings by Albul Engineering LLC, dated February 12, 2025
- Scoping Notes by North Shore Networks
- Mount Specification by ARE Telecom & Broadband, dated April 30, 2021

2.0 PROPOSED EQUIPMENT

The mount analysis is based on the following appurtenances:

Mounting Level (ft)	Equipment Centerline (ft)	Q-ty	Equipment Manufacturer	Equipment Model	Number of Feed Lines	Feed Line Type/Size (in)
148.0	150.0	4	Tarana Wireless	G1 Antenna	2	Fiber/DC Hybrid
		1	Aviat	WTM 4800		
		1	Aviat	MWE-MT518M49VHAVA		
		1	Raycap	RCKDC-5737-PF-48		

3.0 CODES AND LOADING

The analysis has been performed in accordance with the following codes and loading as adopted in Orleans County, New York:

- 2020 New York State Uniform Code (2018 IBC)
- Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures - ANSI/TIA-222-H
- AISC 360-16
- ASCE/SEI 7–16
- Ultimate Wind Speed: 109 MPH
- Risk Category: II
- Exposure Category: D
- Topographic Category: 1
- Wind Speed with Ice: 40 MPH
- Ice Thickness: 2"
- Seismic: S_1=0.047, S_{DS}=0.177

4.0 STANDARD CONDITIONS FOR ENGINEERING SERVICES

The analysis is based on the documents listed in section 1.1. The appurtenance position and condition of the structure has been verified and assumed to be correct. Unless otherwise noted, the structure and the mounts are assumed to be in good condition, free of defects, and can achieve theoretical strength.

It is assumed that the structure has been maintained and shall be maintained during its service. The superstructure and the foundation system are assumed to be designed with proper engineering practice and fabricated, constructed, and erected in accordance with the design documents. Albul Engineering will accept no liability which may arise due to any existing deficiency in design, material, fabrication, erection, construction, etc. or lack of maintenance. Contractor should inspect the condition of the structure, mounts, and connections and notify Albul Engineering for any discrepancies and deficiencies before proceeding with the construction.

The analysis results presented in this report are only applicable for the previously mentioned proposed loading. Any deviation of the proposed equipment and placement will require Albul Engineering to generate an additional structural analysis.

5.0 ANALYSIS AND ASSUMPTIONS

The proposed T-Arm Platforms were evaluated by RISA-3D version 22 a Finite Element Analysis (FEA) software. The bolt connections were calculated by custom developed Excel tool.

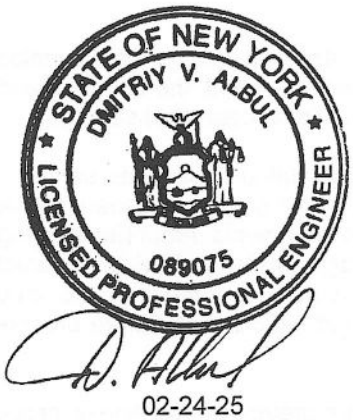
6.0 RESULTS AND CONCLUSION

Based on the results of the analysis, we have found that the proposed T-Arm Platforms are **adequate** to support the final loading as listed in this report. The structure elements would be loaded with the following capacities:

Arms:	22.5%
Rails:	10.3%
Angles:	21.4%
Mount Pipes:	20.6%
Horizontals:	15.5%
Plates:	16.3%
Connections:	11.8%

Should you have any questions or need any clarifications about this report, please contact Albul Engineering at (716) 800-1364.

Sincerely,
Albul Engineering, LLC



02-24-25

Expiration Date: 04-30-28
Albul Engineering LLC / COA: PB 106682

Dmitriy Albul, P.E.
New York Professional Engineer
License Number: 089075