

**AGREEMENT NO. FO-923-03/2024  
OPTICAL FIBER LEASE AGREEMENT  
BETWEEN  
THE DEPARTMENT OF WATER AND POWER OF LOS ANGELES  
AND  
FOX STUDIO LOT LLC**

This OPTICAL FIBER LEASE AGREEMENT NO. FO-923-03/2024 (hereinafter referred to as the “Master Agreement”) made and entered into between the CITY OF LOS ANGELES, a California municipal corporation, acting by and through the DEPARTMENT OF WATER AND POWER (hereinafter referred to as the “LADWP” or “CITY OF LOS ANGELES”) having its principal office at 111 North Hope Street, Los Angeles, California 90012, and FOX STUDIO LOT LLC, with its principal office at 10201 West Pico Boulevard, Los Angeles, California 90064 (hereinafter referred to as “CUSTOMER”), which are sometimes referred to individually as “Party” and collectively as “Parties.”

WHEREAS, the LADWP owns, maintains, operates, and controls an optical fiber cable system (hereinafter referred to as the “CABLE SYSTEM”) throughout the City of Los Angeles, State of California;

WHEREAS, a portion of the LADWP’s CABLE SYSTEM is not presently needed for LADWP purposes and any grant of a lease or license will not interfere with its operations;

WHEREAS, the CUSTOMER has an interest in obtaining an indefeasible right of use in one or more segments of the LADWP’s CABLE SYSTEM for the provisioning of telecommunication services, including telephone, data, and video services;

WHEREAS, LADWP is willing to grant an indefeasible right of use to CUSTOMER and permit CUSTOMER’s use of certain other property owned and/or controlled by LADWP including, without limitation, innerduct, conduit, building entrance facilities and associated appurtenances; and

WHEREAS, in conjunction with this Master Agreement, the Parties shall enter into one or more Short Form Indefeasible Right of Use Lease Agreements that set forth the terms and provisions of each lease of optical fiber strands at specific locations (hereinafter referred to collectively or separately as the “Short Form IRU Lease Agreement” or “IRU”) and each Short Form IRU Lease Agreement shall be made a part of this Master Agreement and incorporated by reference herein, regardless of the date that each IRU was executed.

NOW, THEREFORE, in consideration of all terms, conditions and obligations set forth in this Master Agreement and each related Short Form IRU Lease Agreement, the Parties mutually agree and covenant as follows:

1.0 DEFINITIONS

The following terms, whether used in the singular or the plural, when used in this Master Agreement and initially capitalized, shall have the meaning specified below:

1.1 Acceptance Date. “Acceptance Date” has the meaning ascribed in Section 5.1.

1.2 Acceptance Letter. “Acceptance Letter” has the meaning ascribed in Section 5.1.

- 1.3 Acceptance Period. "Acceptance Period" has the meaning ascribed in Section 5.1.
- 1.4 Acceptance Testing. Formal testing undertaken by LADWP to evaluate the successful operation and/or performance of the optical fiber transmission line or optical communication system which shall become a part of the CUSTOMER SYSTEM to be leased to CUSTOMER, in accordance with the operation requirements and test measurements identified in the applicable IRU.
- 1.5 Agreement or "Master Agreement". This Optical Fiber Lease Agreement.
- 1.6 Affiliates. Any person or entity, which directly or indirectly controls, is controlled by, or is under the common control of the applicable Party to this Master Agreement.
- 1.7 Anticipated Completion Date. "Anticipated Completion Date" has the meaning ascribed in Section 5.2.
- 1.8 Associated Property. Any tangible and intangible property required for the operation and use of a Party's optical fiber CABLE SYSTEM.
- 1.9 CABLE SYSTEM. A communication system owned by LADWP which is comprised of optical fiber cables throughout its facilities, designated areas, associated property and interrelated connections and has the capability of transmitting sizeable amounts of information.
- 1.10 Chronic Failure. "Chronic Failure" has the meaning ascribed in Section 14.6.
- 1.11 Communications Transport Service or CTS. The provisioning of a fiber optic network system for transmitting and receiving digital signals and/or video streams of information.
- 1.12 CUSTOMER SYSTEM. Any and all optical fiber strands, innerducts, conduits, building entrance facilities and associated appurtenances; colocation space, auxiliary power and standby generator capacity; and space on building tops, towers, and other structures made available by LADWP to be leased to CUSTOMER under the terms of this Master Agreement, any applicable IRU and associated rights to access such space and fiber strands at demarcation points as specified in each IRU for the purpose of installing wireless communications antennas and Associated Property.
- 1.13 Dark Fiber. An unequipped fiber optic strand without any electrical or optical transmission equipment attached at either end of the strands.
- 1.14 Delivery. Delivery of the particular strands and/or segment of fiber leased by CUSTOMER from LADWP.
- 1.15 Demarcation Point. The point at which the CABLE SYSTEM and/or CUSTOMER SYSTEM and any Associated Property under the LADWP's ownership and control interface with the CUSTOMER SYSTEM, whereupon each Party assumes full responsibility, on its respective side of such demarcation, for the installation, costs, maintenance, reliability, and any liability arising from its ownership, control, and operation of its individual fiber CABLE SYSTEMS, connections, and equipment.
- 1.16 Disclosing Party. "Disclosing Party" has the meaning ascribed in Section 23.0.
- 1.17 Effective Date. "Effective Date" has the meaning ascribed in Section 2.1.

1.18 Emergency Maintenance. “Emergency Maintenance” has the meaning ascribed in Section 4.2.1.

1.19 End User. “End User” is any individual, corporation, limited liability company, limited liability partnership, government agency or other entity that subscribes or receives (directly or indirectly) any intrastate or interstate services from CUSTOMER.

1.20 Expected Delivery Date. “Expected Delivery Date” is the date that LADWP expects to deliver the fiber optical strands identified within a particular IRU.

1.21 Extended Anticipated Completion Date. “Extended Anticipated Completion Date” has the meaning ascribed in Section 5.2.

1.22 False Call Outs. “False Call Outs” has the meaning ascribed in Section 4.2.1.

1.23 Indefeasible Right of Use or “IRU”. CUSTOMER’s exclusive right to use the segment(s) of the CABLE SYSTEM and/or CUSTOMER SYSTEM as designated under the terms of this Master Agreement and any applicable Short Form IRU Lease Agreement for the term specified within the given Short Form IRU Lease Agreement, subject to the limitations set forth in Section 2.2 herein.

1.24 Intentionally Omitted.

1.25 Intentionally Omitted.

1.26 Insurance Requirements for Construction. “Insurance Requirements” has the meaning ascribed in Section 20.0.

1.27 Notice of Default. Any written notice issued by either Party hereto to the other which announces that such other Party is in default pursuant to one or more subsections of Section 13.0.

1.28 Proprietary Information. “Proprietary Information” has the meaning ascribed in Section 22.0.

1.29 Recipient Party. “Recipient Party” has the meaning ascribed in Section 23.0.

1.30 Scheduled Maintenance. “Scheduled Maintenance” has the meaning ascribed in Section 4.2.3.

1.31 Short Form IRU Lease Agreement or IRU. Any applicable Short Form IRU Lease Agreement entered between LADWP and CUSTOMER that sets forth the terms and provisions of each lease of optical fiber strands at specific locations, each of which shall upon full execution be made a part of this Master Agreement and incorporated by reference herein, regardless of the date that such IRU was executed so long as executed during the Term.

1.32 Taxes. “Taxes” shall have the meaning ascribed in Section 3.1.

1.33 Term. “Term” shall have the meaning ascribed in Section 2.1.

1.34 Termination Settlement Charges. Any and all payments stated herein or in any applicable IRU to be owed by CUSTOMER to LADWP in accordance with IRU Exhibit B of each applicable Short Form IRU Lease Agreement for early termination of any said IRU, including those charges ascribed in Section 14.10.3.

## 2.0 TERM

2.1 Term of Master Agreement. This Master Agreement shall become effective on July 1, 2024 (the "Effective Date") and shall continue in effect for Five (5) years ("Term"), unless sooner terminated in accordance with the terms of this Master Agreement. The term of each related Short Form IRU Lease Agreement and any renewal or extension terms thereof shall be set forth in the applicable Short Form IRU Lease Agreement for each portion of the CUSTOMER SYSTEM, provided that, the term of any related Short Form IRU Lease Agreement shall not exceed the term of this Master Agreement.

2.2. Limitations on Short Form IRU Lease Agreements. Each Short Form IRU Lease Agreement that is subject to this Master Agreement shall be numbered in consecutive order, and shall be subject to and limited by all of the terms and conditions of this Master Agreement.

In the event that the Parties execute one or more Short Form IRU Lease Agreements subsequent to the execution of this Master Agreement, the initial term or cumulative terms (including renewals) of each Short Form IRU Lease Agreement shall not exceed the Term of this Master Agreement, regardless of the date that any of the IRUs were entered into by the Parties.

## 3.0 TAXES AND ENCUMBRANCES

3.1 CUSTOMER shall pay, when due, all taxes, special assessments, and government fees, including franchise, license, and permit fees, of any kind whatsoever which may be levied or assessed upon CUSTOMER for conducting business as a telecommunications service provider within the City of Los Angeles and other California locations or as a result of CUSTOMER's use of the CUSTOMER SYSTEM during the term of this Master Agreement and any applicable IRU (hereinafter collectively referred to as "Taxes").

3.2 CUSTOMER represents and warrants that CUSTOMER's acts, errors, or omissions shall not interfere with LADWP's ownership and control of the CABLE SYSTEM and/or CUSTOMER SYSTEM, and said system will remain free and clear from all liens, including mechanic's liens, and encumbrances resulting from CUSTOMER's use of the CABLE SYSTEM and/or CUSTOMER SYSTEM during the term of this Master Agreement and any applicable IRU.

3.3 The LADWP shall pay, when due, all taxes, licenses, and government fees, including franchise, license and permit fees, of any kind whatsoever based upon the physical location of the CABLE SYSTEM and/or CUSTOMER SYSTEM and any construction in, on, across, along or through any public or private roads, highways or rights-of-way pertaining thereto, excluding any taxes, fees or costs expressly approved to be paid by CUSTOMER within any applicable IRU.

3.4 In the event that any such Taxes are imposed on or assessed against CUSTOMER for the sole reason of its use of or based on the physical location of the CABLE SYSTEM and/or CUSTOMER SYSTEM. CUSTOMER shall have the right to protest, by appropriate proceedings, the imposition or assessment of any such Taxes. In such event, CUSTOMER shall indemnify and hold LADWP harmless from any expense, legal action or cost, including reasonable attorney's fees, resulting from the exercise of its rights under this Section 3.4, and CUSTOMER shall further adhere to the provisions of Sections 7.2 and 7.3 herein. In the event of any refund, rebate, reduction or abatement to CUSTOMER of any such Taxes, CUSTOMER shall be entitled to receive the entire benefit of such refund, rebate, reduction or abatement.

#### 4.0 MAINTENANCE/EMERGENCY REPAIRS AND ADDITIONAL REQUESTS FOR SERVICE

4.1 Restriction on CUSTOMER's Maintenance. CUSTOMER is prohibited from performing any repairs or maintenance on the CABLE SYSTEM and/or CUSTOMER SYSTEM. CUSTOMER is further prohibited from accessing the CUSTOMER SYSTEM without prior approval of LADWP. CUSTOMER shall have the right to have an employee or representative available to assist the Department in any maintenance or repair of the CUSTOMER System.

4.2 Scope of Maintenance and Repairs. All maintenance and repair functions on the CABLE SYSTEM and/or CUSTOMER SYSTEM and all facilities, conduits, innerducts, poles, and equipment that pass through said system, shall be performed by LADWP or its contractors with reasonable notice to CUSTOMER. CUSTOMER and LADWP shall have the right to and shall also, upon the request of LADWP, have one or more of its employees or contractors be present when LADWP undertakes any maintenance or repair of CABLE SYSTEM when LADWP accesses the CUSTOMER's premises or the edge of any LADWPDemarcation Point prior to accessing the CUSTOMER side of such Demarcation Point.

4.2.1 Emergency Maintenance by LADWP. As between LADWP and CUSTOMER, LADWP shall be solely financially and operationally responsible for all emergency maintenance and repair activities undertaken on the CABLE SYSTEM and/or CUSTOMER SYSTEM during the Term of this Master Agreement and any applicable IRU. "Emergency Maintenance" includes any failure, interruption or impairment within the CABLE SYSTEM and/or CUSTOMER SYSTEM that CUSTOMER reports to LADWP of such occurrence. The LADWP shall respond to a CUSTOMER request for Emergency Maintenance within Four (4) hours after receiving such request or report. The LADWP shall use its best efforts to perform maintenance and repair to correct any failure, interruption in the CABLE SYSTEM and/or CUSTOMER SYSTEM upon the CUSTOMER's compliance with the Trouble-Reporting Escalation Procedure, set forth in IRU Exhibit G of the Short Form IRU Lease Agreement.

In the event that LADWP determines that the error, fault or out of tolerance condition reported by CUSTOMER was not caused by one or more elements of the CABLE SYSTEM and/or CUSTOMER SYSTEM, CUSTOMER shall be charged for False Call Outs at the standard LADWP rates set forth in the related IRUs in effect at the time that services were performed. "False Call Outs" is defined as a CUSTOMER request for LADWP to investigate and/or perform maintenance at a particular location or area which LADWP subsequently discovers to be unnecessary. The LADWP will charge a minimum of Four (4) hours for each request for Emergency Maintenance for False Call Outs.

4.2.2 Emergency Maintenance by CUSTOMER. CUSTOMER is prohibited from performing any Emergency Maintenance on the CABLE SYSTEM and/or CUSTOMER SYSTEM.

4.2.3 Scheduled Maintenance. The LADWP may periodically schedule and perform maintenance, at its sole cost and in its sole discretion, on the CABLE SYSTEM and/or CUSTOMER SYSTEM to protect its reliability ("Scheduled Maintenance").

4.2.4 Modification of CUSTOMER SYSTEM. CUSTOMER may request modification(s) to CUSTOMER SYSTEM by delivering to LADWP a scope of work detailing the desired service(s) and time of delivery. Upon receipt of such request, LADWP will provide CUSTOMER a cost estimate based on price of material and LADWP labor rates in accordance with IRU Exhibit E – Maintenance and Repair of each applicable Short Form IRU Lease Agreement. When requesting for new fiber or service, CUSTOMER must refer to Section 10.1 herein.

4.3 Priority of Restoration. In the event of any failure, interruption or impairment that simultaneously or sequentially affects both (i) LADWP's electrical and/or water service capacity and (ii) the CUSTOMER SYSTEM, in an adverse manner, restoration of the CUSTOMER SYSTEM shall at all times be and remain subordinate to the restoration of LADWP's electrical and/or water service capacity. Based upon LADWP's priority of restoration and its inability to timely repair or restore the CUSTOMER SYSTEM, the CUSTOMER shall have the right to terminate any IRU which includes the fibers and components of the CUSTOMER SYSTEM adversely affected by the failure, interruption or impairment, subject to any applicable termination settlement charges set forth in Section 14.10, excluding charges incurred during the period of interruption.

## 5.0 DELIVERY AND ACCEPTANCE TESTING

5.1 Acceptance Testing. The LADWP will perform Acceptance Testing. The LADWP will notify CUSTOMER when the subject segment of fibers relating to CUSTOMER's order has met the technical specifications identified within the applicable IRU, which notice shall identify each such segment of fibers ("Acceptance Testing Results"). Within Seven (7) calendar days of receipt of such notice ("Acceptance Period"), subject to the dispute procedures set forth below in this Paragraph, CUSTOMER shall, if it approves, sign and deliver its written acknowledgment of the Delivery and shall include the identity of each segment of fibers covered by the Acceptance Testing Results within its acknowledgment ("Acceptance Letter"). By signing and delivering the Acceptance Letter, CUSTOMER acknowledges that each segment of fiber listed in the Acceptance Letter complies with the applicable technical specifications. Upon either (i) the date that CUSTOMER signs the Acceptance Letter, or (ii) the expiration of the Acceptance Period without delivery of an Acceptance Letter to LADWP, such act or lapse of time shall be deemed the date that CUSTOMER officially accepts the Dark Fiber at issue ("Acceptance Date"); provided that, the Acceptance Testing Results support the technical specifications identified within the applicable IRU and CUSTOMER has not delivered a Notice of Dispute. In the event that CUSTOMER disputes the Acceptance Testing Results, instead of delivery of an Acceptance Letter, it shall notify LADWP in writing via facsimile or personal courier within Seven (7) calendar days of its receipt of LADWP's notice of the Acceptance Testing results ("Notice of Dispute"), and any failure to respond within this time period shall be deemed as a waiver to dispute said results. CUSTOMER's Notice of Dispute regarding the Acceptance Testing Results shall specify in reasonable detail which fibers and segments do not conform, how the applicable fibers and segments do not conform, and further shall identify a desired retesting date. Upon LADWP's receipt of CUSTOMER's said Notice of Dispute, it will evaluate CUSTOMER's notice and schedule retesting accordingly; provided that, CUSTOMER has complied with the above notice requirements for the dispute and said dispute is based upon reliable industry standards. Following such retesting, the procedure for Acceptance Testing Results notification and acceptance outlined above shall repeat.

5.2 Delivery. Upon the Acceptance Date, the Parties will mutually agree upon an estimated date for the delivery thereof ("Anticipated Completion Date"). The LADWP will use best commercial efforts to deliver the Dark Fiber within the time period agreed between the Parties. If LADWP does not deliver the segment of the CABLE SYSTEM by the Anticipated Completion Date and concurrently LADWP has not commenced any work (whether in part or in whole) to deliver the CUSTOMER SYSTEM by the Anticipated Completion Date, then the CUSTOMER shall have the right to either (i) terminate this Master Agreement and IRU(s) in accordance with Section 14.9.3 or (ii) extend the Anticipated Completion Date by mutual agreement at no additional cost to CUSTOMER ("Extended Anticipated Completion Date").

In no event shall the unavailability, incompatibility, delay in installation or other impairment of CUSTOMER's interconnection facilities, in whole or in part, including delays or omissions of CUSTOMER's suppliers, not caused by LADWP's sole negligence or willful

misconduct, be used as a basis for rejecting any portion of the CUSTOMER SYSTEM upon Delivery by LADWP.

## 6.0 MARKET RATE ADJUSTMENT

This Master Agreement, all related IRUs, and any extensions to said agreements, shall be subject to a market rate adjustment as dictated by the language in the IRU(s) or extensions to the said agreement, but in no case shall the period between adjustments exceed Five (5) years. The LADWP shall have sole discretion on the chosen methodology for calculating and implementing this market rate adjustment, including whether the rate adjustment will be based upon a route-miles analysis, a fiber-miles analysis or another valuation methodology.

## 7.0 BILLING AND PAYMENT

CUSTOMER shall pay to LADWP all fees and charges hereunder as determined by and set forth in the Short Form IRU Lease Agreement(s) and this Master Agreement as follows:

7.1 CUSTOMER shall pay to LADWP the initial fee, as stipulated in each Short Form IRU Lease Agreement, within Forty-Five (45) calendar days of receipt of valid invoice from LADWP.

7.2 Within Forty-Five (45) calendar days of receipt of valid invoice from LADWP following acceptance and delivery of each deliverable, CUSTOMER shall pay LADWP for recurring and nonrecurring charges as specified in the authorizing Short Form IRU Lease Agreement.

7.3 Notwithstanding any provision contained in this Master Agreement to the contrary, CUSTOMER shall have the right to dispute any fees, charges, costs, expenses, or payments for which it is invoiced by the LADWP. In the event CUSTOMER disputes any invoice, or portion thereof, received from the LADWP, CUSTOMER shall promptly pay that portion of the invoice which is undisputed. CUSTOMER shall have the right to withhold payment of any disputed amount, provided that CUSTOMER gives written notice to the LADWP of the amount so disputed and the reason for the dispute on or before the due date of the invoice.

## 8.0 SAFETY REGULATIONS

The LADWP will undertake all maintenance and/or repair responsibilities, and will use best commercial efforts to comply with all applicable safety laws, rules, regulations, requirements and industry standards.

## 9.0 NO POSSESSORY INTEREST IN CUSTOMER SYSTEM

9.1 Title and Interest in CUSTOMER SYSTEM. CUSTOMER agrees that all rights, title, and interests in all or any component of the CUSTOMER SYSTEM shall at all times remain exclusively with LADWP. Upon the execution of this Master Agreement and any applicable IRU, LADWP acknowledges that CUSTOMER shall have an exclusive right of use in the CUSTOMER SYSTEM for those specific Dark Fibers identified within each IRU for the duration of the applicable IRUs; provided that, CUSTOMER is not in material breach of this Master Agreement or any IRU subject to this Master Agreement and no event of termination has transpired. LADWP agrees that all right, title and interest in CUSTOMER SYSTEM associated equipment provided by CUSTOMER as specified in the Short Form IRU Lease Agreements shall at all times remain exclusively with CUSTOMER.

9.2 No Possessory Interest. The Parties do not intend for the execution of this Master Agreement or any applicable IRU to create any ownership or other possessory interest in any real

and personal property, both tangible and intangible, including, but not limited to, fiber optic cable, right of ways, conduits, or equipment connected to the Associated Property which comprises the CUSTOMER SYSTEM. In the event that a possessory interest is created by the execution of this Master Agreement and any IRU, CUSTOMER shall be subject to any payment of property taxes levied upon CUSTOMER SYSTEM during its possession of said property pursuant to the term of the applicable IRU. Nothing in this Section 9.2 shall prevent CUSTOMER from contesting the validity and/or applicability of any property taxes levied against it during the term of the applicable IRU, and CUSTOMER may refrain from making, or direct the withholding of, any such payment without being in breach of this Master Agreement and any applicable IRU; provided that, CUSTOMER shall promptly pay the required amount plus all legally imposed interest, penalties and surcharges upon a final determination by the entity or regulatory authority levying the property tax at issue.

9.3 Inclusion of Build Outs in CUSTOMER SYSTEM. The Parties acknowledge that there may be occasion to undertake build outs to adequately interface CUSTOMER's Associated Property with the CUSTOMER SYSTEM. Notwithstanding any non-recurring construction costs that CUSTOMER will incur for LADWP's undertaking of such build outs so long as they remain on LADWP's side of all Demarcation Points, CUSTOMER agrees that any and all build outs shall become and remain a part of the CUSTOMER SYSTEM without any property or reversionary interests vested in CUSTOMER.

9.4 Subordination of Leased Interest. The LADWP's lease of Dark Fiber to CUSTOMER shall be subject and subordinate to the terms and conditions of LADWP's underlying property rights including, without limitation, any covenant, condition, restriction, easement, reversionary interest, bonds, mortgages, and indentures, collocation license agreements and other matters, whether or not such instrument has been recorded within official records. CUSTOMER's lease shall further be subject and subordinate to LADWP's underlying property rights to use and maintain the right of way for other operations and LADWP's activities, facility access agreements and collocation license agreements.

## 10.0 REQUESTS FOR SPECIAL OR ADDITIONAL SERVICES

10.1 Additional Requests for Fiber or Services. Notwithstanding the execution of this Master Agreement concurrently with an IRU-01, CUSTOMER may desire to request additional fibers and/or services from LADWP. All such requests that are made subsequent in time to the execution of this Master Agreement and IRU-01 will be evaluated within LADWP's sole discretion, and LADWP reserves the right to grant or deny such subsequent requests. Nothing in this Master Agreement and IRU-01 shall be construed as a guarantee or a contractual right of CUSTOMER that LADWP will honor subsequent requests for additional fibers and/or service.

## 11.0 OPERATION OF CUSTOMER SYSTEM

11.1 Backup and Redundancy Systems for Mission Critical Services. The Parties understand and agree that the primary intent of this Master Agreement and all related IRUs is to lease dark fiber without any accompanying service. In the event that CUSTOMER employs its own electronics and photonics on the CUSTOMER SYSTEM and provides mission critical and/or life safety functions to any entity for the purpose of providing emergency services or emergency support under federal and/or state law, CUSTOMER shall arrange for a backup, redundant and duplicate system(s) to ensure the continual, uninterrupted transmission of its mission critical/life safety functions to one or more of its end users or third parties. The LADWP shall not assume any responsibility or liability for any claims whatsoever arising from any errors, losses, faults and/or failures in transmission of CUSTOMER's mission critical/life safety functions to any end user or

third party, regardless if such resulting losses and/or damages of any kind or nature were foreseeable or unforeseeable.

11.2 Configuration and Operation. CUSTOMER shall be responsible for its configuration and operation of CUSTOMER's network or Associated Property which will connect to or interface with the CUSTOMER SYSTEM, including the provisioning of all facilities, network equipment, testing equipment and procedures, maintenance and other matters necessary to utilize the CUSTOMER SYSTEM. CUSTOMER shall conduct all of its operations and utilize the CUSTOMER SYSTEM in a commercially reasonable manner that does not interfere or impair the CUSTOMER SYSTEM and/or CABLE SYSTEM.

11.3 Connection at Demarcation Point. The LADWP shall undertake any and all connections to be performed at the Demarcation Point between the CUSTOMER SYSTEM or CABLE SYSTEM and CUSTOMER's fiber network and Associated Property.

11.4 CUSTOMER's Physical Path. Any physical path extension within the CUSTOMER's private property shall be the responsibility of the CUSTOMER including, but not limited to, operation, maintenance, liability, and assumption of risks. CUSTOMER also shall be responsible for obtaining all necessary authorizations from any property owner to construct such extension.

## 12.0 RELOCATION

12.1 Notice Requirements for Relocation. Unless such advance notice is impracticable due to then-existing circumstances, LADWP will provide CUSTOMER with Ninety (90) calendar days' advance notice of any scheduled relocation for any portion of the CUSTOMER SYSTEM or any part of the CABLE SYSTEM which directly affects the CUSTOMER SYSTEM. The LADWP shall provide as much advance notice as possible for any unscheduled relocation.

12.2 Relocation of System. If at any time during the term of this Master Agreement and any applicable IRU, all or any portion of the CUSTOMER SYSTEM or any part of the CABLE SYSTEM which directly affects the CUSTOMER SYSTEM needs to be relocated for any reason whatsoever, LADWP shall comply with the notice requirements set forth in Section 12.1 herein and bear all expenses related to said relocation. The LADWP will use best efforts to avoid any material interruptions with CUSTOMER's use of the CUSTOMER SYSTEM.

12.3 Inability to Relocate or Material Interference. In the event that the affected portion of the CUSTOMER SYSTEM cannot be relocated or the proposed relocation becomes impractical for LADWP for operational or business reasons, either LADWP or CUSTOMER or both shall have the right, but not the obligation, to terminate the applicable portion(s) of any IRU which leases the affected portion of the CUSTOMER SYSTEM; provided that, the entire CUSTOMER SYSTEM is not affected. If the entire CUSTOMER SYSTEM is affected by the subject relocation, whether scheduled or unscheduled, this Master Agreement and all IRUs subject to this Master Agreement will automatically terminate upon written notice by LADWP that the entire CUSTOMER SYSTEM cannot be relocated. In the event of partial or complete termination any and all advanced payments shall be refunded.

## 13.0 EVENTS OF DEFAULT

13.1 Triggering Event for Default. A Party shall be in default under this Master Agreement and any applicable IRU upon the occurrence of an Event of Default as identified in Sections 13.2, 13.3, and 13.4. The non-defaulting Party shall provide written notice to the defaulting Party ("Notice of Default") before pursuing any remedies available by contract or law. Upon failure of the defaulting

Party to cure the alleged default within the cure period(s) prescribed within this Master Agreement, the non-defaulting Party shall have the right, but not the obligation, to take such action as it may deem necessary to cure the alleged default or pursue available remedies under the contract.

For default events under Sections 13.2 and 13.4, the defaulting Party shall have Thirty (30) calendar days to cure the default after the non-defaulting Party provides the Notice of Default. However, in cases where a default cannot be cured within the Thirty (30) calendar day period by exercise of a diligent, commercially reasonable effort, the defaulting Party must cure the default within Ninety (90) calendar days after the non-defaulting Party provides its Notice of Default. For a default under Section 13.3, the period to cure is expressly set forth within the provisions of said Section.

13.2 Breach of any Material Covenant or Provision. A Party shall be in default if it fails to maintain the veracity of its representations and warranties under Section 17.0 in any material respect as of the date made or deemed made, or fails to perform or abide by any material covenants or provisions under this Master Agreement and/or all provisions of each and every IRU subject to this Master Agreement. Upon the issuance of a Notice of Default to the defaulting Party and the lapse of time to cure said default pursuant to Section 13.1, the non-defaulting Party shall have the right, but not the obligation, to terminate this Master Agreement and all IRUs subject thereto.

13.3 Non-Payment. CUSTOMER's failure to make timely payments in accordance with the applicable IRU shall be deemed a default under the applicable IRU. The LADWP shall have the right to terminate this Master Agreement upon Thirty (30) calendar days' advance written notice by a Notice of Monetary Default in the event that CUSTOMER fails to make full and timely payment of one or more IRU fees (recurring or non-recurring) as identified within the applicable IRU. Under no circumstances shall submission of a dispute (billing or other dispute) be considered Default under this agreement or any IRU. Upon issuance of a Notice of Default, CUSTOMER has Fifteen (15) business days to cure any outstanding payments owed under any applicable IRU. If payment is not received by LADWP before the close of business on the Fifteenth (15<sup>th</sup>) business day from the date that it issued its Notice of Default, LADWP shall be entitled to terminate this Master Agreement, the applicable IRU, and all other IRUs subject to this Master Agreement regardless if CUSTOMER is current on its payment under such IRUs, and institute collections procedures for any outstanding undisputed monies owed to LADWP.

13.4 Insolvency. In the event that either Party becomes subject to bankruptcy or a custodian, receiver, trustee, intervener, or other officer under the authority of Chapters 7, 9, 11, or 13 of the Bankruptcy Code as defined in the United States Code or any applicable state law within any jurisdiction, whether voluntary or involuntary, or makes an admission or is determined by a court of law to be insolvent, such Party shall be deemed in default of this Master Agreement and all IRUs subject thereto and either Party shall have the right to terminate this Master Agreement and all related IRUs within Thirty (30) calendar days of its notification of any bankruptcy proceeding or any admission or judicial determination of insolvency.

#### 14.0 TERMINATION

14.1 Notice Requirements for Termination. Each Party shall provide a minimum of Thirty (30) calendar days' advance written notice to the other Party for any requests of termination of any IRU and/or this Master Agreement pursuant to Sections 14.3 through 14.8 herein. Termination pursuant to Section 14.2 shall be controlled by its expressed notice requirements.

14.2 Condemnation. If at any time during the term of this Master Agreement and any applicable IRU all or a significant portion of the CUSTOMER SYSTEM or CABLE SYSTEM which

directly affects the CUSTOMER SYSTEM shall be taken for any public or quasi-public purpose by any lawful power or authority by the exercise of the right of condemnation or eminent domain, either Party shall have the right, but not the obligation, to terminate any affected IRU upon Sixty (60) calendar days' advance written notice. Both Parties shall be permitted to participate in any condemnation proceedings to seek to obtain compensation by means of separate awards for the economic value of their respective interests in the CUSTOMER SYSTEM or CABLE SYSTEM. In the event that CUSTOMER's interest in such proceeding cannot be severed from LADWP's interest, CUSTOMER shall be entitled to receive its pro rata share of the award for its interest in the CUSTOMER SYSTEM.

Upon receipt of a formal notice of condemnation or eminent domain, the receiving Party shall notify the other immediately of any condemnation proceeding filed against the portions of the CUSTOMER SYSTEM or CABLE SYSTEM which directly affects the CUSTOMER SYSTEM. Each Party shall also notify the other of any similar threatened condemnation proceeding and agrees not to sell, transfer or encumber the CUSTOMER SYSTEM, CABLE SYSTEM which directly affects the CUSTOMER SYSTEM, or CUSTOMER Associated Property to such acquiring agency or other party in lieu of condemnation or eminent domain without Sixty (60) calendar days' prior written notice to the other Party.

14.3 Damage or Destruction. If at any time during the term of this Master Agreement and any applicable IRU a significant portion of the CUSTOMER SYSTEM or CABLE SYSTEM which directly affects the CUSTOMER SYSTEM becomes inoperable and beyond reasonable repair due to damage or destruction, either Party shall have the right, but not the obligation, to terminate the affected IRU. If the damage or destruction affects the entire CUSTOMER SYSTEM, then either Party also shall have the right to terminate this Master Agreement and all IRUs subject thereto.

14.4 Relocation. In the event that Section 12.3 is invoked, the ability to terminate this Master Agreement and/or any applicable IRUs subject thereto based upon a relocation shall be controlled by the provisions of Section 12.3.

14.5 Obsolescence. If at any time during the term of this Master Agreement and any applicable IRU, CUSTOMER notifies LADWP and demonstrates with reasonable evidence based upon industry standards that any portion or portions of the CUSTOMER SYSTEM have reached technical obsolescence, then CUSTOMER shall have the right, but not the obligation, to terminate the affected IRU for the obsolete portion, and all other portions affected thereby, of the CUSTOMER SYSTEM, or to terminate this Master Agreement and all IRUs if proven by sufficient evidence that the entire CUSTOMER SYSTEM has reached technical obsolescence. Notwithstanding the foregoing sentence, CUSTOMER shall not have the right to terminate this Master Agreement or any applicable IRU on the basis of economical obsolescence.

14.6 Chronic Failures. If at any time during the term of this Master Agreement and any applicable IRU, a Chronic Failure occurs, CUSTOMER shall have the right, but not the obligation, to terminate the affected IRU. If the Chronic Failure affects the entire CUSTOMER SYSTEM, then CUSTOMER also shall have the right, but not the obligation, to terminate this Master Agreement and all IRUs subject thereto. "Chronic Failures" are failures in the CUSTOMER SYSTEM as measured in increments of Three (3) consecutive months commencing on the date of the initial complaint of failure and continuing for Three (3) consecutive months thereafter, whereby the CUSTOMER SYSTEM fails to meet the performance criteria defined within the applicable IRU on Five (5) separate days within the Three (3) month period, without regard to the number of failures on a given day.

14.7 Force Majeure. In the event that any failure identified as a Force Majeure under Section 16.0 continues without interruption for more than Sixty (60) consecutive days, either Party may terminate the affected portion of the fiber segments as identified within the applicable IRU.

14.8 Operational Necessity by LADWP. If at any time during the term of this Master Agreement and all IRUs subject thereto LADWP determines that any portion or all of the CUSTOMER SYSTEM is required for its operations of its utility businesses, then LADWP shall have the right to terminate this Master Agreement and all IRUs subject thereto upon One Hundred Eighty (180) calendar days' advance written notice. At the time of such notice of termination, LADWP shall waive half the annual payment under all IRUs LADWP elects to terminate. If LADWP terminates, it will use its best efforts to relocate CUSTOMER SYSTEM or any segment under the affected Short Form IRU Lease Agreement, and if a satisfactory relocation reroute can be identified, CUSTOMER and LADWP shall enter into a new Short Form IRU Lease Agreement.

In addition, the LADWP shall have the right to terminate this Master Agreement upon One Hundred Twenty (120) calendar days' written notice to CUSTOMER if this Master Agreement creates an adverse impact upon the status of the LADWP's tax exempt bonds, as determined within LADWP's sole discretion. In the event of partial or complete termination any and all advanced payments shall be refunded.

#### 14.9 Termination for Convenience

14.9.1 By LADWP. Notwithstanding any provision contained in this Master Agreement to the contrary, the LADWP shall have the right, at its sole discretion and for any reason, to terminate any Short Form IRU Lease Agreement upon One Hundred Eighty (180) calendar days' prior written notice to CUSTOMER. At the time of such notice of termination, the LADWP shall refund any prepaid and unapplied fees.

14.9.2 By CUSTOMER. Notwithstanding any provision contained in this Master Agreement to the contrary, CUSTOMER shall have the right, at its sole discretion and for any reason, to terminate any Short Form IRU Lease Agreement only after the conclusion of One (1) year from the expiration of the initial Acceptance Period, upon Sixty (60) calendar days' prior written notice to LADWP. CUSTOMER shall remain responsible for all charges incurred up to and including the final termination date; provided that, if CUSTOMER has prepaid any amounts for costs that have not yet been incurred, such amounts shall be refunded to CUSTOMER.

14.9.3 For Anticipated Completion Date. If and only if LADWP has not commenced any work (in whole or in part) at the time of the Anticipated Completion Date, then CUSTOMER shall have the right to terminate this Master Agreement or any applicable IRU in accordance with Section 5.2.

#### 14.10 Early Termination Charges

14.10.1 If CUSTOMER terminates this Master Agreement and all IRUs subject thereto in accordance with Section 14.9.2, CUSTOMER will pay, within Thirty (30) calendar days of the termination, all accrued but unpaid charges incurred through the date of termination.

14.10.2 In the event CUSTOMER elects to terminate any Short Form IRU Lease Agreement under the terms of the provisions of Section 14.9.2, the cumulated difference between the annual IRU payment based on the appropriate long term discount expressly applied (if any) to the then-current term of the original term shall be calculated retroactive to all CUSTOMER IRU payments from commencement through the termination of each Short Form IRU Lease Agreement.

CUSTOMER shall reimburse to LADWP any term discounts no longer qualified under the new term. The LADWP shall refund any prepaid and unapplied fee.

14.10.3 In the event CUSTOMER elects to terminate any Short Form IRU Lease Agreement under the terms of the provisions of Section 14.9.2 prior to completion of the initial term of the said Short Form IRU Lease Agreement, the Parties hereby agree and consent to LADWP including fees for lost capital investments solely and directly incurred due to the extension of CUSTOMER SYSTEM and One-half (½) of such year's annual recurring lease fee of each Short Form IRU Lease Agreement as part of the Termination Settlement Charges.

## 15.0 HOLD OVER

Upon expiration or termination of any Short Form IRU Lease Agreement entered into pursuant to this Master Agreement, CUSTOMER may continue use of the CUSTOMER SYSTEM on a month-to-month basis (the "Hold Over Period"). The Hold Over Period may be terminated at any time by either Party upon Ninety (90) days written notice to the other Party, and upon termination, CUSTOMER must surrender the CUSTOMER SYSTEM. CUSTOMER's use of the CUSTOMER SYSTEM during the Hold Over Period is subject to all terms and conditions of the Master Agreement and the expired Short Form IRU Lease Agreement.

## 16.0 LIMITATION OF REMEDIES

Notwithstanding any provision of this Master Agreement and any applicable IRU, that the Parties agree that except with respect to their indemnification obligations hereunder, in no event shall either Party be liable to the other for any direct, indirect, incidental, special, consequential, exemplary, or reliance damages as a result of the performance or nonperformance of its obligations under this Master Agreement and any IRU subject thereto, whether or not such damages were foreseeable or a Party was notified in advance of the possibility of such damages.

## 17.0 FORCE MAJEURE

With the exception of any and all payment obligations set forth within this Master Agreement and all IRUs subject hereto, neither Party shall be liable for any failure of performance under this Master Agreement and any applicable IRU if such failure is due to any cause or causes beyond such Party's reasonable control including, without limitation: acts of God; fire; flood; earthquake or other catastrophes; explosions; vandalism; cable cuts; adverse weather conditions; material or facility shortages which did not arise from a Party's failure to timely place an order; governmental action; emergencies announced at the national, state, county or city levels; insurrections; riots; labor difficulties; wars; strikes; lockouts; work stoppages or other labor difficulties. CUSTOMER's invocation of this provision shall not relieve CUSTOMER of its obligation(s) to pay for any services actually received under any applicable IRU.

## 18.0 REPRESENTATIONS AND WARRANTIES

18.1 Exclusive Control over Telecommunications Services. CUSTOMER represents and warrants that it has or shall have exclusive control over its provisioning of services for telephone, telecommunications, data, internet, cable television, digital subscriber line, Voice over Internet Protocol (VoIP), broadband, cable television or other video services, and other telecommunication services utilizing the CUSTOMER SERVICE, including, without limitation, CUSTOMER premise and nodal electronics, sales and marketing, electronics maintenance and monitoring, and billing and collection.

18.2 Authorization for provision of Telecommunication Services. CUSTOMER represents and warrants that it is authorized or will be authorized upon the effective date of any IRU to provide its telephone, telecommunications, data, internet, cable television, digital subscriber line, VoIP, broadband, cable television or other video services, and other telecommunication services within the State of California and the City of Los Angeles and that it is authorized or will be authorized to provide such services on the CABLE SYSTEM and/or CUSTOMER SYSTEM upon the effective date of any IRUs.

18.3 Contractual Relationships with End Users or Third Parties. CUSTOMER represents and warrants that it shall include a waiver of indirect, special, consequential, exemplary or punitive damages against LADWP, the City of Los Angeles, the Board of Water and Power Commissioners (hereinafter referred to as "Board"), and their appointed or elected officials, officers, managers, agents, representatives, contractors and employees in any and all agreements with End Users or third parties relating to CUSTOMER's lease and/or use of the CUSTOMER SYSTEM during the Term of this Master Agreement and every IRU subject thereto.

18.4 LADWP. LADWP is a proprietary department organized and existing under the Charter of the City of Los Angeles, a municipal corporation of the State of California, and has the power and authority to own, operate and lease the CABLE SYSTEM and the CUSTOMER SYSTEM and perform the obligations required of LADWP under the terms of this Agreement.

## 19.0 DISCLAIMERS

19.1 Content of Transmitted Data or Communications. The LADWP disclaims any and all liability or responsibility whatsoever for the content (including the nature of materials, opinions and views) of any and all data or communications transmitted in, across, on, through or over the CUSTOMER SYSTEM after the Acceptance Date. CUSTOMER agrees that it shall make no claim whatsoever against LADWP relating to the content of any data or communications transmitted in, across, on, through or over the CUSTOMER SYSTEM, and CUSTOMER shall defend, indemnify and hold LADWP harmless from any and all claims of any type or nature whatsoever by third parties related to the transmission of such data or communications thereof.

19.2 Errors or Losses in Transmission. To the extent that CUSTOMER arranges for Communications Transport Services (CTS) concurrently with or after the Acceptance Date, LADWP disclaims any and all liability or responsibility whatsoever for any damage (including, without limitation, positive damage, negative damage, lost profit, frustrated expenses, data damage, data loss, errors during transmission, business loss, enrichment claims, and any legal fees and consultation) which are caused by or directly related to the use of said CTS in, across, on, through or over the CUSTOMER SYSTEM. CUSTOMER agrees that it shall make no claim whatsoever against LADWP caused by or directly related to CUSTOMER's use of CTS in, across, on, through or over the CUSTOMER SYSTEM, and CUSTOMER shall defend, indemnify and hold LADWP harmless from any and all claims by End Users or third parties related to said CTS.

19.3 Use of Names or Trademarks. Neither Party shall use any name, logo or service mark of the other Party without the express written consent of the other Party.

## 20.0 INSURANCE REQUIREMENT FOR CONSTRUCTION

In the event that CUSTOMER requests or requires construction-related modifications prior to the provisioning of the CUSTOMER SYSTEM pertaining to any LADWP-controlled facility, structure, or space, the following terms and conditions shall apply:

20.1 Insurance – General Statement. CUSTOMER must provide evidence of insurance that conforms to the insurance requirements explained in detail within Section 20.2 and the “Contract Insurance Requirements” sheet attached hereto as Exhibit B, which specifically outlines the types and amounts of coverage required for this Master Agreement.

Acceptable evidence of required insurance, from insurers acceptable to the LADWP, will be required to be submitted within Thirty (30) calendar days of CUSTOMER’s request or necessity for construction-related modifications and prior to any commencement of construction activities. Such insurance shall remain current throughout the term of this Master Agreement. Said evidence of insurance must be on file with the Risk Management Section ***in order for any construction-related work to commence.***

For further information regarding these requirements, please contact:

Los Angeles Department of Water and Power  
Risk Management Section  
Telephone: (213) 367-4007

20.2 Insurance – Applicable Terms and Conditions.

20.2.1 Additional Insured Status Required. CUSTOMER shall procure at its own expense, and keep in effect at all times during the term of this Master Agreement, the types and amounts of insurance specified on the attached Contract Insurance Requirements page. The specified insurance shall also, either by provisions in the policies, by LADWP's own endorsement form or by other endorsement attached to such policies, include and insure the City of Los Angeles, its Department of Water and Power, its Board, and all of its appointed and elected officials, officers, employees and agents, their successors and assigns, as Additional Insureds against the area of risk described herein as it respects CUSTOMER’s acts, errors, or omissions in its performance of the agreement, hereunder or other related functions performed by or on behalf of CUSTOMER. Such insurance shall not limit or qualify the liabilities and obligations of the CUSTOMER assumed under the contract.

20.2.2 Severability of Interests and Cross Liability Required. Each specified insurance policy shall contain a Severability of Interest and Cross Liability clause which shall apply separately to each insured against whom claim is made or suit is brought and a Contractual Liability Endorsement.

20.2.3 Primary and Non-Contributory Insurance Required. All such insurance shall be Primary and Noncontributing with any other insurance held by LADWP where liability arises out of or results from the acts, errors, or omissions of CUSTOMER, its agents, employees, officers, assigns, or any person or entity acting for or on behalf of CUSTOMER. Any insurance carried by the LADWP which may be applicable shall be deemed to be excess insurance and the CUSTOMER's insurance is primary for all purposes despite any conflicting provision in the CUSTOMER's policies to the contrary.

20.2.4 Deductibles Subject to Department’s Discretion. Deductibles and/or self-insured retentions shall be at the sole discretion of the Risk Manager of LADWP (hereinafter referred to as "Risk Manager"). The LADWP shall have no liability for any premiums charged for such coverage(s). The inclusion of the City of Los Angeles, LADWP, its Board, and all of elected and appointed officials, its officers, employees and agents, and their agents and assigns, as additional insureds, is not intended to, and shall not, make them, or any of them a partner or joint venturer with CUSTOMER in its operations.

20.2.5 Proof of Insurance for Renewal or Extension Required. Customer shall provide evidence of insurance at least Ten (10) calendar days after to the expiration date of any of the policies required on the attached Contract Requirement page, showing that the insurance coverage has been renewed or extended.

20.2.6 Submission of Acceptable Proof of Insurance and Notice of Cancellation. CUSTOMER shall provide proof to the LADWP Risk Manager of all specified insurance and related requirements either by production of the actual insurance policy(ies), by use of LADWP's own endorsement form(s), by other written evidence of insurance acceptable to the Risk Manager, but always in a form acceptable to the Risk Manager and the Office of the City Attorney. The documents evidencing all specified coverages shall be filed with the LADWP prior to Contractor beginning operations hereunder. Said proof shall contain at a minimum, the applicable policy number, the inclusive dates of policy coverages, the date the protection begins for the LADWP, and the insurance carrier's name. It shall not be subject to cancellation, material reduction in coverage or non-renewal except after written notice by certified mail, return receipt requested, to the City Attorney of the City of Los Angeles at least Thirty (30) calendar days' prior to the effective date thereof. The notification shall be sent by registered mail to: Risk Management Section, Los Angeles Department of Water and Power, Post Office Box 51111, JFB Room 465, Los Angeles, California 90051-0100.

20.2.7 Claims-Made Insurance Conditions. Should any portion of the required insurance be on a "Claims Made" policy, the CUSTOMER shall, at each policy expiration date provide evidence that the "Claims Made" policy has been renewed or replaced with the same limits, terms and conditions of the expiring policy with a retroactive inception date to the date the policy was affect as of the effective date of this Master Agreement.

20.2.8 Failure to Maintain and Provide as Cause for Termination. Failure to maintain and provide acceptable evidence of the required insurance for the required period of coverage on construction-related modifications shall constitute a breach of contract, upon which the LADWP may immediately terminate or suspend this Master Agreement.

20.2.9 Periodic Right to Review/Update Insurance Requirements. The LADWP and CUSTOMER agree that the insurance policy limits specified on the attached Contract Insurance Requirements page may be reviewed for adequacy annually throughout the term of this Master Agreement by the Risk Manager/City Attorney, who may thereafter require CUSTOMER to adjust the amounts and types of insurance coverage however the Risk Manager/City Attorney deems to be adequate and necessary. The City of Los Angeles reserves the right to have submitted to it, upon request, all pertinent information about the agent and carrier providing such insurance, including applicable license and ratings.

20.3 Specific Insurance Requirement. See Attachment "Contract Insurance Requirements," attached hereto as Exhibit B.

## 21.0 INDEMNIFICATION and CONSEQUENTIAL DAMAGES WAIVER

Except for acts of active negligence or willful misconduct of LADWP, CUSTOMER, its successors and/or assigns shall indemnify, defend, and hold harmless the City of Los Angeles, LADWP, the Board of Water and Power Commissioners, and all of their Boards, LADWP's officers, managers, representatives, agents, employees, assigns, successors in interest, insurers, subcontractors from and against any and all claims, demands, costs, damages, liabilities (both joint and/or several), judgments, suits, settlements, civil fines, and penalties, or direct losses or reasonable expenses directly related (including reasonable attorney fees, expert fees, and

disbursements) which arise from any claim, allegation, assertion, proceeding, civil, criminal, administrative or investigative matter related to or arising out of: (i) any negligence or willful misconduct by CUSTOMER or its agents, contractors or employees in the use or operation of the CUSTOMER SYSTEM or the connections thereto; (ii) any breach by CUSTOMER of any representation and warranty, obligation or covenant under this Master Agreement; (iii) any claim of any type or nature whatsoever by CUSTOMER's clientele relating to the provisioning of telecommunications services by CUSTOMER to such client or clients over the CUSTOMER SYSTEM; (iv) any personal injury to, or death of, any person or persons, and any loss, damage, destruction, or loss of use of property (both tangible and intangible as well as direct and indirect), arising out of or incident to the negligence or willful misconduct in the activities, operations and actions of CUSTOMER and its contractors, agents and/or employees. The above shall apply in all cases, except in the event that the LADWP, its Board, officers, agents, representatives or employees are found by a court of competent jurisdiction to have been actively negligent or committed willful misconduct.

Except in the case of the negligence or willful misconduct of CUSTOMER, LADWP, its successors and/or assigns, shall indemnify, defend, and hold harmless CUSTOMER, its parent, subsidiary and affiliated entities and each of their respective directors, officers, equity holders, managers, representatives, agents, employees, assigns, successors in interest, insurers, and subcontractors from and against any and all claims, demands, costs, damages, liabilities (both joint and/or several), judgments, suits, settlements, civil fines, and penalties, or direct losses or reasonable expenses directly related (including reasonable attorney fees, expert fees, and disbursements) which arise from any claim, allegation, assertion, proceeding, civil, criminal, administrative or investigative matter related to or arising out of: (i) any negligence or willful misconduct by LADWP or its agents, contractors or employees in the provision of the CABLE SYSTEM and/or CUSTOMER SYSTEM or the connections thereto; (ii) any breach by LADWP of any representation and warranty, obligation or covenant under this Master Agreement; or (iii) any personal injury to, or death of, any person or persons, and any loss, damage, destruction, or loss of use of property (both tangible and intangible as well as direct and indirect), arising out of or incident to the negligence or willful misconduct in the activities, operations and actions of LADWP and its contractors, agents and/or employees. The above shall apply in all cases, except in the event that the CUSTOMER, its parent, subsidiary or affiliated entities or any of their respective directors, officers, equity holders, agents or employees is negligent or committed willful misconduct.

Except with respect to each Party's indemnification obligations hereunder, each Party hereby waives, releases, and discharges any and all claims consequential, incidental, indirect or special damages that it may have, or which hereafter accrue, against the other Party or its Related Parties pursuant to this Agreement. "Related Parties" means, (i) in the case of LADWP, the City of Los Angeles, LADWP, the Board of Water and Power Commissioners, and all of their Boards, LADWP's officers, managers, representatives, agents, employees, assigns, successors in interest, insurers, subcontractors, and licensees; and (ii) in the case of CUSTOMER, its parent, subsidiary and affiliated entities and each of their directors, officers, equity holders, employees, contractors and/or agents. It is further understood and agreed that this provision is intended by the Parties to be binding upon each Party's heirs and assigns.

## 22.0 FURTHER ASSURANCES

The Parties acknowledge that no waiver, amendment, release or modification of this Master Agreement shall be established by conduct, custom or course of dealing, but solely by a written instrument duly executed by the Parties hereto.

## 23.0 PROHIBITION ON PROPRIETARY INFORMATION

The LADWP and CUSTOMER agree that if either Party (the “Disclosing Party”) provides confidential or proprietary, non-public information which includes written documentation (“Proprietary Information”) to the other Party (the “Recipient Party”), such Proprietary Information shall be held in confidence to the extent permitted by law, and the Recipient Party shall use, maintain and store the Proprietary Information with the standard of care and protection permitted by law in effort to prevent disclosure to or unauthorized use by any third party. Proprietary Information means information furnished by either Party, its directors, officers, employees, agents or representatives, including, without limitation, its attorneys, accountants, consultants and financial advisors. Proprietary Information shall not include information which: (i) at the time of disclosure is fully within the public domain through no breach of this Master Agreement by either Party; (ii) is shown by evidence to have been, and in fact has been, known or independently developed by and is currently in the possession of either Party prior to disclosure hereunder; (iii) was or is acquired by either from a third party who did not breach an obligation of confidentiality by disclosing it to either party; or (iv) is required to be disclosed to comply with any applicable law, order, regulation or ruling; provided, however, both Parties shall give timely notice of any such disclosure pursuant to this Section. Both Parties recognize that the City of Los Angeles and its departments is subject to the California Public Records Act (California Government Code § 6250 et seq.).

## 24.0 NOTICES

Any written notice, request, demand, statement, report and other communications under this Master Agreement shall be deemed properly given if sent by registered or certified mail, postage prepaid, or by a nationally recognized overnight delivery courier, or by facsimile to the address specified below, unless otherwise stated in this Master Agreement:

### 24.1 Notice to LADWP

Los Angeles Department of Water and Power  
1230 West 3<sup>rd</sup> Street, Suite 200  
Los Angeles, California 90017  
Attention: Director of Fiber Optic Enterprise  
Telephone: (213) 367-8729  
Facsimile: (213) 367-0255

### 24.2 Notice to CUSTOMER

Fox Studio Lot LLC  
10201 West Pico Boulevard, Building 89, Room 362  
Los Angeles, California 90064  
Attention: Sam Cho  
Senior Vice President, Network Engineering and Operations  
Telephone: (310) 369-7295  
Email: [Sam.Cho@fox.com](mailto:Sam.Cho@fox.com)

All such notices, requests, demands, statements, reports and other communications provided for in this Agreement shall be effective (a) when delivered to the recipient or delivery is refused by the recipient; or (b) Three (3) calendar days after deposit in a sealed envelope in the United States mail, postage prepaid, by registered or certified mail, return receipt requested, or the next business day after deposit with a nationally recognized overnight delivery courier, addressed to the recipient as set forth above, whichever is earlier. If the date on which any notice to be given hereunder falls on a Saturday, Sunday, or legal holiday, then such date shall automatically be extended to the next business day immediately following such Saturday, Sunday or legal holiday. The foregoing addresses may be changed by notice given in accordance with this Section 24.

## 25.0 MISCELLANEOUS

25.1 Compliance with Law. Each Party hereto agrees that it will perform its respective rights and obligations hereunder in accordance with all applicable laws, rules and obligations.

25.2 Captions/Gender. Captions and section headings contained in this Master Agreement and each IRU are for reference purposes only and shall not affect the meaning or interpretation of this Master Agreement or any IRU in any way. Whenever used throughout this Master Agreement and any IRU, the singular form shall include the plural form, the plural form shall include the singular form, and the use of any gender shall include all genders.

25.3 Governing Law. This Master Agreement and all related IRUs were made and entered into in the City of Los Angeles and shall be governed by, interpreted and enforced in accordance with the laws of the State of California and the City of Los Angeles, without regard to conflict of law principles.

25.4 Venue. All litigation arising out of, or relating to this Master Agreement, shall be brought in a State or Federal court in the County of Los Angeles in the State of California. The Parties irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of California and waive any defense of *forum non conveniens*.

25.5 Waivers. No term or provision of this Master Agreement shall be waived and no breach excused or discharged, unless such waiver or consent shall be in writing by the Party against whom enforcement of said waiver or consent is sought and signed by a duly authorized officer of such Party.

25.6 Assignments. Neither Party shall assign, transfer, or otherwise delegate any of its rights, privileges or obligations under this Master Agreement without the other Party's advance written consent, which such consent shall not be unreasonably withheld or delayed.

25.7 Amendments. No modification or waiver of any provision of this Master Agreement and any IRU subject hereto nor consent to any departure by any Party therefrom, shall in any event be effective unless the same shall be in writing and signed by each Party hereto, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.

25.8 Integration. The Parties intend this paragraph to be a conclusive recital of fact. This Master Agreement and each fully executed IRU incorporated herein supersedes any prior agreement, oral or written, and contains the entire agreement between the Parties on the subject matter hereof and thereof. This Master Agreement and each fully executed IRU incorporated herein is intended to be a final expression of the agreement of the parties and is an integrated agreement. There are no contemporaneous separate written or oral agreements between the Parties in any way related to the subject matter of this Master Agreement. No subsequent agreement, representation or promise made by either Party hereto, or by or to any employee, officer, agent or representative of either Party shall be of any effect unless it is in writing and executed by the Party to be bound thereby.

25.9 Severability. If any term, covenants, conditions or provision of this Master Agreement is later held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other terms, covenants, conditions and provisions of this Master Agreement shall nevertheless remain in full force and effect; provided that, the economic or legal substance of the transactions originally contemplated do not become adverse to either Party, and a court does not

find that the invalid term, covenant, condition or provision is inseparable from the remaining terms, covenants, conditions and provisions.

25.10 Headings. Section headings in this Master Agreement and any IRU subject hereto are included for convenience of reference only and shall not be given any substantive effect.

25.11 No Partnership or Agency Relationship. This Master Agreement and any IRU subject thereto shall not be deemed to create or constitute any partnership, agency, joint venture or similar relationship between LADWP and CUSTOMER.

25.12 No Third Party Beneficiaries. There are no third party beneficiaries to this Master Agreement and/or any IRU subject thereto.

25.13 Counterparts. This Master Agreement and each IRU may be executed in any number of counterparts, and with respect to each such document's required signatures, all of which taken together with respect to such document shall constitute one and the same instrument, and either Party hereto may execute this Master Agreement and any IRU by signing any such counterparts.

25.14 Conflicting Provisions with IRUs. To the extent that the terms and provisions of this Master Agreement are inconsistent or conflict with the express terms of any IRU subject to this Master Agreement, the terms and provisions of the Master Agreement shall prevail.

25.15 Original, Duplicate Original, and Copies of Master Agreement or IRU(s). All stamped approved original Master Agreement and IRU(s), original duplicate Master Agreement and IRU(s) and any of their copies thereof will be treated the same as long as the copies are shown to be just a copy of the original or the duplicate original.

## 26.0 ATTORNEY FEES AND COSTS

Both Parties hereto agree that in any action to enforce the terms of this Master Agreement that each Party shall be responsible for its own attorneys' fees and costs.

## 27.0 BUSINESS TAX REGISTRATION

CUSTOMER represents that it has registered its business with the City Clerk of City and has obtained and presently holds from that office a Business Tax Registration Account Number or a Business Tax Exemption Number required by City's own Business Tax Ordinance (Article 1, Chapter 2, Section 21.00 and following of City's Municipal Code). CUSTOMER shall maintain or obtain as necessary, all such certificates required of it under said Ordinance and shall not allow any such Certificate to be revoked or suspended during the term hereof.

## 28.0 LEGAL REPRESENTATION

Each Party was represented or had adequate opportunity to be represented by legal counsel during the negotiation and execution of this Master Agreement.

## 29.0 SIGNATURES

This Agreement may be executed in one or more counterparts, and by the parties in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement. The parties further agree that facsimile signatures or signatures scanned into .pdf (or signatures in another electronic format designated by LADWP) and sent by e-mail shall be deemed original signatures.

IN WITNESS WHEREOF, the Parties hereto have caused this Optical Fiber Lease Agreement No. FO-923-03/2024 to be executed by their duly authorized representatives as of the date and year written above.

DEPARTMENT OF WATER AND POWER  
OF THE CITY OF LOS ANGELES BY  
BOARD OF WATER AND POWER COMMISSIONERS

By: \_\_\_\_\_  
JANISSE QUIÑONES  
Chief Executive Officer and Chief Engineer

Date: \_\_\_\_\_

And: \_\_\_\_\_  
CHANTE L. MITCHELL  
Board Secretary

APPROVED AS TO FORM AND LEGALITY  
HYDEE FELDSTEIN SOTO, CITY ATTORNEY  
APRIL 24, 2024

BY \_\_\_\_\_  
  
JOHN A. CARVALHO  
DEPUTY CITY ATTORNEY

FOX STUDIO LOT LLC

By:   
Adam Reiss (Apr 21, 2024 14:03 PDT)

Title: Adam Reiss, Assistant Secretary

Date: April 18, 2024

  
MO