

1 A RESOLUTION APPROVING THE FIRST AMENDMENT TO GROUND LEASE
2 AGREEMENT BETWEEN FULTON COUNTY, GEORGIA (LANDLORD) AND CELLCO
3 PARTNERSHIP D/B/A VERIZON WIRELESS (TENANT) FOR THE LEASE OF REAL
4 PROPERTY LOCATED AT 266 RAWSON STREET, ATLANTA, GEORGIA;
5 AUTHORIZING THE CHAIRMAN TO EXECUTE THE FIRST AMENDMENT AND
6 RELATED DOCUMENTS; AUTHORIZING THE COUNTY ATTORNEY TO APPROVE
7 THE FIRST AMENDMENT AND RELATED DOCUMENTS AS TO FORM AND TO
8 MAKE MODIFICATIONS THERETO PRIOR TO EXECUTION; AND FOR OTHER
9 PURPOSES.

10 WHEREAS, Fulton County, Georgia ("Fulton County") is a political subdivision of
11 the State of Georgia, existing as such under and by the Constitution, statutes, and laws
12 of the State; and

13 WHEREAS, Fulton County and Celco Partnership d/b/a Verizon Wireless
14 ("Tenant"), or its predecessor-in-interest, entered into that certain Ground Lease
15 Agreement ("Lease") dated January 23, 1990, pursuant to which Tenant leases a portion
16 of County-owned real property located at 266 Rawson Street, Atlanta, Georgia 30312
17 ("Property"); and

18 WHEREAS, Tenant has submitted a request to the Department of Real Estate and
19 Asset Management ("DREAM") confirming Tenant's intent to continue leasing the
20 Property from the County, and formalizing new lease terms; and

21 WHEREAS, DREAM and Tenant have negotiated mutually acceptable rental
22 terms for Tenant's continued lease and occupancy of the Property, including an increase
23 in Tenant's monthly rental payment to \$4,500.00, and thereafter subject to an annual 3%
24 increase; and

25 WHEREAS, the First Amendment includes an initial term of five (5) years with
26 automatic annual renewals, commencing on January 1, 2025 and concluding on
27 December 31, 2030, with an option for Tenant to extend the Lease for five (5) additional
28 five (5) year renewal terms; and

29 WHEREAS, Fulton County and Tenant desire to execute the First Amendment to
30 Ground Lease Agreement to formally extend the term of the Lease, to increase the rent
31 to be paid to Fulton County thereunder, to clarify the scope of Tenant's permitted use of
32 the Property, and to modify the termination notice section, among other changes; and

33 WHEREAS, pursuant to Fulton County Code ("FCC") § 1-117, the Fulton County
34 Board of Commissioners has exclusive jurisdiction and control over directing and
35 controlling all the property of Fulton County, as they may deem expedient, according to

1 law, and pursuant to FCC § 172-62, the leasing of County-owned property for
2 telecommunication towers is permitted upon approval by the Board of Commissioners
3 and pursuant to the provisions of FCC § 172-62.

4 **NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners hereby
5 approves the First Amendment to Ground Lease Agreement with Cellco Partnership d/b/a
6 Verizon Wireless ("Tenant") in substantially the form attached hereto as Exhibit A.

7 **BE IT FURTHER RESOLVED**, that the Chairman of the Board of Commissioners
8 is hereby authorized to execute the First Amendment between Fulton County and Tenant,
9 and any related documents.

10 **BE IT FURTHER RESOLVED**, that the County Attorney is hereby authorized to
11 approve the First Amendment and any related documents as to form, and to make such
12 modifications as are necessary to protect the County's interests prior to execution by the
13 Chairman.

14 **BE IT FURTHER RESOLVED**, that this Resolution shall become effective upon its
15 adoption, and that all resolutions and parts of resolutions in conflict with this Resolution
16 are hereby repealed to the extent of the conflict.

17
18 **PASSED AND ADOPTED** by the Board of Commissioners of Fulton County,
19 Georgia, this _____ day of _____, 2026.

20
21
22 **BY:**

23
24 _____
25 Robert L. Pitts, Chairman
26 Fulton County Board of Commissioners
27

28
29
30 **ATTEST:**

31
32 _____
33 Tonya R. Grier
34 Clerk to the Commission
35
36
37

1 **APPROVED AS TO FORM:**

2

3

4 _____
Y. Soo Jo

5 County Attorney

EXHIBIT A

Form of First Amendment to Ground Lease Agreement