

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 Cellco 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.

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22 **BY:**  
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30 **ATTEST:**  
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34 Tonya R. Grier  
35 Clerk to the Commission  
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Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

1 **APPROVED AS TO FORM:**

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3

4 Y. Soo Jo  
5 County Attorney

EXHIBIT A

Form of First Amendment to Ground Lease Agreement