

LIGHT SOURCE COMMUNICATIONS, LLC TELECOMMUNICATIONS AND
BROADBAND FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT is executed on this 1st day of July, 2026, by and between the CITY OF LAS VEGAS, a political subdivision of the State of Nevada ("City"), and Light Source Communications, LLC, a Michigan limited liability company authorized to do business in the State of Nevada ("Company"). The City and Company may be referred to herein individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City is a municipal corporation duly incorporated within the State of Nevada, and authorized pursuant to Section 2.315 of the Las Vegas City Charter and NRS 268.088 to enter into this Franchise Agreement; and

WHEREAS, Company did, on July 22, 2024, file with the City, a written request for a franchise for the purpose of constructing, installing, operating and maintaining Facilities within the City's Rights-of-Way for the provision of Services within the City's corporate limits; and

WHEREAS, subsequent to the filing of this application, on the 20th day of May, 2026, the Las Vegas City Council adopted a resolution acknowledging the filing of this application and setting forth the name of the applicant for and the purpose, character of, terms, time and conditions of the proposed Franchise Agreement and the date, time and place of a public hearing on the question of the advisability of granting said proposed Franchise Agreement to Company; and

WHEREAS, said application coming on regularly for hearing on the 3rd day of June, 2026, and it appearing by an Affidavit of Publication that due and legal notice of the filing of said application, and of the filing of the date, time and place for consideration of the same, has been given by publication of that resolution adopted by the Las Vegas City Council in the Las Vegas Review Journal, a newspaper of general circulation within the City, to-wit:

In the issue of said newspaper published on the 22nd day of May, 2026 and the 28th day of May, 2026; and

WHEREAS, the City, upon the approval of the above-referenced resolution, and the subsequent approval of an ordinance to enact this franchise pursuant to Las Vegas City Charter 7.050(5), on the 1st day of July, 2026, has determined that a Franchise, subject to the terms and conditions hereinafter set forth, be granted.

NOW THEREFORE, for and in consideration of the agreements and mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which each Party hereto acknowledges, the Parties hereby agree to the following terms and conditions:

1.0 Definitions. For the purpose of this Franchise Agreement, the following terms, phrases, words and their derivations shall have the meaning given in this Section. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number. The word “shall” is mandatory and “may” is permissive. Words not defined in this Section shall be given their common and ordinary meaning.

- 1.1 **“Broadband Gross Revenues”** shall mean all consideration of any kind or nature, including without limitation, cash, credits, property, and in-kind contributions (services or goods) received by Company from business and residential customers who subscribe to and receive Broadband Internet Services and/or Broadband Infrastructure Access from Company (collectively, “Customers”) that are provided through Company’s Facilities located at least in part in the right-of-way, including, but not limited to:
- 1.1.1 All revenue charged on a flat rate basis;
 - 1.1.2 All revenues from installation service charges;
 - 1.1.3 All revenues from connection, disconnection or change-of-service fees;
 - 1.1.4 All revenues from penalties or charges to customers for late payments or for checks returned from banks;
 - 1.1.5 Recoveries of bad debts previously written off and revenues from the sale or assignment of bad debts. Broadband Gross Revenues may be adjusted for net write-off of uncollectible accounts computed on the average annual rate for customers within the City;
 - 1.1.6 Any and all revenues that are designated by City, State or Federal law to be subject to fees under this Franchise Agreement.
 - 1.1.7 “Broadband Gross Revenues” shall not include: (a) any tax passed through to consumers on behalf of governmental agencies received by the Company for services provided to customers through use of Facilities; (b) any charges passed through to the customers for interconnection with the local exchange provider; (c) any proceeds from the sale of bonds, mortgages or other evidence of indebtedness, securities or stocks; (d) any long-haul wholesale revenue; and (e) any revenue other than Broadband Internet Services and/or Broadband Infrastructure Access. Company is not required to measure each category of revenue separately; provided that in the event of an audit by the City, Company will be required to provide an appropriate justification for amounts reported as Broadband Gross Revenue under this Franchise Agreement.
- 1.2 **“Broadband Infrastructure Access”** means the provision of open access network or other wholesale signal transmission service for the provision of Broadband Internet Service.

- 1.3 **“Broadband Internet Service”** means broadband internet access service as defined in 47 C.F.R. § 8.1(b).
- 1.4 **“Broadband Provider”** means any person that:
- 1.4.1 Provides or offers to provide Broadband Internet Service, Broadband Infrastructure Access or both Broadband Internet Service and Broadband Infrastructure Access;
 - 1.4.2 Does not hold a certificate of authority to act as a video service provider or to construct or operate a video service network pursuant to chapter 711 of NRS;
 - 1.4.3 Is not a provider of basic network service, as that term is defined in NRS 704.006; and
 - 1.4.4 Is not licensed by the Public Utilities Commission of Nevada as a provider of commercial mobile radio service pursuant to NRS 704.033.
- 1.5 **“Code”** means the official code of all of the City’s ordinances of a general and permanent character as may be adopted and amended by the City Council.
- 1.6 **“CPCN”** means a Certificate of Public Convenience and Necessity issued by the Public Utilities Commission of Nevada authorizing the holder thereof to provide Telecommunications Service within the City.
- 1.7 **“Facilities”** are and refer to and include, but are not limited to, plant, works, systems, improvements and equipment owned, leased or otherwise used by the Company such as wires, fixtures, equipment, underground circuits, fiber optic infrastructure, and conduit in Rights-of-Way and other property necessary or convenient for the transmissions, distribution, and/or connection of authorized services within the City.
- 1.8 **“Network”** means the Facilities that Company uses to serve its customers.
- 1.9 **“Rights-of-Way”** means all present and future streets, avenues, highways, alleys, bridges and public ways, (excluding railroad rights-of-way) of the City within the City limits.
- The term “Rights-of-Way” does not include any easements held by the City on, over or about real property owned or controlled by a party other than the City, unless those easements are used for streets, avenues, highways, alleys, or other public ways, and Company obtains consent to access such easements from the third-party that owns or controls the real property upon which such easement is granted.
- 1.10 **“Services”** means communications services, including Broadband Internet Service, Broadband Infrastructure Access and/or Telecommunications Service to be provided by the Company pursuant to this Franchise Agreement.

- 1.11 **“Telecommunications Gross Revenues”** shall mean any and all intrastate retail revenue of Company from Service provided to customers within the City, including, but not limited to:

All revenue charged on a flat rate basis;

All revenue for intrastate long distance calls originating in the state of Nevada and billed to an address physically located in the City;

All revenues from installation service charges;

All revenues from connection, disconnection or change-of-service fees;

All revenues from penalties or charges to customers for late payments or for checks returned from banks;

Recoveries of bad debts previously written off and revenues from the sale or assignment of bad debts. Telecommunications Gross Revenues may be adjusted for net write-off of uncollectible accounts computed on the average annual rate for customers within the City;

Any and all revenues that are designated by City, State or Federal law to be subject to fees under this Franchise Agreement.

“Telecommunications Gross Revenues” shall not include: (a) any tax passed through to consumers on behalf of governmental agencies received by the Company for services provided to customers through use of Facilities; (b) any charges passed through to the customers for interconnection with the local exchange provider; (c) any proceeds from the sale of bonds, mortgages or other evidence of indebtedness, securities or stocks; (d) any long-haul wholesale revenue; and (e) any revenue other than intrastate revenue collected from retail customers. Company is not required to measure each category of revenue separately; provided that in the event of an audit by the City, Company will be required to provide an appropriate justification for amounts reported as Telecommunications Gross Revenue under this Franchise Agreement.

- 1.12 **“Telecommunications Service”** means the offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. This definition is intended to include commercial mobile service (“CMS”), competitive access service, and alternative local Telecommunications Services to the extent they are offered to the public or to such classes of users as to be effectively available to the public. Telecommunications Services expressly excludes cable services or open video systems as defined in Title VI, of the Communications Act of 1934, as amended, by the Telecommunications Act of 1996.

“Telecommunications Service” shall not include (a) broadband internet access service as defined in 47 C.F.R. § 8.1(b) or (b) cable services as defined in Title 47,

Chapter 5. Subchapter V-A of the United States Code, as amended (47 USCA 521, et seq.) or as recognized by the Federal Communications Commission (FCC). Before proposing to provide such cable services in the City, Company agrees to obtain the required Certificate of Authority issued by the Nevada Secretary of State pursuant to Chapter 711 of the Nevada Revised Statutes (NRS), as amended and a separate business license from the City for the provision of this service.

2.0 Grant of Franchise.

- 2.1 City grants to Company, subject to the terms, conditions, and limitations contained in this Franchise Agreement, a franchise with permission to rent, use and occupy Rights-of-Way within the corporate limits of the City, as same now exist or may be increased or reduced in the future, to provide the Services, including the right and privilege to erect, construct, maintain and operate its Facilities as depicted in Exhibit C within the Rights-of-Way necessary or convenient for the transmission and distribution of the Services, including private property easements on which preliminary subdivision plats have been approved by the City for the provision of public utilities within the corporate limits of the City as the same now exist or may be increased or reduced in the future.
- 2.2 Company shall be subject to all requirements of City ordinances, rules, regulations and specifications hereafter enacted or established in so far as such ordinances are not in violation of any State or Federal regulation.
- 2.3 This Franchise Agreement does not grant Company the right to provide any "video service" as such term is defined by Nevada Revised Statutes Chapter 711.141.
- 2.4 This Franchise Agreement does not authorize any attachments to City owned poles or other infrastructure or other real property (other than Rights-of-Way), nor does it authorize placement of Facilities in any City conduit. Any such use by Company shall require and be subject to a separately negotiated agreement with the City.
- 2.5 If Company seeks to utilize micro-trenching or similar non-invasive technology and construction methods in the construction, maintenance or operation of its Facilities, such methods shall be (a) implemented pursuant to the standards and guidelines approved by the City's Public Works Director, and (b) generally set forth in an Exhibit D attached hereto.

3.0 Duration.

- 3.1 This Franchise Agreement is granted for a period of one (1) year from and after the effective date of this Franchise Agreement through the ____ day of _____, 202_ unless it is earlier terminated by either Party in accordance with the provisions herein.
- 3.2 The Parties, each in their sole discretion, may extend the term of this Franchise Agreement for an additional one (1) year period on mutually agreeable terms and conditions, provided that Company is not in default of any of its obligations under

this Franchise Agreement at the time of extension.

- 3.3 At any time Company ceases to operate as a provider of the Services, City may, in its sole discretion and upon six months' notice to Company, terminate this Franchise Agreement and require the removal of Company's Facilities from the Rights-of-Way, including the cost of any site remediation, at no cost to the City, without any liability to Company related directly or indirectly to such termination.

4.0 Business Licenses, Franchise Fees, and Taxes. Company shall be solely responsible for the payment of all lawful fees in connection with Company's performance under this Franchise Agreement, including:

4.1 Business Licenses, Fees, and Taxes.

- 4.1.1 At all times during which Company is authorized to provide Telecommunications Service within the City pursuant to a CPCN, Company shall maintain a valid unexpired business license specific to its Telecommunications Service business and pay all related quarterly license fees ("Quarterly License Fees") pursuant to Chapter 6.67 of the Code. For avoidance of doubt, the definition of Telecommunications Gross Revenues as set forth in this Franchise Agreement shall apply to the calculations of Quarterly License Fees.
- 4.1.2 In addition to the business license required by Subsection 4.1.1, Company shall maintain all other business licenses specific to any of Company's business activities other than those of providing Telecommunications Service, as such other business activities are specified in the Code. Company shall pay all license fees due from such other business activities separately from the payment of fees due for its Telecommunications Service business.
- 4.1.3 In addition to payment of the fees specified in Subsections 4.1.1 and 4.1.2, Company shall pay all lawful property taxes, ad valorem taxes and local improvement district assessments and all exactions, fees and charges that are generally applicable during Company's real property development or use as required by the Code.
- 4.1.4 If Company fails to timely pay any business license fees, Company will pay interest and penalties on such delinquent fees as specified by the applicable provisions of Title 6 of the Code.
- 4.1.5 Acceptance by the City of any payment due under this Section shall not be deemed to be a waiver by the City of any breach of Company's obligations under this Franchise Agreement or applicable law, and such acceptance shall not preclude the City from later establishing that a larger amount was actually due or from collecting or receiving a refund of such balance.

4.2 Franchise Fees.

- 4.2.1 In the event that the business license fees required by Section 4.1 above are declared illegal, unconstitutional, or void for any reason, Company shall be contractually bound to pay the City as a franchise fee for its use of the Rights-of-Way, as provided for herein, an aggregate amount equal to the amounts which otherwise would have been paid as Quarterly License Fees (the "Telecommunications Franchise Fees").
- 4.2.2 Notwithstanding any fees required under Section 4.1 or Subsection 4.2.1 above, Company will pay City a franchise fee in the amount of two percent (2%) of Broadband Gross Revenues earned during a calendar quarter (the "Broadband Franchise Fee" and, together with any applicable Quarterly License Fees or Telecommunications Franchise Fees, the "Franchise Fees").
- 4.2.3 The Franchise Fees required to be paid pursuant to this Franchise Agreement shall be paid quarterly by the fifteenth day of the second month following the end of each calendar quarter for which payment or portion thereof is due. Company shall furnish to the City with each payment of compensation required by this Section a written statement, showing the amount of Telecommunications Gross Revenue and/or Broadband Gross Revenue of Company, as applicable, subject to fees under this Franchise Agreement for the period covered by the payment. Such statement shall also include a list of all of Company's non-retail customers including without limitation all Broadband Providers engaged in the business of providing, for compensation, Broadband Internet Service and/or Broadband Infrastructure Access (the "Non-Retail Customers"), all revenues received by Company from the Non-Retail Customers for the period covered by the payment, and contact information for each Non-Retail Customer. Contact information shall include Non-Retail Customers' names and their respective mailing addresses, contact person(s), phone number(s) of contact person(s), e-mail of contact person(s), and any other information reasonably requested by the City.
- 4.2.4 If Company fails to timely pay any amounts due for Franchise Fees, Company will pay, in addition to the unpaid fees, a sum of money equal to two percent (2%) of the amount due, including penalties and accrued interest, for each month and/or fraction thereof during which the payment is due and unpaid.
- 4.2.5 Acceptance by the City of any payment shall not be deemed to be a waiver by the City of any breach of this Franchise Agreement occurring prior thereto, nor shall the acceptance by the City of any such payments preclude the City from later establishing that a larger amount was actually due or from collecting any balance due to the City.

5.0 Construction Plans and Drawings.

- 5.1 Before Company may conduct any work involving excavation, new construction, or relocation work in any Rights-of-Way:
 - 5.1.1 Company shall obtain all required permits from the City. Company shall apply for the appropriate permits and pay any standard and customary permit fees. City may condition any permit. Conditions may include, without limitation:
 - 5.1.1.1 City approval of traffic control plans prepared by Company for Company's work in City Rights-of-Way;
 - 5.1.1.2 Nevada Department of Transportation ("NDOT") approval of traffic control plans prepared for Company's work within Rights-of-Way controlled by NDOT;
 - 5.1.1.3 Company adherence to time restrictions for work in streets as specified by the City and/or NDOT; and
 - 5.1.1.4 Any other condition intended for the public's health, safety, and welfare.
 - 5.1.2 Company shall file maps and drawings with the Public Works Director showing the location of any construction or extension of its Facilities and services in any Rights-of-Way of the City. For multi-conduit banks, maps and drawings shall show overall size, material and configuration of the duct bank.

6.0 Installations, Excavations and Restorations.

- 6.1 Company shall have the right to excavate in, occupy and use any and all Rights-of-Way for the purpose of installing, erecting, constructing, repairing, maintaining, removing, relocating and operating its Facilities after obtaining any and all appropriate permits from the City, provided, however, that:
 - 6.1.1 Company shall not, pursuant to this Franchise Agreement, place any of its Facilities, on, over, under or within any City park designated as such by the City, but nothing herein contained shall preclude the City from allowing such Facilities on, over, under or within any City park in a manner and means approved by the Public Works Director. The Company shall not place any of its Facilities, on, over, or within the median portion of any boulevard or parkway without first having obtained the prior written consent of the Public Works Director;
 - 6.1.2 Company shall not place any of its above-ground Facilities in any sidewalk area in the Rights-of-Way without the prior written consent of the Public

Works Director. Company understands that all above-ground equipment cabinets located in the Rights-of-Way are discouraged and generally prohibited as a matter of City policy, except as otherwise approved in writing by the Public Works Director. Unless otherwise approved as provided above for the Rights-of-Way, any installation of above-ground equipment cabinets will be required to be placed in an easement on private property adjacent to the Rights-of-Way, and will require additional approvals and/or permitting under applicable ordinances. Notwithstanding anything in the foregoing, the installation of below-ground vaults shall be allowed within the Rights-of-Way pursuant to applicable zoning and undergrounding provisions contained in the City Code and provided that Company will be responsible for all costs associated with such below-ground vaults, including without limitation relocation costs of any public improvements or public utilities facilities. Company agrees to comply with the City's current ordinances regarding such installations as well as any future regulations that may be adopted by the City respecting such installations. In no instance shall the installation of any of Company's Facilities or any appurtenant structures block pedestrian walkways in Rights-of-Way or result in violation of the Americans with Disabilities Act, or obstruct sight visibility as defined by City ordinance or Regional Transportation Commission of Southern Nevada standard drawings;

- 6.1.3 Company shall not place any poles within the City Rights-of-Way without the City's prior written approval;
- 6.1.4 Company shall not attach any of its Facilities to any City-owned Facilities or share any City conduit unless Company has entered into a written agreement with the City for the express rights of attachment and use;
- 6.1.5 City may limit by day of week and time of day construction affecting street and/or lane closures; and
- 6.1.6 City reserves the right to assist in the coordination and scheduling of any Company projects where such project may be reasonably coordinated with the placement of other Right-of-Way user's facilities. Otherwise, and subject to City permitting processes and approvals, it is recognized that, notwithstanding the foregoing, the Company retains discretion over the timing of the Company's proposed projects consistent with the terms of this Franchise Agreement.
- 6.2 Whenever work is performed in any Rights-of-Way, Company shall take all reasonable precautions to minimize interruption to traffic flow, damage to property, or creation of a hazardous condition.
- 6.3 After any excavation shall be made and after work is completed pursuant to the provision of this Franchise Agreement, Company, at Company expense shall, as soon as practicable, but not longer than 24 hours, remove all surplus material in

compliance with specifications, requirements and regulations of the City in effect at the time of such restoration and restore the portion of the Rights-of-Way. All costs incurred in surplus material removal and restoration, whether done with the City's work forces and equipment or otherwise, shall be paid by Company, including the cost of any inspectors the City may assign to the project.

- 6.4 Company shall reconstruct, replace or restore any landscaping, street or alley, or any water, sewer, sanitary sewer, storm drainage, traffic signal or street light Facility, or any other Facility of the City disturbed by Company, whether during a location, relocation or reconstruction of a Facility, within thirty (30) days of written notice by the City, to the condition acceptable to the Building Official commensurate with the condition it was in prior to the work, consistent with specifications, requirements and regulations of the City in effect at the time of such restoration. City personnel may be present during any such reconstructing, replacement or restoration. All costs incurred in surplus material removal and restoration, whether done with the City's work forces and equipment or otherwise, shall be paid by Company, including the cost of any inspectors the City may assign to the project.
- 6.5 Company shall be responsible for the maintenance and repair of all Rights-of-Way impacted by the presence of the Company's Facilities subject to all City Ordinances and within reasonable proximity of and upon which the Company maintains above-ground Facilities, including the removal of weeds and litter.
- 6.6 Company shall install all of its Facilities in the Rights-of-Way in a manner consistent with the Americans with Disabilities Act ("ADA") including Public Rights of Way Accessibility Guidelines ("PROWAG"), including any reconstruction or modification of existing Facilities. Following notice by the City of an ADA violation caused directly or indirectly by Company, Company shall, within thirty (30) days or such other time as the Public Works Director reasonably determines to be appropriate, remedy the ADA violation or problem. Notwithstanding any other language in this Franchise Agreement regarding breach, notice and cure, failure to alleviate such non-compliance is a breach of this Franchise Agreement.
- 6.7 Damages Caused by Company. Company shall, at its sole cost and expense and to the satisfaction of the City:
 - 6.7.1 remove, repair or replace any of its Facilities that are damaged, become detached or have not been used for a period of more than ninety (90) days; and/or
 - 6.7.2 report to the City within 24-hours any damage to Rights-of-Way, municipal facilities or property, whether public or private, caused by Company, its agents, employees or contractors in their actions relating to operation, repair or maintenance of Facilities and immediately undertake any necessary repairs.

If Company does not remove, repair or replace such damage to its Facilities or to Rights-of-Way, municipal facilities or other property within thirty (30) days after receipt of the City's notice to do so, the City shall have the option, upon fifteen (15) days' notice to Company, to perform or cause to be performed such removal, repair or replacement on behalf of Company and shall charge Company for the actual costs incurred by the City. If such damage causes a public health or safety emergency, as determined by the City, the City may immediately perform reasonable and necessary repair or removal work (but not any technical work on Company's Facilities) on behalf of Company and will notify Company as soon as practicable. Upon the receipt of a demand for payment by the City, Company shall within thirty (30) days after such receipt reimburse the City for such costs.

6.7.3 The terms of this provision shall survive the expiration, completion or earlier termination of this Franchise Agreement.

7.0 Location and Relocation of Facilities.

7.1 Company shall place all Facilities so that they do not interfere with the use of Rights-of-Way by the City and shall only be placed after approval of the location by the Public Works Director and in accordance with any specifications adopted by the City governing the location of Facilities. City reserves the right to construct, install, maintain and operate any public improvement, work or facility, do any work that City may find desirable on, over, or under any Rights-of-Way, and vacate, alter, or close any Rights-of-Way. All such work shall be done in such manner as not to obstruct, injure or prevent free use and operation of the Company's Facilities. The Company agrees to comply with the Code when locating facilities in Rights-of-Way.

7.2 Relocation and Displacement of Facilities. Company understands and acknowledges that upon ninety (90) days' written notice (or with less notice that is reasonable in the event of an emergency) City may require Company to relocate one or more Facility installations. Company shall at City's direction relocate such Facilities at Company's sole cost and expense whenever City reasonably determines that the relocation is needed for any of the following purposes:

7.2.1 if required for the construction, modification, completion, repair, relocation, or maintenance of a City or other public agency project;

7.2.2 because the Facilities are interfering with or adversely affecting proper operation of traffic signals, communications, or other municipal facilities;
or

7.2.3 to protect or preserve the public health or safety.

7.3 If Company shall fail to relocate any Facilities as requested by the City within ninety (90) days after receipt of the City's notice in accordance with the foregoing provision, or an additional reasonable time under the circumstances, City shall be

entitled to remove or relocate the Facilities at Company's sole cost and expense, upon ten (10) days' written notice to Company. Company shall pay to the City actual costs and expenses incurred by the City in performing any removal work and any storage of Company's property after removal within thirty (30) days after the date of a written demand for this payment from the City.

8.0 Public Works and Improvements.

- 8.1 City reserves the right to construct, install, maintain and operate any public improvement, work or facility and do any work that the City may find desirable on, over, or under any Rights-of-Way or public place. All such work shall be done, if possible, in such manner as not to obstruct, injure or prevent free use and operation of the Company's Facilities.
- 8.2 Whenever City shall excavate or perform any work in any present and/or future Rights-of-Way or public place of the City, or shall contract, for such excavation work, where such excavation or work may disturb but not require removal or relocation of Company's Facilities, the City shall notify the Company sufficiently in advance of such contemplated excavation or work to enable the Company to take such measures as may be deemed necessary to protect such Facilities from damage and possible inconvenience or injury to the public or the City's Rights-of-Way or public place. If the Company cannot take such measures, the Company shall be required to relocate its Facilities in accordance with this Franchise Agreement. In such case, the Company upon request, shall furnish field markings to the City or contractor, as the case may be, showing the location of all its Facilities in the area involved in such proposed excavation or other work.
- 8.3 Whenever City shall vacate any Rights-of-Way or public place for the convenience or benefit of any person or governmental agency or instrumentality, the Company's rights shall be preserved as to any of its Facilities then existing in such Rights-of-Way or public place.

9.0 Moving Buildings. Whenever it becomes necessary to temporarily rearrange, remove, lower or raise the aerial cables or wires or other apparatus of the Company to permit the passage of any building, machinery or other object, the Company shall perform such rearrangement upon the receipt of written notice from the person or persons desiring to move said building, machinery or other objects. The written notice shall detail the route of movement of the building, machinery or other object. The costs incurred by the Company in making such rearrangements of its aerial Facilities will be borne, excepting the City, by the person or persons seeking such rearrangement, unless the aerial Facilities are placed or maintained in violation of the applicable rules of any local, state, or federal regulatory agency and thereby interferes with the movement.

10.0 Safety Standards. Company Facilities shall at all times be constructed, operated and maintained so as to protect and safeguard the health and safety of the public and to this end Company shall observe all rules pertaining thereto prescribed by any local, state, or federal regulatory authority.

11.0 Security for Performance.

- 11.1 General Requirements. As security for compliance with the terms of this Franchise Agreement and applicable City Code provisions, Company shall, no later than ten (10) days after the issuance of the first permit by the City to install Facilities and prior to any use of the Rights-of-Way, provide security to the City in the form of either cash deposited with the City, or an irrevocable pledge of certificate of deposit, an irrevocable letter of credit, or a performance bond, payable in each instance to the City, in an amount of ONE MILLION DOLLARS (\$1,000,000) to remain in full force and effect for the term of this Franchise Agreement, any or all of which may be claimed by the City as payment for liquidated damages assessed in accordance with this Franchise Agreement, and/or to recover losses resulting to the City from Company's failure to perform.
- 11.2 Bond Requirements. If bonds are used to satisfy these security requirements, they shall be in accordance with the following:
- 11.2.1 All bonds shall, in addition to all other costs, provide for payment of reasonable attorneys' fees.
 - 11.2.2 All bonds shall be issued by a surety company authorized to do business in the State of Nevada, and which is listed in the U.S. Department of the Treasury Fiscal Service (Department Circular 570, Current Revision): companies holding certificates of authority as acceptable sureties on federal bonds and as acceptable reinsuring companies.
 - 11.2.3 Company shall require the attorney-in-fact who executes the bonds on behalf of the surety to affix thereto a certified and current copy of his or her power of attorney.
 - 11.2.4 All bonds prepared by a licensed nonresident agent must be countersigned by a resident agent per NRS 680A.300.
 - 11.2.5 All bonds shall guarantee the performance of all of Company's obligations under this Franchise Agreement and all applicable laws.
 - 11.2.6 All bonds shall be substantially in the same form as that contained in Exhibit B attached hereto or as otherwise approved by the City.
- 11.3 Replenishment of Security. If at any time the City draws upon such performance security, Company shall within thirty (30) days after written notice from the City replenish such performance security to the original minimum amount required by this Section.
- 11.4 City reserves the right to require additional security should the aggregate bonding value of the open permits for construction within the Public Rights-of-Way exceed performance bond amount.

12.0 Books of Account and Reports; Records.

12.1 Audit

- 12.1.1 The City (or its designated representative) shall have the right to review or audit the Company's books and records in accordance with generally accepted accounting and audit standards regarding any amounts which may be owed under this Franchise Agreement. This right includes the right to review and audit all books and records of revenue which may be reasonably considered by the City to be subject to a business license fee or franchise fee. The City shall give written notice to the Company of any additional amount claimed to be due to the City as a result of the City's review. Such amount due, if any, shall be paid within thirty (30) days following determination by the City that such amount is due and payable.
- 12.1.2 Company shall keep complete and accurate books and records of its business and operations pursuant to this Franchise Agreement in accordance with generally accepted accounting principles and in accordance with the rules and regulations of the State of Nevada. Pursuant to NRS 268.020, all demands and accounts against the City must be presented to the City in writing within six months from the time the demands or accounts became due.
- 12.1.3 In the event of an audit, the Company shall provide City specific books, records, contracts, accounts, documents and papers for its operations within the City. Such books, records, contracts, accounts, documents and papers shall clearly show line-item sources of revenue received by Company and the amount of revenue received from each source, including a list of all Non-Retail Customers and all revenues received by Company from such Non-Retail Customers.
- 12.1.4 All such books, records, and accounts of the Company shall be retained by the Company for a period of at least five (5) years. The Company shall make such records available to the City (or its designated representative) as are necessary for the City to compile its audit, and the same shall be available for inspection by the City, in the City, upon thirty (30) days' notice from the City.
- 12.1.5 Upon request by the City (or its designated representative), the Company shall provide to the City by U.S. mail, postage prepaid, a copy of all papers filed by the Company with any federal or state regulatory agency that pertain to the Company's Facilities located in Nevada.

12.2 Other Records Required by Code.

- 12.2.1 Company will maintain complete records pursuant to the applicable provisions of Las Vegas Municipal Code Title 6.

12.2.2 Additional Records. The City may require such additional information, records, and documents from Company from time to time as are appropriate in order to reasonably monitor compliance with the terms of this Franchise Agreement. Additionally, the City may require Company to collect supplementary information as needed.

12.3 Production of Records. Company shall provide records within twenty (20) business days after a request by the City for production of the same unless the City agrees to additional time. Company shall not unreasonably deny the City (or its designated representative) access to records covered by this Franchise Agreement, including confidential and proprietary information. Such records shall be made available in the City. Failure to provide records in a timely manner shall subject Company to liquidated damages as provided for herein. If any person other than Company maintains records on Company's behalf, Company shall be responsible for making such records available to the City (or its designated representative) for auditing purposes pursuant to this Section.

13.0 Supplying Maps Upon Request. Company shall maintain on file maps and operational data pertaining to its operations in the City. The City may inspect the maps and data at any time during business hours. Upon request of the City, the Company shall furnish to the City as soon as practical without charge, current maps in the City's GIS format or compatible database, showing the location and dimension of any existing Facilities and proposed Facilities, but not other proprietary information, used in operating the Company's Facilities within the City of Las Vegas served by the Company.

14.0 Rates. The rates to be charged by the Company for the Services shall comply with the appropriate local, state or federal regulatory authority, or any other governmental official, commission or body having jurisdiction. If no governmental official, or body had rate setting jurisdiction, the Company may set rates to be charged at its sole discretion. To the extent that the City may in the future become entitled to set fees and charges for the Services, the City reserves the right to regulate the rates, fees, charges, deposits and associated terms and conditions for the Services to the fullest extent permitted by applicable law with appropriate procedural due process.

15.0 Franchise Not Exclusive. The franchise granted shall not be exclusive and shall not be construed as a limitation on the City.

16.0 Assignment of Franchise. Company shall not transfer or assign any rights under this Franchise Agreement or lease total capacity of its system or Network to another entity unless the City shall first be given the opportunity to review the financial, technical and operational qualifications of such entity and give its approval in writing within ninety (90) days of such notice of intent to transfer or assign. City shall not unreasonably withhold approval. This prohibition shall not apply if Company or its total Network or system capacity is transferred, assigned, or sold to a parent, subsidiary, or affiliate. This prohibition shall not apply to assignments made or security interests granted in order to secure financing; however, Company agrees to provide at least thirty (30) days' advance notice of any such transfer, assignment or sale.

17.0 Additional City Rights. Pursuant to the City Charter and applicable State statute, the right and privilege of the City to construct, purchase or condemn a public utility or telecommunications provider located within or without the boundaries of the City is expressly recognized herein.

18.0 Equal Opportunity and Affirmative Action. Company is committed to stimulating and strengthening the participation of minorities and women within the Company and is also committed to the principle that the success and economic well-being of the Company are related closely to the economic strength and vigor of the communities and people it serves.

19.0 Indemnification. Company agrees to indemnify, defend, protect, and hold harmless the City, its elected officials, officers, and employees from and against any and all claims, demands, losses, damages, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, and all costs and expenses by reason of the construction, maintenance and operation of its Facilities, and conduct of business, or any way arising out of performance under this Franchise Agreement, directly, or indirectly, when or to the extent injury is caused, or alleged to have been caused, wholly or in part, by any act, omission, negligence, or misconduct of the Company or any of its contractors, subcontractors, officers, agents, or employees, or by any person for whose act, omission, negligence, or misconduct, the Company is by law responsible.

This provision is not intended to create liability for the benefit of third parties but is solely for the benefit of the Company and the City. In the event any claim is made against the City that falls under this indemnity provision and a Court of competent jurisdiction should adjudge, by final decree, that the City is liable therefor, the Company shall indemnify and hold the City harmless of and from any such liability, including any court costs, expenses, and Reasonable Attorney Fees incurred by the City in defense thereof and incurred at any stage, except to the extent that the City failed to provide notice thereof to Company, and tender defense of the same to Company, and said failure materially impaired Company's ability to undertake the defense thereof. Upon commencement of any suit, proceeding at law or in equity against the City relating to or covering any matter covered by this indemnity, wherein the Company has agreed by accepting this Franchise Agreement, to indemnify and hold the City harmless, or to pay said settlement, final judgment and costs, as the case may be, the City shall give the Company immediate notice of such suit or proceeding; whereupon the Company shall provide a defense to any such suit or suits, including any appellate proceedings brought in connection therewith, and pay as aforesaid, any settlement, costs or judgments that may be rendered against the City by reason of such damage suit.

Upon failure of the Company to comply with the "defense of suit" provisions of this Franchise Agreement, after reasonable notice to it by the City, the City shall have the right to defend the same and in addition to being reimbursed for any settlement or judgment that may be rendered against the City, together with all costs incurred therein, the Company shall reimburse the City Reasonable Attorney Fees, including those employed by the City in such case or cases, as well as all expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, comprised, or fully adjudicated against the City. In the event the City is compelled to undertake the defense of any such suit by reason of the Company's failure to perform as here and above provided, the City shall have the full right and authority to make or enter into any settlement or compromise of such adjudication as the governing body shall deem in the best interest of the City, this without the prior approval or consent of the

Company with respect to the terms of such compromise or settlement.

20.0 Insurance.

- 20.1 Company shall obtain and maintain at all times during the term of this Franchise Agreement Commercial General Liability insurance and Commercial Automobile Liability insurance covering Company's operations in an amount not less than Two Million Dollars (\$2,000,000) per occurrence (combined single limit), including bodily injury and property damage, and in an amount not less than Five Million Dollars (\$5,000,000) annual aggregate for each personal injury liability and products-completed operations. The Commercial General Liability insurance policy shall name the City, its Council members, elected and appointed officers, boards, commissions and employees as additional insureds as respects any covered liability arising out of Company's performance of work under this Franchise Agreement. Coverage shall be in an occurrence form and in accordance with the limits and provisions specified herein. Claims-made policies are not acceptable. Such insurance shall not be canceled, nor shall the occurrence or aggregate limits set forth above be reduced, until the City has received at least thirty (30) days' advance written notice of such cancellation or change. Company shall be responsible for notifying the City of such change or cancellation.

If any work authorized under this Franchise Agreement is performed by a contractor or subcontractor hired by Company, then these insurance requirements shall also be met by said contractor or subcontractor. The insurance required hereunder shall not be interpreted to relieve Company of any indemnity or obligation under this Franchise Agreement. Company shall remain fully liable for all deductibles and amounts in excess of the coverage actually realized. All insurance and requirements in any form or manner is subject to approval and acceptance by the City.

If Company utilizes umbrella or excess policies to meet limit requirements, these policies must "follow form" and afford no less coverage than the primary policy. If utilized, Company shall waive all rights of recovery and its insurers also waive all rights of subrogation of damages against the City for damages covered by Umbrella or Excess Liability obtained by Company as required by City.

- 20.2 Filing of Certificates and Endorsements. Prior to the commencement of any work pursuant to this Franchise Agreement, Company shall file with the City original certificate(s) of insurance evidencing the coverages and limits required by this Section 20 which shall state the following:

20.2.1 The policy number; name of insurance company; name and address of the agent or authorized representative; name and address of insured; project name; policy expiration date; and specific coverage amounts;

20.2.2 That the City shall receive thirty (30) days' prior notice of cancellation;

20.2.3 That Company's Commercial General Liability insurance policy is primary

as respects any other valid or collectible insurance that the City may possess, including any self-insured retentions the City may have; and any other insurance the City does possess shall be considered excess insurance only and shall not be required to contribute with this insurance; and

20.2.4 That Company's Commercial General Liability insurance policy waives any right of recovery the insurance company may have against the City.

20.2.5 The certificate(s) of insurance shall be mailed to the City at the address specified in Section 39 below. Company shall promptly deliver to the City a certificate of insurance with respect to each renewal policy, as necessary to demonstrate the maintenance of the required insurance coverage for the terms specified herein.

20.3 Workers' Compensation Insurance. Company shall comply with the provisions of NRS Chapters 616A through 616D regarding industrial insurance and, if required to maintain coverage for employees, Company shall obtain and maintain at all times during the term of this Franchise Agreement statutory workers' compensation and employer's liability insurance in an amount not less than the greater of (a) any amounts required by Nevada state law or (b) One Million Dollars (\$1,000,000) and shall furnish the City with a certificate showing proof of such coverage.

20.4 Insurer Criteria. Any insurance provider of Company shall be admitted and authorized to do business in the State of Nevada and shall carry a minimum rating assigned by A.M. Best & Company's Key Rating Guide of "A" Overall and a Financial Size Category of "X" (i.e., a size of \$500,000,000 to \$750,000,000 based on capital, surplus, and conditional reserves). Insurance policies and certificates issued by non-admitted insurance companies are not acceptable.

20.5 Severability of Interest. Any deductibles or self-insured retentions must be stated on the certificate(s) of insurance, which shall be sent to and approved by the City. "Severability of interest" or "separation of insureds" clauses shall be made a part of the Commercial General Liability and Commercial Automobile Liability policies.

21.0 Default; Cure; Remedies; Liquidated Damages; Removal Order.

21.1 Default and Notification. This Franchise Agreement is granted upon each and every condition herein and each of the conditions is a material and essential condition to the granting of this Franchise Agreement. If Company fails to comply with any of the conditions and obligations imposed hereunder, and if such failure continues for more than thirty (30) days after written demand from the City to commence the correction of such noncompliance on the part of Company, the City shall have the right to revoke and terminate this Franchise Agreement in addition to any other rights or remedies set forth in this Franchise Agreement or provided by law.

21.2 Cure Period. If the nature of the violation is such that it cannot be fully cured within thirty (30) days due to circumstances not under Company's control, the period of

time in which Company must cure the violation may be extended by City in writing for such additional time reasonably necessary to complete the cure.

- 21.3 Liquidated Damages. If Company fails to cure any noncompliance with the terms and conditions of this Franchise Agreement within the time allowed under Subsections 21.1 and 21.2 above, after the City gives Company reasonable written notice of such noncompliance, and an opportunity to be heard by the City Manager, the City may assess the following liquidated damages for such noncompliance:
- 21.3.1 Failure to comply with the City's requirements concerning actual usage of the Rights-of-Way or municipal facilities, including but not limited to any defaults resulting in construction-delay claims against the City: \$500.00 per day, for each day such failure continues.
- 21.3.2 Failure to comply with any other provisions of this Franchise Agreement, including but not limited to failure to promptly provide data, documents, reports, or information to the City, or to provide insurance or security for the performance of Company's obligations hereunder: \$100.00 per day, for each day such failure continues.
- 21.4 Payment of Damages. Any liquidated damages assessed pursuant to this Section shall be due and payable by check mailed or delivered to the City not later than thirty (30) days after the City provides Company with notice of the assessment.
- 21.5 Remedy not Penalty. Company agrees that any failures in Subsection 21.3 above shall result in injuries to the City and its citizens and institutions, the compensation for which would be difficult to ascertain and prove, and that the amounts specified in Subsection 21.3 are liquidated damages, not a penalty or forfeiture.
- 21.6 Removal Order. In addition to the rights under this Section, the City, upon any termination, may, at its sole discretion, direct the Company to remove, at the Company's sole cost and expense, any or all of the Facilities from all Rights-of-Way within the City, subject to the following:
- 21.6.1 City may determine that removal of buried fiber optic cable, or conduit, is not necessary;
- 21.6.2 In removing any part of the Facilities, Company shall refill and compact, at its own expense, any excavation that shall be made by it and shall leave all Rights-of-Way in as good a condition as that prevailing prior to the Company's removal of the Facilities;
- 21.6.3 City shall have the right to inspect and approve the conditions of the streets after removal has occurred;
- 21.6.4 The removal shall commence within thirty (30) days of an order to remove being issued by the City Manager or the City Manager's designee at the City Council's direction;

21.6.5 Company shall be responsible for all necessary removals of the Facilities, and maintenance of the street area in the same manner and degree as if the Facilities were in active use, and the Company shall retain all liability associated with such removals.

21.6.6 In its sole discretion, City may allow Company to abandon its Facilities in place and transfer ownership of the installed Facilities to the City. Nothing herein shall cause the City to incur any costs related to the removal of the Company's Facilities or the transfer of ownership of said Facilities to the City.

22.0 Severability Clause. If any section, subsection, sentence, clause, phrase, term, provision, condition, covenant or portion of this Franchise Agreement is for any reason, held invalid, unenforceable or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity or enforceability of the remaining portions of this Franchise Agreement. The Council hereby declares that it would have approved this Franchise Agreement and each portion thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

23.0 Public Purpose. All of the regulations provided in this Franchise Agreement are declared to be for a public purpose and the health, safety, and welfare of the general public. Any member of the governing body or City of official or employee charged with the enforcement of this Franchise Agreement, acting for the City in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties. Neither the City nor the Company by accepting this Franchise Agreement waives its right to seek all appropriate legal and equitable remedies as allowed by law upon violation of the terms of this Franchise Agreement, including seeking injunctive relief in a court of competent jurisdiction. Such right to injunctive relief is expressly reserved and all terms and provisions hereof shall be enforceable through injunctive relief.

24.0 Applicable Law. This Franchise Agreement shall be governed and construed by and in accordance with the laws of the State of Nevada, without reference to its conflicts of law principles. If suit is brought by a Party to this Franchise Agreement, the Parties agree that trial of such action shall be vested exclusively in federal or state courts located in Clark County, Nevada.

25.0 Attorneys' Fees and Costs. Should any dispute arising out of this Franchise Agreement lead to litigation, the prevailing Party shall be entitled to recover its costs of suit, including (without limitation) reasonable attorneys' fees.

26.0 Nevada Public Utilities Commission and Charter Requirement. This Franchise Agreement is subject to and contingent upon the Company complying with all applicable rules and regulations of the Public Utilities Commission of Nevada (PUCN) and the City adopting a Resolution, conducting a public hearing and enacting an Ordinance granting a Franchise Agreement to Company in accordance with Section 7.050 of the City Charter.

27.0 Compliance with Applicable Laws. Company shall at all times comply with federal, state and local laws, rules and regulations concerning the provision of Telecommunication Services, including all applicable FCC and PUCN rules, regulations and orders.

28.0 Representations and Warranties. Company warrants that it is a provider of Telecommunications Services under Title 47 of the United States Code and/or a provider of Broadband Internet Access Service as defined in 47 C.F.R. §8.1(b). Each Party represents and warrants that it has the full right, power, legal capacity, and authority to enter into and perform the Party's respective obligations hereunder and that such obligations shall be binding upon such Party without the requirement of the approval or consent of any other person or entity in connection herewith.

29.0 Performance of Acts on Business Days. Any reference in this Franchise Agreement to time of day refers to local time in Nevada. All references to days in this Franchise Agreement refer to calendar days, unless stated otherwise. Any reference in this Franchise Agreement to a "business day" refers to a day that is not a Friday, Saturday, Sunday or observed as a holiday by City. If the final date for payment of any amount or performance of any act required by this Franchise Agreement falls on a Friday, Saturday, Sunday or holiday, that payment is required to be made or act is required to be performed on the next business day.

30.0 Agreement Amendment; Assignment. This Franchise Agreement may not be amended except pursuant to a written instrument signed by both parties. This Franchise Agreement shall not be assigned by Company without the express written consent of the City.

31.0 Entire Agreement. This Franchise Agreement contains the entire understanding between the parties with respect to the subject matter herein. There are no representations, agreements, or understandings (whether oral or written) between or among the parties relating to the subject matter of this Franchise Agreement which are not fully expressed herein.

32.0 Public Records. Company acknowledges that information submitted to the City is subject to public inspection and copying under Nevada Public Record Law, Chapter 239 of the Nevada Revised Statutes.

33.0 Non-Exclusive Remedies. No provision in this Franchise Agreement made for the purpose of securing enforcement of the terms and conditions of this Franchise Agreement shall be deemed an exclusive remedy or to afford the exclusive procedure for the enforcement of said terms and conditions, but the remedies herein provided are deemed to be cumulative.

34.0 No Third-Party Beneficiaries. Except as otherwise provided in this Franchise Agreement, it is not intended by any of the provisions of this Franchise Agreement to create for the public, or any member thereof, a third-party beneficiary right or remedy, or to authorize anyone to maintain a suit for personal injuries or property damage pursuant to the provisions of this Franchise Agreement. The duties, obligations, and responsibilities of the City with respect to third parties shall remain as imposed by Nevada law.

35.0 Construction of Agreement. The terms and provisions of this Franchise Agreement shall not be construed strictly in favor of or against either Party regardless of which Party drafted any of its provisions.

36.0 Effect of Acceptance. Company accepts and agrees to comply with this Franchise Agreement and all applicable federal, state, and local laws and regulations.

37.0 Disclosure of Principals. Pursuant to Resolution R-79-99 adopted by the City Council effective October 1, 1999, and amendments thereto by the City Council on November 17, 1999, Company warrants that it has disclosed, on the form attached hereto as Exhibit A, all principals, including partners, of Company, as well as all persons and entities holding more than one percent (1%) interest in Company or any principal of Company. If Company, principals, or partners described above are required to provide disclosure under federal law (such as disclosure required by the Securities and Exchange Commission (SEC) or the Employee Retirement Income Security Act (ERISA)), and attaches current copies of such federal disclosures to Exhibit A, the requirement of this Section shall be satisfied. Throughout the term hereof, Company shall within ten (10) days notify City in writing of any material change in the above disclosure. Copies of new federal disclosure filings shall also be sent to the City within ten (10) days of any such filing.

38.0 Incorporations. Company's application for franchise and any exhibit identified in this Franchise Agreement is incorporated into this Franchise Agreement.

39.0 Notices and Company Contact. Any communication required or permitted to be given under this Franchise Agreement (herein the "Notices") shall be in writing and shall be (1) personally delivered, or (2) delivered by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or by nationally recognized trackable overnight courier. Notices shall be deemed received upon actual receipt. Notices shall be directed to the parties at their respective addresses shown below, or such other address as either Party may, from time to time, specify in writing.

For the purpose of this Franchise Agreement, notice to the City will be to:

City of Las Vegas
Attn: Franchise Officer
Office of Strategic Services
495 South Main Street, 7th Floor
Las Vegas, NV 89101

For the purpose of this Franchise Agreement, notice to the Company will be to:

Light Source Communications, LLC
Attn: Debra Freitas
16737 Anderson Drive
Southgate, MI 48195

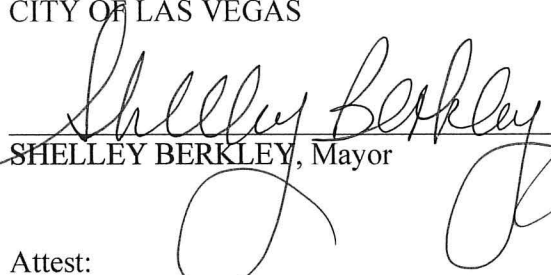
Company shall be available to the City regarding problems or complaints resulting from the attachment, installation, operation, maintenance, or removal of the Company's Facilities 24 hours a day, 7 days a week. City may contact Company at 1-844-539-1805 regarding such problems or complaints.

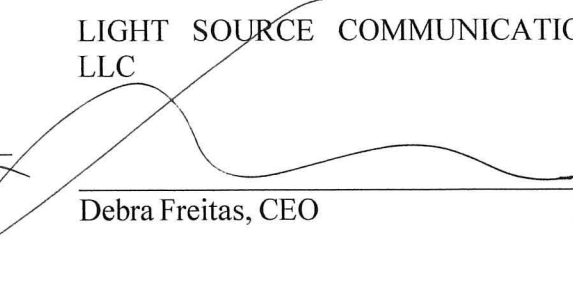
[LEFT BLANK INTENTIONALLY AND SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Franchise Agreement to be legally executed as of the first date written above.

CITY OF LAS VEGAS

LIGHT SOURCE COMMUNICATIONS,
LLC


SHELLEY BERKLEY, Mayor


Debra Freitas, CEO

4/19/2024
Date

Attest:


LuAnn D. Holmes, MMC
City Clerk

7/1/24
Date

Approved as to form:


Deputy City Attorney

4/28/24
Date

Carmen B. Gilbert
Deputy City Attorney

EXHIBIT A

DISCLOSURE OF PRINCIPALS

Principals

Pete A. Empie President/CSO

Debra J. Freitas CEO

CERTIFICATE DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"City" means the City of Las Vegas.

"City Council" means the governing body of the City of Las Vegas.

"Contracting Entity" means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members.

2. Policy

In accordance with Resolution 79-99 and 105-99 adopted by the City Council, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. Incorporation

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the City and the Contracting Entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1	<u>Contracting Entity</u>
	Light Source Communications
	Name
	16731 Anderson Dr. Southgate MI 48195
	Address
	734 250 8941
	Telephone
	47-0973992
	EIN or DUNS

Block 2	<u>Description</u>
	Subject Matter of Contract/Agreement:
	Telecom + Broadband Franchise Agreement
	RFP #:

Block 3	<u>Type of Business</u>
☐	Individual
☐	Partnership
☒	Limited Liability Company
☐	Corporation

**CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS
(CONTINUED)**

Block 4 **Disclosure of Ownership and Principals**

In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	See attached		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: 1

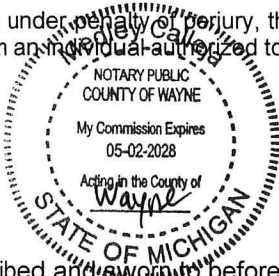
Block 5 **Disclosure of Ownership and Principals - Alternate**

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: Captable

Date of Attached Document: 3-16-2024 Number of Pages: 1

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.



 Name
3/16/2024

 Date

Subscribed and sworn to before me this 16th day of

March, 2024.
Madley A. Callio
 Notary Public

Captable

Pete A. Empie	37.7510076
Debra J. Freitas	37.7510076
Deek Family Trust	10.2658856
C.Peter Roffle Trust no. 1 U/A/D	2.5664714
Michael W. Fikes and Robin G. Forstat U/A ETD	8.36892849
Todd and Laura Ballenger	9.33159931
Brogans Optics LLC	5

LIGHT SOURCE COMMUNICATIONS, LLC

EMAILS, ADDRESS AND PHONE NUMBERS OF MEMBERS

Email	Member Name	Address	Telephone No.
pempie@lscfiber.com	Pete A. Empie	16737 Anderson Dr. Southgate, MI 48195	517-420-1600
dfreitas@lscfiber.com	Debra Jean Freitas	16737 Anderson Dr. Southgate, MI 48195	734-752-0556
rofflep@yahoo.com	C. PETER ROFFLE TRUST NO. 1 U/A/D SEPTEMBER 14, 2016	3536 Rainbow Ct. Okemos, MI 48864	517-749-0880
doug@rpc.cpa	DEEK FAMILY LIVING TRUST U/A/D MAY 26, 2017	525 W Warwick Dr. Ste A, Alma, MI 48801	989-463-6123 x101
mfikes501@gmail.com rgforstat@gmail.com	THE MICHAEL W. FIKES AND ROBIN G. FORSTAT TRUST U/A DTD 5/4/18	225 W Seminole Blvd - Unit 501 Sanford, FL 32771	810-922-4263 Michael 810-964-2031 Robin
nickgav@yahoo.com	Nick Gavrilides	1419 East Michigan Ave. Lansing, MI 48912	517-316-2377
kendalltodd@gmail.com	Todd and Laura Ballenger	2507 Falls Drive Chapel Hill, NC 27514	919-309-9078
tbrogan24@comcast.net	Brogan Optics LLC	1442 Briarwood Rd. Lansing, Michigan 48917	517-896-4760
jtobywhite@gmail.com	Jonathan "Toby" White	16737 Anderson Dr., Southgate, MI 48195	7342508941
jcwhite@clarkhill.com	Christopher White	3921 Cloverdale Ave, Okemos, MI 48864	517-819-6526
forstatd@gmail.com	David Forstat	1909 Walmar Dr. Lansing, MI 48917	517-420-8426

daniel@advisorshare.com	Daniel McDonald	10240 E Cerry Bend Road, Traverse City, MI 49684	7342508941
mike.moore6092@gmail.com	Michael L. Moore Trust	16737 Anderson Dr., Southgate, MI 48195	7342508941
be.moore1901@gmail.com	Betty Moore Trust	16737 Anderson Dr., Southgate, MI 48195	7342508941

EXHIBIT B
FORM OF BOND

EXHIBIT B

FORM OF SURETY BOND

Bond Number: _____

Surety Bond

Know all men by these presents:

That _____ as Principal, and _____, incorporated under the laws of the State of _____, and authorized to execute bonds and undertakings as sole Surety, are held and firmly bound unto _____, as Oblige, in the sum of _____; for the payment thereof, well truly to be made, said Principal and Surety bind themselves, their administrators, successors and assigns, jointly and severally, firmly by these presents.

The condition of the foregoing obligation is such that:

Whereas, the Principal is about to enter into, or has entered into, a certain agreement with the Oblige dated _____, 200__ for the following:

_____ .

Now, therefore, if the Principal shall well, truly and faithfully perform all of its duties, undertakings, covenants, terms, conditions and provisions of said agreement during the original term thereof and any extensions thereof which may be granted by the Oblige, with or without notice to the Surety, and if it shall satisfy all claims and demands incurred under such agreement and shall fully indemnify and save harmless the Oblige from all costs and damages which Oblige may suffer by reason of the Principal's failure to do so and shall reimburse and repay the Oblige all outlay and expenses which the Oblige may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

Provided, further, that said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder, or to the specifications accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

Provided, however, this bond is issued subject to the following express conditions:

1. This bond shall be deemed continuous in form and shall remain in full force and effect until canceled under § 3 below, after which all liability ceases, except as to any liability incurred or accrued prior to the date of such cancellation.

2. The aggregate liability of the Surety hereunder on all claims whatsoever shall not exceed the penal sum of this bond in any event.

3. The surety reserves the right to withdraw as surety from this bond, except as to any liability incurred or accrued, and may do so upon giving the Obligees not less than sixty (60) days' written notice.

Signed and sealed this _____ day of _____, 200_____.

Principal:

By: _____

Its: _____

Surety:

By: _____

Its: _____

Address: _____

Telephone: _____

(State of Nevada License Number)

Nevada Resident Agent:

By: _____

Company: _____

(State of Nevada License Number)

(Attach Acknowledgments of both Principal and Surety signatures)

EXHIBIT C

MAP

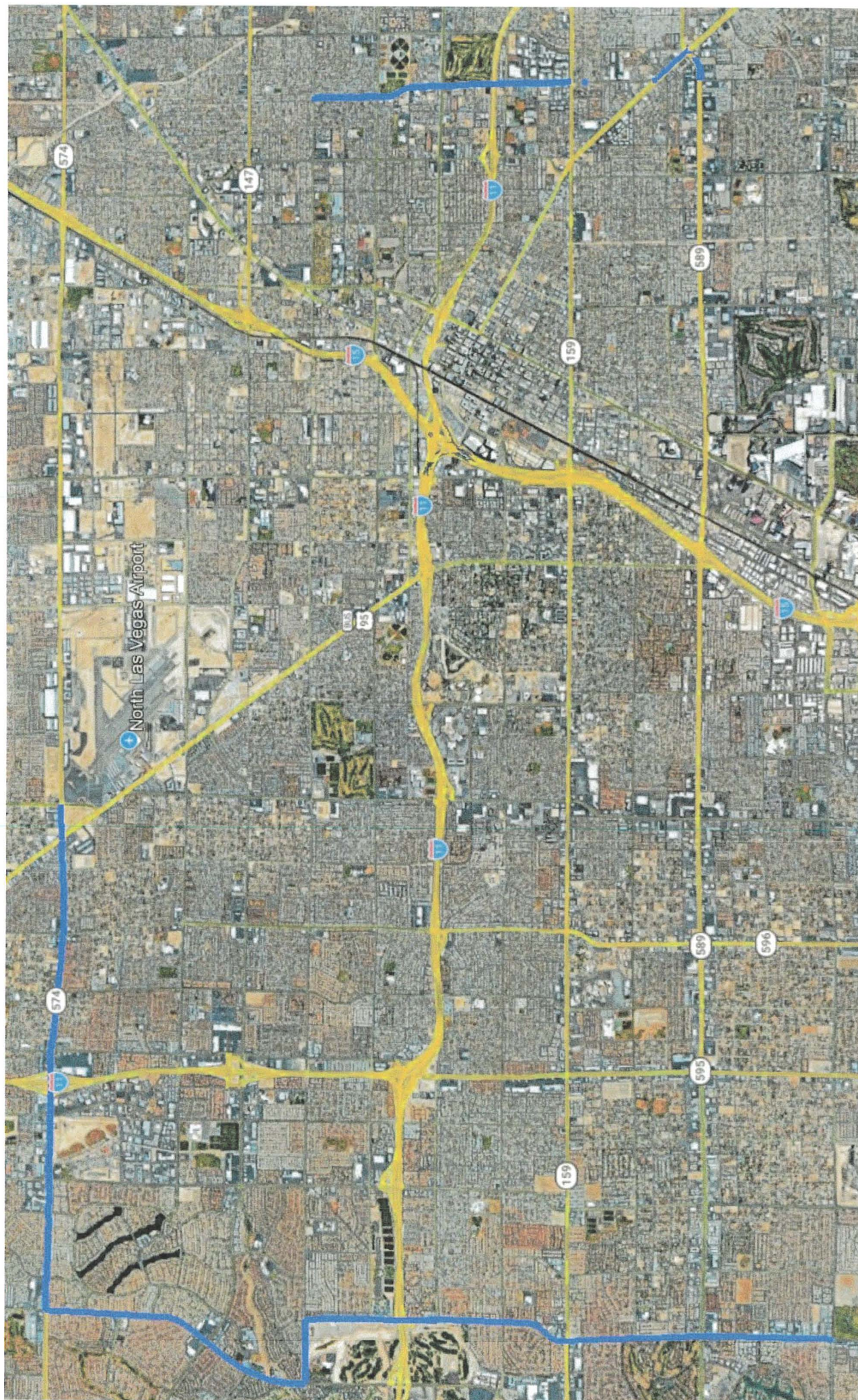


EXHIBIT D

MICRO-TRENCHING METHODS

[INTENTIONALLY LEFT BLANK]