

404 WOODS CHAPEL ROAD

REAL PROPERTY AND TOWER SITE LEASE AGREEMENT BY AND
BETWEEN THE CITY OF LEE'S SUMMIT AND T-MOBILE CENTRAL LLC.
FOR A SITE COMMONLY KNOWN AS 404 WOODS CHAPEL ROAD

This Lease Agreement is made this ____ day of _____, 2025, by and between the City of Lee's Summit, Missouri, a municipal corporation, ("Lessor") and, T-Mobile Central LLC, and its successors and assigns, ("Lessee").

WITNESSETH THAT:

WHEREAS, Lessor is the owner in fee simple of a parcel of land commonly known as 404 Woods Chapel Road located in the City of Lee's Summit, Jackson County, State of Missouri, legally described on the attached Exhibit A ("Property"); and

WHEREAS, a water tower, including an equipment shelter area and antenna mounts, (collectively "Tower Facilities") is located on the Property; and

WHEREAS, Lessor desires to continue to lease to Lessee, and Lessee desires to lease from Lessor, a portion of the Property and Tower Facilities (collectively "Leased Premises") for the purpose of constructing, installing, maintaining, operating, and removing, at its expense, a directional antenna, connecting cables, support structures and related site equipment for communication facilities ("Site Equipment").

WHEREAS, Lessor and Lessee acknowledge that the Leased Premises was previously leased between Lessor and Lessee's affiliate, Sprint Spectrum Realty Company, LLC, a Delaware limited liability company ("Sprint"), under the terms and conditions of that certain Real Property and Tower Site Lease dated September 25, 2000 as may have been amended (collectively, the "Prior Lease"). The Prior Lease expired by its terms on September 13, 2020, and Sprint has continued to operate on a month to month basis at the Leased Premises under the terms of the Prior Lease with Lessor's consent

NOW THEREFORE, the parties hereto agree as follows.

L. DEMISE AND USE OF PROPERTY

Lessee agrees to lease from Lessor, and Lessor agrees to lease to Lessee, the following property (collectively "Leased Premises"):

- a) a non-exclusive easement of reasonable access to the Tower Facility across the - Property located in the City of Lee's Summit, Jackson County, State of Missouri, more particularly described in legal description attached and incorporated herein as

Exhibit A. For the purposes of this Lease Agreement, reasonable access shall be between 7:00 A.M. and 3:30 P.M. Monday through Friday, except on City Holidays as designated in Section 2-2 of the Lee's Summit Code of Ordinances. Such access shall be granted upon 2-hour notice to the Lee's Summit Water Utilities Department. Lessor shall grant reasonable access at all other times to the Leased Premises in the event of emergencies, in its sole discretion. In the event of an emergency, Lessee shall call Lee's Summit Building Services at 816-969-1609. Lessee shall provide Lessor with a list of Lessee's agents and employees authorized to access the equipment located on the Leased Premises. Lessor shall not be responsible for monitoring access to Lessee's equipment.

Lessee shall have the right to construct, install, operate, maintain and remove the Site Equipment on the Tower Facility more particularly described in the site plan attached and incorporated herein as Exhibit B. This right shall be exercised in accordance with the plans and specifications for the Site Equipment attached and incorporated herein as Exhibit C. It is expressly understood between the parties that no changes in the site equipment plans and specifications as set forth in Exhibits B and C shall be made without the express written permission of the City.

2. TERM

The Initial Term of this Lease Agreement shall be for five (5) years commencing on the March 1 2026 the "Commencement Date." This Lease Agreement shall be automatically renewed for three (3) additional terms, (each a "Renewal Term") of five years each, unless the Lessee provides the Lessor written notice of intention not to renew not less than ninety (90) days prior to the expiration of the Initial Term or any Renewal Term; and/or Lessee is in default as provided in Paragraph 20 of this Lease Agreement; and/or this Lease Agreement is terminated as provided in Paragraph 28.

. Lessor and Lessee acknowledge and agree that the Prior Lease shall terminate effective as of 11:59:59 pm on the day immediately prior to the Commencement Date of this Lease Agreement ("**Prior Lease Termination Date**") as if such date were originally stated to be the termination date of the Prior Lease and shall thereafter be replaced in its entirety by this Lease Agreement. The termination of the Prior Lease shall be effective without further documentation.

3. FEE

As a one-time only fee for the use of public property under this Lease Agreement, the Lessee shall remit the sum of \$20,000.00. This fee shall be paid on or before April 15, 2025.

4. RENT

Lessee agrees to pay the Lessor, for the Leased Premises, rents paid annually in advance beginning on the Commencement Date and on each anniversary of it. The annual rent for the first year of the initial term of this Lease Agreement shall be \$30,000.00. Rent shall be payable within forty (40) days of the Commencement Date, and each subsequent anniversary date as follows:

COMMENCEMENT DATE	March 1, 2026	\$30,000.00
First Anniversary	March 1, 2027	\$30,900.00
Second Anniversary	March 1, 2028	\$31,827.00
Third Anniversary	March 1, 2029	\$32,781.81
Fourth Anniversary	March 1, 2030	\$33,765.26

FIRST RENEWAL TERM		
Fifth Anniversary	March 1, 2031	\$34,788.22
Sixth Anniversary	March 1, 2032	\$35,821.56
Seventh Anniversary	March 1, 2033	\$36,896.21
Eighth Anniversary	March 1, 2034	\$38,003.10
Ninth Anniversary	March 1, 2035	\$39,143.19

SECOND RENEWAL TERM		
Tenth Anniversary	March 1, 2036	\$40,317.48
Eleventh Anniversary	March 1, 2037	\$41,527.01
Twelfth Anniversary	March 1, 2038	\$42,772.82
Thirteenth Anniversary	March 1, 2039	\$44,056.00
Fourteenth Anniversary	March 1, 2040	\$45,377.68

THIRD RENEWAL TERM		
Fifteenth Anniversary	March 1, 2041	\$46,739.01
Sixteenth Anniversary	March 1, 2042	\$48,141.18
Seventeenth Anniversary	March 1, 2043	\$49,585.42
Eighteenth Anniversary	March 1, 2044	\$51,072.98
Nineteenth Anniversary	March 1, 2045	\$52,605.17

Thereafter, in the event this Lease Agreement expires, and the Lessee continues in possession of the premises, the Lessee shall pay rent at the rate of the last year's payment under the Lease Agreement and a yearly increase of 3% (three percent) until a new Lease Agreement is executed or the Lessee quits the premises.

All annual rent installments are to be paid at Lee's Summit City Hall, 220 SE Green P.O. Box 1600, Lee's Summit, Missouri 64063, or at such other place as Lessor may designate from time to time. Any rental payment paid beyond forty (40) days in default shall have interest thereon at the highest non-usurious rate permitted by law.

5. USE AND ACCESS TO LEASED PREMISES AND SITE EQUIPMENT

Lessee agrees to provide prior written notice to the City of the date and time that all work pursuant to this Agreement will occur, along with a list of the names, addresses, and social security numbers of all contractors, subcontractors, and agents or employees of contractors or subcontractors, who will be performing work on behalf of Lessee pursuant to this Agreement. Lessee agrees that all contractors, subcontractors, and agents or employees of contractors or subcontractors, engaged by Lessee to perform work on behalf of Lessee pursuant to this Agreement will execute a consent to the City authorizing the City to perform a criminal background check on each contractor, subcontractor, agent or employee performing work.

1. The City expressly reserves to itself the right to make any changes in the tower or tower operations that do not interfere with the use granted under this Lease Agreement pursuant to Exhibits B and C.
2. Lessee agrees none of its operations will interfere with the City's use of its property or with any other tenant or lessee using this property. Nothing in this Lease Agreement shall constitute any further restriction on the City's future use of this property.

6. CONSTRUCTION STANDARDS AND PERMIT REQUIREMENTS

Lessee shall, at its own cost, construct, install, operate and maintain the Site Equipment upon the Leased Premises. Lessee's construction and installation of Site Equipment shall be done according to plans and specifications approved by the Lessor and attached in Exhibit C. The Lessee may, at its expense, make such improvements on the Tower Facilities as are necessary for the operation of a transmission site for wireless voice and data communication in accordance with the plans and specifications in Exhibit C, provided those improvements or modifications do not interfere with Lessors operation of the tower or the operations of any other tenant on the tower. Any further construction shall be completed on a schedule submitted by the Lessee after approval by the City.

Lessee shall obtain all necessary permits, permission, sanctions, and approvals necessary to construct, install, operate, and maintain the Site Equipment. Lessee shall construct, install, operate, and maintain the Site Equipment in accordance with site standards, state statutes, ordinances, rules and regulations now in effect or that thereafter may be issued by the Federal Communications Commission or any other governing body. In the event that any alteration of the Property, Tower Facility, or Site Equipment is required to fulfill the covenants of this paragraph, it shall be done in accordance the alteration procedures of Paragraph 13 of this Lease Agreement. Any damage done to the Property or Tower Facility during the construction, installation, maintenance, operation and/or removal of the Site Equipment shall be repaired or - replaced within ten (10) days at Lessee's expense and to Lessor's sole satisfaction. In addition, if the City experiences an interruption of existing City services relating to the City's use of the Property or Tower Facility as a result of actions or omissions of the Lessee under this Lease Agreement, Lessee agrees to timely rectify any such interruption and pay all documented costs

associated with the loss, repair and/or restoration of said city services.

7. REMOVAL OF SITE EQUIPMENT

Lessee shall remove all personal property and trade fixtures of Lessee upon the expiration or termination of this Lease Agreement. Lessee shall remove the Site Equipment from the Leased Premises within thirty (30) days of the date of termination or expiration and shall repair any damage to the Leased Premises caused by construction, installation, operation, maintenance or removal of the Site equipment. Any property that is not removed within thirty (30) days of the date of termination or expiration of this Lease Agreement shall become property of the Lessor.

8. LIENS OR ENCUMBRANCES

The Lessee shall not suffer the Property, Tower Facilities, or any construction or improvements thereon to become subject to any lien, charge, or encumbrance whatsoever, and shall indemnify the Lessor against all such liens, charges, and encumbrances; it being expressly agreed that the Lessee shall have no authority, express or implied, to create any lien, charge, or encumbrance upon the Leased Premises.

9. ASSIGNMENTS

Lessee may not assign this Lease Agreement to third parties without written approval from the Lessor which approval, in the case of the assignment to a wholly owned affiliate or subsidiary may not be unreasonably withheld.

10. INSURANCE

Lessee agrees to maintain at its expense at all times during this Lease Agreement, commercial general liability insurance, including Lessor as an additional insured, in an amount not less than \$2,000,000.00 each occurrence bodily injury and/or property damage, \$2,000,000.00 personal and or advertising injury limit, \$2,000,000.00 products and completed operations aggregate, \$2,000,000.00 general aggregate, and \$500,000.00 Fire Damage Legal Liability, with Lessor included as additional insured on Lessee's general liability policy, written by an insurer licensed to do business in the State of Missouri. Lessee shall furnish to Lessor prior to any - occupancy or work, a certificate of insurance confirming the above minimum limits. All policies of insurance shall provide for at least thirty (30) days prior written notice of cancellation or any changes of insurer to Lessor.

The Lessee, at Lessee's own expense, is to insure or self-insure any Site Equipment at the leased location. The Lessor is not responsible for any loss or damage to the Site Equipment,

regardless of the cause for such loss. The Lessee hereby waives the right, or their insurers right, of subrogation against the Lessor for any loss of the Lessee's Site Equipment.

In the event Lessee shall fail to procure insurance required under this Lease Agreement and fail to maintain the same in force continuously during the term, Lessor shall be entitled to procure the same, and Lessee shall immediately reimburse Lessor for such premium expense.

11. INTERFERENCE AND STRUCTURAL COMPATABILITY

Lessee agrees that the construction, installation, maintenance, operation and/or removal of the Site Equipment shall not interfere with any other communication systems currently in or in the future on the Tower Facility or Property, nor interfere with the City's current use, or any future use, of the Tower Facility or Property. If Lessee's Site Equipment causes interference, Lessee shall take all measures necessary to correct and eliminate the interference. If the interference cannot be eliminated within seventy-two (72) hours, Lessee shall immediately cease operating the Site Equipment until the interference has been eliminated. If the interference cannot be eliminated within thirty (30) days, Lessor may terminate this Lease Agreement upon written notice to Lessee.

Before approving the placement of the Site Equipment, Lessor may require, at the Lessee's expense, any information that will insure that Lessee's use will not interfere with rights in the Property and Tower Facility retained by the Lessor or any other lessee. Such information may include, but is not limited to, a certified interference study to indicate whether the proposed use will interfere with any existing communication facilities, a transition plan approved by the Lessor for continued operation of existing facilities during construction, installation or maintenance of Lessee's Site Equipment, an engineering study indicating that the Tower Facility can structurally support the Site Equipment, or a safety study certified by an industrial hygienist or other equally qualified inspector to ensure that access to the Tower Facility is at all times in compliance with any applicable safety standards. Any interference test required by the Lessor shall include frequencies provided by the Lessor, for its own exclusive anticipated use, as if they were existing uses.

Lessor agrees that antennas, related site equipment and/or frequencies, installed by other lessees after the execution of this Lease Agreement, shall not interfere with the operation of Lessee's equipment. In the event any such interference occurs, the Lessor shall have the responsibility to coordinate the termination of the interference within seventy-two (72) hours. If such interference is not terminated within seventy-two (72) hours, and Lessee is unable to continue its operation, Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action against the source of the interference to enjoin such interference or to terminate this Lease Agreement immediately upon notice to Lessor. Lessor shall not be responsible for any interruption in Lessee's service associated with the operation and maintenance of the Site Equipment, except as provided in this paragraph.

12. MAINTENANCE AND REPAIRS

The Lessee shall have the sole responsibility to keep the Site Equipment, and any other structure, appurtenance or landscaping required to meet the covenants established by this Lease Agreement, in good condition through consistent maintenance and repair. "Good Condition" shall mean that the Site Equipment, and any other structure or appurtenance shall remain in as good condition as when initially constructed and installed, normal wear and tear excepted and casualty loss excepted. All required landscaping shall be maintained in proper repair and kept free of refuse and debris at all times. Lessee's maintenance shall be exercised consistent with the interference provisions of Paragraph 11 of this Lease Agreement. In the event that Lessee's maintenance involves alteration of the Site Equipment, the alteration shall be exercised consistent with the interference provisions of Paragraph 11 of this Lease Agreement and the alteration provisions of Paragraph 13 of this Lease Agreement.

Lessor, at all times during the term of this Lease Agreement, reserves the right to take any action it deems necessary to maintain, alter or improve the Property and Tower Facility. In the event that Lessor or any other lessee undertakes maintenance of the Property, Tower Facility, or other communication facilities, Lessee shall take reasonable measures to protect the Site Equipment.

13. ALTERATIONS

The Lessee shall not make any alteration in the external elevation or architectural design of the Tower Facility or the Property or injure or remove any of the structural supports thereof without the consent in writing of the Lessor. Lessor may require plans and specifications or other information consistent with the interference provisions of Paragraph 11 of this Lease Agreement, for any alteration of the Site Equipment deviating from the plans and specifications included in Exhibit C.

14. NEW STRUCTURES

Without prior written approval of Lessor, the Lessee shall not construct or permit to be constructed on the Property any new structures or make or permit to be made any additions to the Tower Facilities, except in accordance with plan and specifications approved by the Lessor.

15. UTILITIES

Lessee shall have the right to install utilities, at Lessee's expense, and to improve the present utilities on the Leased Premises as shown on the site plan of Exhibit B. Lessee shall, at its expense, separately meter charges for consumption of electricity and other utilities associated with its use of the Leased Premises and shall timely pay all costs associated therewith.

16. UNLAWFUL USE

The Lessee shall not make or suffer any use or occupancy of the Leased Premises

contrary to any law or ordinance now or hereafter in force.

17. TITLE AND QUIET POSSESSION

Lessor warrants that it is the owner of the Leased Premises; that it has the right to enter into this Lease Agreement; that the person signing this Lease Agreement has the authority to sign; and, that Lessee is entitled to access to the Leased Premises and to the quiet possession of the Leased Premises consistent with the terms and conditions of this Lease Agreement throughout the initial term and each renewal term unless Lessee is in default as provided in Section 20 of this Lease Agreement.

Lease Agreement Lessee agrees to quit and deliver possession of the Leased Premises to Lessor or Lessor's assigns, successors or agents, when this Lease Agreement terminates by termination, expiration, default or forfeiture, and Lessee agrees that the Leased Premises shall be in substantially the same order and in as good condition as received, normal wear and use and damage caused by casualty excepted.

18. INDEMNIFICATION

Lessee shall indemnify, release, defend, become responsible for and forever hold harmless Lessor, its officers, agents, employees, elected officials, and attorneys, each in their official and individual capacities, subject to the provisions outlined in the Missouri Sovereign Immunity Statute, including but not limited to Section 537.600 Revised Statutes of Missouri, from and against all lawsuits, suits, actions, costs, claims, demands, damages, disability, losses, expenses, including reasonable attorney's fees and other defense costs or liabilities, of any character and from any cause whatsoever brought for any reason including claims for bodily injury or death received or sustained, or loss or damage received or sustained, by any person, persons, or property arising out of or resulting from any act, error, omission, or intentional act of Lessee or its agents, employees, or subcontractors, arising out of or in any way connected with the operations expressly authorized herein; provided, however, that Lessee need not save harmless Lessor from claims, demands, losses and expenses arising out of the sole negligence of Lessor, its employees or agents.

19. HAZARDOUS SUBSTANCES

Lessor represents that it has no knowledge of any substance, chemical or waste (collectively "substance") on the Leased Premises that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Lessee shall not introduce or use any such substance on the Leased Premises in violation of any applicable law.

20. DEFAULT

Failure on the part of Lessee to pay rent within thirty (30) days after same shall become due and rent is not paid within ten (10) days after notice to Lessee of nonpayment of rent, or failure of Lessee to promptly and faithfully keep and perform every covenant, condition and obligation of this Lease Agreement, other than payment of rent, on the part of Lessee to be kept and performed for more than twenty (20) days after notice of such default shall have been given to Lessee, shall, at the option of Lessor, cause the forfeiture of this Lease Agreement, without, however, releasing Lessee from liability, as hereinafter provided. If such default shall not be corrected within the applicable period aforesaid, possession of the Leased Premises shall be delivered to Lessor. Thereupon Lessor shall be entitled to and may take immediate possession of the Leased Premises, any other notice or demand being hereby waived. If a default, other than non-payment of rent, is not cured within a twenty (20)-day period, this Lease Agreement may not be terminated if the Lessee substantially commences action to cure the default within such twenty (20)-day period and proceeds with due diligence to fully cure the default within a mutually agreed upon period of time. At time of transfer of possession of the Leased Premises, the Site Equipment placed on the Tower Facility pursuant to the rights and obligations of this Lease Agreement shall remain on the Leased Premises as property of the Lessor.

21. MORTGAGE

This Lease Agreement does not create an interest in the Leased Premises for the Lessee. The Lessee may not use the Leased Premises in any manner as collateral security for a mortgage or lien lease of any kind.

22. AMENDMENT

Oral agreements in conflict with any of the terms of this Lease Agreement shall be without force and effect. All amendments to this Lease Agreement shall be in writing executed by the parties or their respective successors in interest.

23. FRANCHISE REQUIREMENT

Lessor and Lessee agree that this Lease Agreement shall not be considered, construed or deemed in any way a telecommunication franchise agreement for use of public property within the City of Lee's Summit, Missouri.

24. PARTIAL INVALIDITY

If any terms or conditions of this Lease Agreement or the application thereof to any person or event shall to any extent be invalid and unenforceable, the remainder of this Lease Agreement shall not be affected and each term, covenant and condition of this Lease Agreement shall be valid

and be enforced to the fullest extent permitted by law.

25. SERVICE OF NOTICE

All notices, demands and communications as provided herein shall be in writing and shall be served by registered or certified United States mail, return receipt requested to the following address or to such other address(es) as Lessor and Lessee may advise each other in writing pursuant to this paragraph.

LESSOR:	City Manager City of Lee's Summit 220 SE Green Street Lee's Summit, MO 64063
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LESSEE:	T-Mobile Central LLC. 12920 SE 38th Street Bellevue, WA 98006 Attn: Lease Compliance/ A5C0104B
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26. CASUALTY

If any part of the Tower Facility or Property is damaged by fire or other casualty so as to render the Leased Premises unsuitable, in Lessee's reasonable determination, the Lessee may terminate this Lease Agreement by providing written notice to Lessor, which termination shall be effective as of the date of receipt of such notice by the Lessor. Upon such termination, Lessee will be entitled to collect all insurance proceeds payable to Lessee on account thereof. All prepaid rent shall be prorated to the end of the month that all Site Equipment is removed from the Leased Premises and returned to Lessee within thirty (30) days of the removal.

27. MISCELLANEOUS

(a) This Lease Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the Lessor and Lessee.

(b) This Lease Agreement is governed by the laws of the State of Missouri.

28. HOLDING OVER

In the event Lessee continues to occupy the Leased Premises after the last day of the term herein created, or after the last day of any extension of said term, and the Lessor elects to accept rent thereafter, a tenancy from month to month only shall be created and not for any longer period. Holdover rent shall be as set forth in Section 4 RENT in this Lease Agreement.

29. TERMINATION

This Lease Agreement may be terminated by:

- a) the Lessee, after the Initial Term of this Lease Agreement, upon giving ninety (90) days prior written notice of the intent to terminate to the Lessor. Upon such termination, all prepaid rent shall be retained by Lessor.
- b) the Lessor, after the Initial Term of this Lease Agreement, upon giving One Hundred Eighty (180) days prior written notice of the intent to terminate to the Lessee, unless termination is a result of subsections (c) through (f) of this section. Upon such termination, all prepaid rent shall be prorated to the end of the month that all Site Equipment is removed from the Leased Premises and returned to Lessee within thirty (30) days of the removal.
- c) the Lessor, if Lessor determines that use of the Leased Premises by Lessee is a threat to health, safety or welfare or violates applicable laws or ordinances.
- d) the Lessor, in accordance with the Default provisions of this Lease Agreement.
- e) the Lessee, in accordance with the Casualty provisions of this Lease Agreement.
- f) the Lessor or Lessee, in accordance with the Interference provisions of this Lease Agreement.

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30. ENTIRE AGREEMENT AND REVOCATION OF ALL PRIOR AGREEMENTS

This Lease Agreement (including the Exhibits) constitutes the entire agreement between the parties. This Lease Agreement supersedes all prior written and verbal agreements, representations, promises or understandings between the parties; and furthermore, revokes and holds for naught and written or oral agreements that preceded it.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement on the date first written above.

CITY OF LEE'S SUMMIT

Bill Baird, Mayor Date

ATTEST:

Office of the City Clerk

APPROVED AS TO FORM:

Brian Head City Attorney

T-MOBILE CENTRAL LLC

By _____

Print Name _____

Title _____

WITNESS:

REAL PROPERTY AND TOWER SITE LEASE AGREEMENT BY AND
BETWEEN THE CITY OF LEE'S SUMMIT AND T-MOBILE CENTRAL LLC.
FOR A SITE COMMONLY KNOWN AS 404 WOODS CHAPEL ROAD

EXHIBITS

Exhibit A - Legal Description – Property

Exhibit B - Equipment as reflected in the Fire Tower 4 Inspection Report dated 10/7/2021

Exhibit C - Plans and Specifications – T-Mobile Drawings applicant site A5C0104B

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A
LEGAL DESCRIPTION
404 N.E. WOODS CHAPEL ROAD

All that part of the Southwest quarter of the Southwest quarter of Section 8, Township 48, Range 31, in Lee's Summit, Jackson County, Missouri, described as follows:

Beginning on the North line of Woods Chapel Road at a point which is 330.08 feet East and 54.34 feet North of the Southwest corner of aforesaid quarter quarter section; thence East along the North line of Woods Chapel Road a distance of 115.01 feet; thence North at an angle of 90 degrees 47 minutes 17 seconds left from the last described course a distance of 378.84 feet; thence West at an angle of 89 degrees 47 minutes 53 seconds left from the last described course a distance of 115 feet; thence South a distance of 377.66 feet, more or less, to the point of beginning.

Woods Chapel Road Old Fire Station 4
404 Woods Chapel Road
Lee's Summit, Missouri 64063

EXHIBIT B - Equipment as reflected in the Fire Tower 4 Inspection Report dated 10/7/2021

EXHIBIT C - Plans and Specifications - Black and Veatch drawings dated 5/11/2021

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