

EXHIBIT A

INDIVIDUAL SITE AGREEMENT
FOR A
WIRELESS COMMUNICATIONS FACILITY
IN ACCORDANCE WITH THE
MASTER LICENSE AGREEMENT BETWEEN THE STATE OF CONNECTICUT,
DEPARTMENT OF TRANSPORTATION AND

R.O.W. FILE NO. _____

1) SITE:

The State of Connecticut, Department of Transportation ("State") hereby grants to _____ ("Licensee") use of the following State property (Site) for the installation, construction, maintenance and operation of a wireless communications facility ("Facilities") in accordance with the terms and conditions of this Individual Site Agreement (ISA) and the Master License Agreement (MLA) between the State and the Licensee dated _____, all of the terms and conditions of which are hereby incorporated by reference herein.

DESCRIPTION (legal description of Site):

2) TERM:

The initial term of the ISA for the above referenced Site is for five (5) years, which shall commence on the execution date of this ISA and expire five (5) years from that date. The ISA will automatically renew for an additional five (5) year period up to four (4) times subject to Articles 7 & 11 of the MLA.

3) COMPENSATION:

In accordance with the terms of the MLA, the Licensee shall make License Fee payments, in advance, in accordance with the schedule attached hereto as "Exhibit B". Also, in the event the Licensee enters into any sub-license agreement with other wireless communications providers ("Co-locators") that permits a Co-locator to locate on or install its wireless communications equipment to become part of the Facilities, the amount of the License Fee payment due under this ISA shall be increased by an amount equal to fifty percent (50%) of the Co-locator Fee.

4) FACILITIES

The Licensee may use the above referenced Site for the installation and operation of the following Facilities, which shall conform to Electro Magnetic Frequency (EMF) standards promulgated by the FCC under the Telecommunications Act of 1996. Pursuant to this ISA, the Licensee reserves the right to install:

5) SPECIAL AND ADDITIONAL CONDITIONS:

The following special and additional conditions apply to the use, installation, construction, maintenance and operation of the Facilities. Except as noted below, the Facilities shall be installed, constructed, maintained and operated in a manner consistent with the terms and conditions of the MLA:

Construction of the Facilities may not commence until written authorization is received from the State and the Licensee has obtained an Encroachment Permit and a Notice of Intent to Construct (NOIC) in accordance with Articles 2, 16 and 17 of the MLA.

6) SPECIAL LIMITATIONS AND REQUIREMENTS:

The following special limitations and requirements apply to the Licensee's access to the Site. Except as noted below, the Licensee shall have access to the Site in the manner set forth in the MLA:

7) SECURITY DEPOSIT:

The Licensee agrees to provide a security deposit to the State in the amount of Ten Thousand Dollars (\$10,000) as a guarantee for faithful performance of the terms and conditions of this ISA. In lieu of a cash deposit, the Licensee may deposit in such amount and for the term hereof with the State: (i) a bond from an insurance company licensed to do business in the State of Connecticut, or (ii) an unconditional irrevocable letter of credit with the State as beneficiary. If, at any time, the Licensee fails to keep and perform any or all of the terms, covenants and conditions of this ISA, including without limitation, the payment of License Fees, and any other expenses, fees and costs, the State may, at its sole option, appropriate and apply all or any portion of said security deposit to the payment of any such amounts. Upon termination of this ISA and the Licensee's vacating the Site, the State shall return, without interest, any remaining portion of said deposit.

8) APPLICATION FEE

The Licensee must submit proof to the State that it has made application to the Connecticut Siting Council (CSC) and submit a Two Thousand Dollar (\$2,000) application fee to the State to initiate a formal final review of the proposed Facilities construction. Such Two Thousand Dollar (\$2,000) application fee shall be in the form of a certified or bank officer's check and made payable to the order of "Treasurer, State of Connecticut" and addressed to the "Accounts Receivable Unit, Department of Transportation, P.O. Box 317546, Newington, Connecticut 06131-7546".

IN WITNESS WHEREOF, the parties hereto do hereby set their hands and seals on the day and year indicated. This ISA shall be effective the date last signed below.

WITNESSES:

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
James P. Redeker, Commissioner

Name:

By _____ (Seal)

Thomas A. Harley, P.E.
Chief Engineer

Name:

Bureau of Engineering and
Construction

Date: _____

WITNESSES:

LICENSEE

Name:

By _____ (Seal)

Name:

Date: _____