

WILDFLOWER TELECOMMUNICATIONS, LLC

ORDINANCE NO. 49-749

AN ORDINANCE OF THE CITY OF WICHITA, KANSAS, GRANTING TO WILDFLOWER TELECOMMUNICATIONS, LLC, ITS SUCCESSORS AND ASSIGNS, A DISTRIBUTED ANTENNA SYSTEMS FACILITY FRANCHISE AND PRESCRIBING THE TERMS OF SAID GRANT AND RELATING THERETO.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

This Franchise Agreement (“Agreement”) is entered into as of May 13th, 2014 (“Effective Date”) by and between the City of Wichita, a municipal corporation (the “City”), and Wildflower Telecommunications, LLC (“Wildflower”), a wholly-owned subsidiary of IdeaTek Systems, Inc., a Kansas corporation.

RECITALS

A. Wildflower owns, maintains, operates and/or controls, in accordance with regulations promulgated by the Federal Communications Commission and the Kansas Corporation Commission (hereinafter “KCC”), telecommunications networks serving Wildflower’s wireline customers through advanced fiber optic facilities and other wireless carrier customers through fiber-fed distributed antenna system facilities. Such facilities are in public rights-of-way (hereinafter “ROW”), among other locations, in the State of Kansas.

B. Wildflower seeks to enter the City of Wichita’s (the “City”) ROW, and other real property of the City, to install, maintain and operate a fiber network and distributed antenna system(s) (the “Network”), so that Wildflower and/or its underlying customers (the “Customers”) may provide data and telecommunications services to the residents and visitors of the City (the “Services”).

C. Some features of the Network include, without limitation, antenna nodes, poles, equipment cabinets, underground and above ground fiber optic cable, fiber handholes and enclosures, fiber repeaters and related equipment, and will include other equipment as technology evolves, in a configuration and at locations to be filed and identified through the City permit process (“Facility” or “Facilities”).

D. Certain distributed antenna systems (“DAS Facility” or “DAS Facilities”) which are specific part or type of the Facilities may be located on streetlights, stand-alone poles, third party utility poles, and other structures located on or within the Public ROW or City owned property as permitted under this Agreement.

E. Wildflower desires to obtain from City as permitted by law, and City is willing to grant to Wildflower as required by law, the right to access the Public ROW to locate, place, attach, install, operate, use, control, repair, replace, upgrade, enhance and maintain the Facilities and the DAS Facilities in a manner consistent this Agreement.

In consideration of the Recitals set forth above, the terms and conditions of this Agreement and other valuable consideration, the adequacy of which is hereby acknowledged, the parties agree as follows:

SECTION 1
INSTALLATION OF THE NETWORK

1.1 **Permitted Installation.** Wildflower may at Wildflower’s sole cost and expense and during the term of this Agreement, locate, construct, place, attach, install, operate, use, control, repair, replace, upgrade, enhance and maintain the Facilities subject to the terms and conditions of this Agreement. Wildflower shall undertake and perform any work authorized by this Agreement in a skillful and workmanlike manner.

1.1.1 **Installation Specifications.** The installation of the Facilities shall be made in accordance with plans and specifications as may be approved by the City and after obtaining all necessary permits for all work in the ROW and/or on City property. Such approval review shall be made no later than forty-five days (45) days from application date, and under exceptional circumstances the time may be extended an additional forty-five (45) days upon agreement of the Parties. The Parties understand and agree that Facilities outside of the Public ROW may require additional easements for underground fiber to connect to Network within the Public ROW. Such additional easements shall be located so as not to interfere with the City’s use of its property. The location, depth of the fiber underground, and any other requirements shall be approved in writing by the City prior to construction of the Facilities at that specific location, approval of which shall not be unreasonably withheld, conditioned or delayed. Approval of plans and specifications and the issuance of any permits by the City shall not release Wildflower from the responsibility for, or the correction of, any errors, omissions or other mistakes that may be contained in the plans, specifications and/or permits. Wildflower shall be responsible for notifying the City and all other relevant parties immediately upon discovery of such omissions and/or errors and with obtaining any amendments for corrected City-approved permits, as may be necessary. Wildflower shall be responsible for all costs associated with the permitting process, including, but not limited to, repairs and replacement of City ROW. Such permits and approval requirements detailed in this section shall not be unreasonably withheld, conditioned or delayed by the City and any conditions or requirements shall be in accordance with federal, state, and local laws.

1.1.2 **Temporary Construction.** The installation of the Facilities shall be performed in accordance with traffic control plans for temporary construction work that are approved by the City, which approval shall not unreasonably be withheld, conditioned or delayed.

1.1.3 **Construction Schedule.** If requested by the City, at least ten (10) days prior to the installation of the Facilities, Wildflower shall deliver to the City a schedule for the proposed work related to the construction of the Facilities, as well as a list of the names of all agents and contractors of Wildflower authorized by Wildflower to access the City ROW and City owned property on Wildflower’s behalf.

1.1.4 **Coordination of Work.** Wildflower shall be responsible for coordination of work to avoid any interference with existing utilities, substructures, facilities and/or operations within the City’s ROW. Wildflower shall be the City’s point of contact and all communications shall be through Wildflower. Wildflower shall be solely responsible for communicating with Kansas One-Call.

1.1.5 **Inspection by City.** The City shall have commercially reasonable access to inspect any work conducted by Wildflower during the installation, maintenance and/or repairs of the Facilities.

1.1.6 **Other Utility Providers.** When necessary, Wildflower shall coordinate with other utility providers for other needed utility services. Wildflower and the City will reasonably cooperate with the other utility providers regarding the location of any meter, pole, and other apparatuses required for each Site.

1.1.7 **Existing Utility Poles.** Wildflower may attach its Facilities to an existing utility pole pursuant to a properly executed agreement with the pole owner, provided, however, that any necessary replacement of the pole in order to accommodate the attachment shall be subject to the proper exercise of the City’s police powers, and in no instance shall Wildflower erect a new pole within an existing aerial pole line absent the City’s prior authorization.

1.2 **Compliance with Laws.** This Agreement is subject to the terms and conditions of all applicable federal, state and local Laws and the Parties shall comply with any such Laws in the exercise of their rights and performance of their obligations under this Agreement. “Laws” or “Law” as used in this Agreement means any and all statutes, constitutions, ordinances, resolutions, regulations, judicial decisions, rules, permits, approvals or other applicable requirements of the City or other governmental entity or agency having joint or several jurisdiction over the Parties’ activities under this Agreement or having jurisdiction that is applicable to any aspect of this Agreement that are in force on the Effective Date and as they may be enacted, issued or amended during the term of this Agreement.

1.2.1 **Zoning Regulations.** Zoning regulations shall not apply to installations within the Public ROW.

1.3 **Permits.** Wildflower shall obtain all ministerial permits (the “Permits”) and pay those fees associated therewith relating to the installation of the Network as currently allowed by Law.

1.3.1 **Encroachment Permits.** Wildflower shall obtain any necessary encroachment permits from the City for the installation of the Network and for any other work within the City’s ROW or other real property of the City, if required by the City’s Municipal Code (“Code”).

1.3.2 **Building Permits.** Wildflower shall obtain any necessary building permits from the City for the installation of the Network and for any other work within the City’s ROW or other real property of the City, if required by the Code or State Law.

1.3.3 **Compliance with Permits.** All work within the City’s ROW or other real property of the City shall be performed in strict compliance with all applicable Permits and all applicable regulatory requirements.

1.3.4 **Fee Increases.** If prior to the second anniversary of the date hereof, the City increases the permitting fees described in the Sections above, and if with respect to all similarly situated franchisee license agreements executed by the City in such 2-year period the franchisee or licensee is subject to a similar fee provision, then Wildflower will pay to the City the increased fees as if the increased fee schedule had been in effect as of the date hereof upon being billed therefor by the City.

1.4 **Placement of Facilities.** Wildflower shall coordinate the placement of its Facilities in the Public ROW in a manner that minimizes adverse impact on public improvements, as reasonably determined by the City Engineer.

1.5 **New Streetlight Poles and other City Facilities.** It is understood that Wildflower may build new streetlight poles or other such facilities required for the installation of the Facilities which would comply with all encroachment and building permits, applicable City, state and federal specifications, and Laws (“New Poles”). The Parties agree that in areas where there are existing poles, Wildflower will work with the owner of that existing pole to collocate the DAS Facility but only when the pole owner is willing to allow such attachment and where such attachment is feasible from a safety, technical, and engineering (structural and radio frequency coverage) perspective.

1.5.1 **City Use of New Poles.** The Parties understand and agree that the City may use any New Poles for City purposes, including but not limited to streetlights and other lighting so long as such use does not interfere Wildflower’s use of its Network or Facilities. Wildflower shall reasonably cooperate with the City when using the New Poles.

1.5.2 **City-Owned Lights.** Except for the installation of the lights and ancillary equipment on or in the New Poles and/or as set forth in section 1.5.3, below, Wildflower shall not be responsible for maintenance, repair, or replacement of City-owned lights, light bulbs and equipment or equipment owned by third parties authorized by the City on the New Poles.

1.5.3 **Damage to New Poles.** If a New Pole falls or is damaged such that there is an imminent threat of harm to persons or property, then the City may cause the New Pole to be removed to the side of the street or a location that City believes reasonably eliminates the risk of such imminent threat of harm to persons or property. Wildflower shall, after written notice from the City that any New Pole has been damaged or removed, cause the New Pole to be

repaired or replaced within thirty (30) days after the City's written notice. The cost to repair and/or replace any New Pole, including the replacement City streetlight, bulb and ancillary equipment shall be paid by Wildflower; provided, however, that if the New Pole is damaged or destroyed by the City or a third party user that the City has given the right to use the New Pole, then the City and/or its third party user shall pay the cost to repair and/or replace the New Pole. To the extent that Wildflower seeks reimbursement for a third party either directly or through applicable insurance, the City shall assign to Wildflower any rights the City may have against such third party for such claim.

1.6 Franchise and Permit Fees. Wildflower is solely responsible for the payment of all lawful franchise and permit fees in connection with Wildflower's performance under this Agreement.

1.6.1 5% Franchise Fee for all Gross Revenues. In consideration of this Franchise Agreement, Wildflower agrees to remit to the City a franchise fee of five percent (5%) of Gross Revenues ("Franchise Fee"). "Gross revenues" means only those revenues derived from services provided within the corporate boundaries of the City which include: (A) Recurring local exchange service for business and residence which includes basic exchange service, touch tone, optional calling features and measured local calls; (B) recurring local exchange access line services for pay phone lines provided by a telecommunications local exchange service provider to all pay phone service providers; (C) local directory assistance revenue; (D) line status verification/busy interrupt revenue; (E) local operator assistance revenue; (F) nonrecurring local exchange service revenue which shall include customer service for installation of lines, reconnection of service and charge for duplicate bills; and (G) RF telecommunications service revenue or any other operating revenue derived from leasing Wildflower's dark fiber and indefeasible rights of use ("IRU") fees. All other revenues, including, but not limited to, revenues from extended area service, the sale or lease of unbundled network elements, nonregulated services, carrier and end user access, long distance, wireless telecommunications services, lines providing only data service without voice services processed by a telecommunications local exchange service provider, private line service arrangements, internet, broadband and all other services not wholly local in nature are excluded from gross revenues. Gross revenues shall be reduced by bad debt expenses that are attributable to Sections (A) through (G) as referenced within this Section 1.6.1. Uncollectible and late charges shall not be included within gross revenues. Wildflower shall pay its Franchise Fee on the 15th day of the second month following the month in which the Gross Revenue is received.

1.6.2 DAS Facility Permit Fee. A one-time permit and license fee of \$1,000.00 for each DAS Facility installed within the Public Right of Way of the City, up to 125 DAS Facilities shall be paid by Wildflower. After the 125th installation, the fee will be the then current fee charged by the City for similar access, with a minimum fee of \$1,000.00 for each Facility. Wildflower shall pay the DAS Facility Permit Fee the 15th day following the month after each DAS Facility is installed within the public ROW.

1.6.3 **Ministerial Application Fees.** A one-time application fee to recover the City’s costs associated with the review and approval of the installation of each Facility provided that such application fee reimburses the City for its reasonable, actual and verifiable costs of reviewing and approving the application to install the particular Facility. This application fee must be competitively neutral and may not be unreasonable or discriminatory.

1.6.4 **Accounting Matters.** Wildflower shall keep accurate books of account at its principal office in Buhler, Kansas, or such other location of its choosing for the purpose of determining the amounts due to the City under §1.6 above. No more than once per year, the City may inspect Wildflower’s books of account relative to the application of the franchise fees required under subsection 1.6.1 of this Agreement any time during regular business hours on thirty (30) days’ prior written notice and may audit the books from time to time at the City’s sole expense, but in each case only to the extent necessary to confirm the accuracy of payments due under § 1.6 – 1.7 above. The City agrees to hold in confidence any non-public information it learns from Wildflower to the fullest extent permitted by Law.

1.7 **Access to the Facilities.**

1.7.1 **Wildflower Access to Facilities for Repair.** Wildflower will be given reasonable access to each of the Facilities in the City ROW or City owned property for the purposes of routine installation, repair, maintenance or removal of Facilities. If any such maintenance activities have the potential to result in an interruption of any City services at the Facility, Wildflower shall provide the City with a minimum of three (3) days prior written notice of such maintenance activities. Such maintenance activities shall, to the extent feasible, be done with minimal impairment, interruption, or interference to City services.

1.7.2 **City Observation.** Wildflower shall allow a representative of the City to observe any repair, maintenance or removal work performed at the Facilities.

**SECTION 2
TERM AND TERMINATION**

2.1 **Term.** This Franchise Agreement shall be effective from the effective date for ten (10) years thereafter. Thereafter, this Agreement shall automatically renew for three (3) additional consecutive five (5) year terms unless Wildflower notifies the City of its intent to terminate the Agreement or unless the City notifies Wildflower of its intent to renegotiate terms due to changes in local, state or federal law and/or the City has negotiated different terms with similarly situated entities. But, in no event, shall the City be permitted to terminate Wildflower’s right under this Agreement to place Facilities in the ROW unless terms of the Agreement are breached and/or local, state, or federal law permit.

2.1.1 **90-Day Remedy Period.** If the Agreement is breached by Wildflower, then Wildflower shall have no more than ninety (90) days from written notice of the breach to either

remedy the breach or remove its equipment and restore the Facilities, as set forth in Section 3, below and in the Wichita-Sedgwick County Metropolitan Area Planning Department Wireless Ordinance. Wildflower shall pay to City a prorated Rent and Additional Rent (if any) for any period beyond the effective expiration or revocation date until Wildflower completes its obligation to remove its equipment and restore the locations.

2.2 Termination of Use. Notwithstanding Section 2.1 above, Wildflower may terminate its use of any or all of the Network by providing the City with ninety (90) days prior written notice. In the event of any such termination, Wildflower’s payment obligations to the City shall terminate simultaneously with the termination of use, provided Wildflower removes its equipment and restores the Facilities, as set forth in Section 3, below and in the Wireless Ordinance, prior to the termination date.

**SECTION 3
REMOVAL AND RELOCATION**

3.1 Removal Due to Public Project. Upon receipt of a written demand from the City pursuant to this Section 3, Wildflower, at its sole cost and expense, shall remove and relocate any part of the Network, constructed, installed, used and/or maintained by Wildflower under this Agreement, whenever the City reasonably determines that the removal and/or relocation of any part of the Network is needed for any of the following purposes: (a) due to any work proposed to be done by or on behalf of the City or any other governmental agency, including but not limited to, any change of grade, alignment or width of any street, sidewalk or other public facility, installation of curbs, gutters or landscaping and installation, construction, maintenance or operation of any underground or aboveground facilities such as sewers, water mains, drains, storm drains, pipes, gas mains, poles, power lines, telephone lines, cable television lines and tracks; (b) because any part of the Network is interfering with or adversely affecting the proper operation of City-owned light poles, traffic signals, or other City facilities; or (c) to protect or preserve the public health and safety. The City shall cooperate with Wildflower in relocating any portion of the Network removed pursuant to this Section 3.1 in a manner that allows Wildflower to continue providing service to its customers, including, but not limited to, expediting approval of any necessary permits required for the relocation of that portion of the Network relocated under this Section 3.1. No permitting or other fees may be charged by the City for a removal occurring under this Section.

3.2 Removal Due to Termination. No later than ninety (90) days after termination of this Agreement pursuant to the provisions of this Agreement, Wildflower shall, at its sole cost and expense, remove the Network or the terminated portion thereof and, if such removal disturbs the locations or adjacent property (including City ROW or City real property), restore each Facility and its adjacent property to its original condition, reasonable wear and tear excepted, and further excepting landscaping and related irrigation equipment, or other aesthetic improvements made by Wildflower to the Facility or adjacent property, or as otherwise required by the City. For New Poles, Wildflower shall install a new streetlight or facility as

directed by City's Public Works Director, or his or her designee. Alternatively, the City may allow Wildflower, in the City's sole and absolute discretion, to abandon the Network, or any part thereof, in place and convey it to the City.

3.3 **Abandonment.** In the event Wildflower ceases to operate and abandons the Network, or any part thereof, for a period of ninety (90) days or more, Wildflower shall, at its sole cost and expense and within the time period specified in Section 3.2, vacate and remove the Network or the abandoned part thereof. If such removal disturbs the Facility or adjacent property (including City ROW or City real property), Wildflower shall also, at its sole cost and expense, restore the Facility or adjacent property to its original condition, reasonable wear and tear excepted, and further excepting landscaping and related irrigation equipment, or other aesthetic improvements made by Wildflower to the Facility or adjacent property. Alternatively, the City may allow Wildflower, in the City's sole and absolute discretion, to abandon the Network, or any part thereof, in place and convey it to the City.

3.4 **No Relocation Compensation.** The parties understand and agree that neither the City nor Wildflower are entitled to compensation for any relocation of its Network that may be required under Section 3.1. Wildflower acknowledges that Wildflower is not entitled to relocation assistance or any other compensation or benefits under the Uniform Relocation Assistance Act or any other applicable provision of law upon termination of this Agreement.

**SECTION 4
MAINTENANCE AND REPAIR**

4.1 **Electricity Use.** Wildflower shall pay for the electricity and other utilities services it consumes in its operations at the rate charged by the servicing utility company.

4.2 **Maintenance and Repair.** Wildflower shall, at Wildflower's sole cost and expense, perform all maintenance and repairs reasonably needed to maintain the Network in good condition and neat and orderly appearance, and in compliance with all applicable Laws. In the event any part of the Network requires replacement because such part cannot be repaired, Wildflower shall, at Wildflower's sole cost and expense, replace the irreparable part of the Network. Wildflower shall not cause rubbish, garbage or debris on or around its Network or the Facilities and shall not permit any rubbish, garbage or debris to accumulate on or around in any enclosed areas around the Facilities. If the City gives Wildflower written notice of a failure by Wildflower to maintain the Facilities, Wildflower shall use its best efforts to remedy such failure within forty-eight (48) hours after receipt of such written notice.

4.3 **Appearance.** Wildflower shall cooperate with the City on all issues of aesthetics and appearance. Wildflower shall follow all legally binding City policies, state and local ordinances with respect to aesthetics. This includes, but is not limited to, historic site and/or locations of significant importance, in areas such as Downtown Old Town and College Hill. All locations of DAS systems must be aesthetically approved by the City Engineering Department, in a manner consistent with other approvals within these Restrictions.

4.4 **Repair of ROW.** Wildflower shall be responsible for any damage, ordinary wear and tear excepted, to street pavement, existing facilities and utilities, curbs, gutters, sidewalks, landscaping, and all other public or private facilities, to the extent caused by Wildflower's construction, installation, maintenance, access, use, repair, replacement, relocation, or removal of the Network in the City's ROW. Wildflower shall promptly repair such damage and return the City's ROW and any affected adjacent property to a safe and satisfactory condition to the City in accordance with the City's applicable street restoration standards or to the property owner if not the City. Wildflower's obligations under this Section 4.4 shall survive for one (1) year past the completion of such reparation and restoration work and return of the affected part of the City's ROW by Wildflower to the City.

4.5 **Bond.** Wildflower shall provide a bond in an amount determined by the City to represent the estimated cost of Wildflower's obligations under Sections 3 and 4 of this Agreement, which the City may require Wildflower to increase from time to time to reflect the reasonable estimated cost of performing such obligations, to secure performance of Wildflower's obligations under Sections 3 and 4, not to exceed \$100,000.

**SECTION 5
TAXES**

5.1 **Taxes.** Wildflower agrees that it will be solely responsible for the payment of any and all applicable taxes, fees and assessments levied on its ownership, use and maintenance of the Network and this Agreement. Pursuant to Section 79-5(a)(26) of the Kansas Revenue and Taxation Code, the City hereby advises, and Wildflower recognizes and understands, that Wildflower's use of the City's ROW, the New Poles, and /or other non-ROW city property and facilities may create a possessory interest subject to real property taxation and that Wildflower may be subject to, and responsible for, the payment of real property taxes levied on such interest. Wildflower will cooperate with the Sedgwick County Assessor in providing any information necessary for the Assessor to make a property tax determination. Wildflower reserves the right to challenge any such assessment, and the City agrees to cooperate with Wildflower in connection with any such challenge.

**SECTION 6
INDEMNIFICATION**

6.1 **Indemnity.** Wildflower shall indemnify, defend, and hold harmless the City, its councilmembers, officers employees, agents, and contractors, from and against liability, claims, demands, losses, damages, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, and the costs and expenses incurred in connection therewith, including reasonable attorneys' fees and costs of defense to the extent resulting from activities undertaken by Wildflower pursuant to this Agreement, except to the extent arising from or caused by the gross negligence or willful misconduct of the City, its councilmembers, officers, employees, agents, or contractors. The City shall promptly notify Wildflower of any claim, action or proceeding covered by this Section 6.1.

6.2 **Waiver of Claims.** Wildflower waives all claims, demands, causes of action, and rights it may assert against the City on account of any loss, damage, or injury to any portion of the Network, or any loss or degradation of the services provided by the Network resulting from any event or occurrence except for any loss, damage, or injury to any portion of the Network, or any loss or degradation of the services provided by the Network resulting from the gross negligence or willful misconduct of the City.

6.3 **Limitation of City's Liability.** The City will be liable, if at all, only for the cost of repair to damaged portions of the Facilities arising from the gross negligence or willful misconduct of City, its employees, agents, or contractors. The City, its agents, officers, employees, or contractors, shall not be liable for any damage from any cause whatsoever to the Facilities, specifically including, without limitation, damage, if any, resulting from the City's maintenance operations adjacent to the Facilities or from vandalism or unauthorized use of the Facilities, except to the extent such damage is caused by the gross negligence or willful misconduct of City, its agents, officers, employees or contractors. The City will in no event be liable for indirect or consequential damages.

6.4 **Limitation of Wildflower's Liability.** In no event shall Wildflower be liable for indirect or consequential damages in connection with or arising from this Agreement, or its use of the Network, New Poles, and ROW or other City real property.

SECTION 7 INSURANCE

7.1 **Minimum Insurance Requirements.** Wildflower shall obtain and maintain at its sole cost and expense for the duration of this Agreement insurance pursuant to the terms and conditions described in this Section.

(a) **Minimum Insurance.** Wildflower shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

(i) **General Liability:** A policy or policies of Comprehensive General Liability Insurance, with minimum limits of \$2,000,000 combined single-limit per-occurrence for bodily injury, personal injury, death, loss and property damage resulting from wrongful or negligent acts by Wildflower. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

(ii) **Automobile Liability:** A policy or policies of Comprehensive Vehicle Liability Insurance covering personal injury and property damage, with minimum limits of \$1,000,000 combined single-limit per-accident for bodily injury and property damage covering any vehicle utilized by Wildflower in performing the work covered by this Agreement

(iii) **Workers' Compensation and Employer's Liability:** Workers' compensation limits as required by the Labor Code, and Employer's Liability limits of \$1,000,000 per accident.

(b) **Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions shall not exceed \$25,000; provided, however, if Wildflower's insurance policy expressly provides (i) that the insurer is required to pay covered claims with no deduction for all or any part of the Wildflower's deductible, and (ii) insurer's obligation to pay covered claims is triggered irrespective of whether or not the insured pays the deductible, then Wildflower's deductible shall not exceed \$100,000 for Comprehensive General Liability Insurance, \$100,000 for Comprehensive Vehicle Liability Insurance and \$250,000 for Workers' Compensation and Employer's Liability coverage.

(c) **Other Insurance Provisions.** The policies shall contain, or be endorsed to contain, the following provisions:

(i) **General Liability and Automobile Liability Coverage.**

(1) The City, and its elected and appointed council members, board members, commissioners, officers and officials (the "Insureds") shall be named as additional insureds on all required insurance policies, except for Workers' Compensation and Employer's Liability policies.

(2) Wildflower's insurance coverage shall be primary insurance as respects the Insureds with respect to the matters covered by this Agreement. Any insurance or self-insurance maintained by the Insureds shall be in excess of Wildflower's insurance and shall not contribute with it.

(3) Any failure of Wildflower to comply with reporting provisions of the policies shall not affect coverage provided to the Insureds.

(4) Wildflower's insurance shall apply separately to each of the Insureds against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability. Each of the Insureds is subject to all policy terms and conditions and has an obligation, as an Insured, to report claims made against them to the insurance carrier.

(ii) **Worker's Compensation and Employers Liability Coverage.** The insurer shall agree to waive all rights of subrogation against the Insureds for losses arising from work performed by Wildflower in the City's ROW.

(iii) **All Coverages.** Except for non-payment of premium, each insurance policy required by this clause shall be endorsed to state that coverage shall not be cancelled or reduced in coverage or limits by the insurer except after thirty (30) days' prior written notice has been given to the City. If for any reason insurance coverage is canceled or reduced in coverage or in limits, Wildflower shall within two (2) business days of notice from the insurer, notify the City by phone or fax of the changes to or cancellation of the policy and shall confirm such notice via certified mail, return receipt requested.

(d) **Acceptability of Insurers.** Insurance shall be placed with insurers with an A.M. Best rating of no less than A-:VII.

(e) **Verification of Coverage.** Wildflower shall furnish the City with certificates of insurance required by this Section 7. The certificates for each insurance policy are to be signed by a person, either manually or electronically, authorized by that insurer to bind coverage on its behalf. All certificates are to be received and approved by the City before work commences.

(f) **Secondary Parties.** In the event Wildflower hires any subcontractors, independent contractors or agents (“Secondary Parties”) to locate, place, attach, install, operate, use, control, replace, repair or maintain the Network, Wildflower shall require the Secondary Parties to obtain and maintain insurance commensurate to the work such Secondary Parties perform.

SECTION 8 DEFAULT

8.1 Default.

8.1.1. **Defined.** A “Default” shall be deemed to have occurred under this Agreement if a party fails to cure such within thirty (30) days after written notice specifying such breach, provided that if the breach is of a nature that it cannot be cured within thirty (30) days, a default shall not have occurred so long as the breaching party has commenced to cure within said time period and thereafter diligently pursues such cure to completion.

8.1.2. **Remedies.** Upon the failure of a party to timely cure any breach after notice thereof from the other party and expiration of the above cure periods, then the non-defaulting party may, subject to the terms of Section 6.3 (Limitation of Liability), terminate this Agreement and pursue all remedies provided for in this Agreement and/or any remedies it may have under applicable law or principles of equity relating to such breach.

8.2 **City Termination Right.** In addition to the remedies set forth in Section 8.1.2, the City shall have the right to terminate this Agreement if (i) the City is mandated by law, a court order or decision, or the federal or state government to take certain actions that will cause or require the removal of the Facilities from the public right of way: or (ii) if Wildflower’s licenses are terminated, revoked, expired, or otherwise abandoned. Such termination rights shall be subject to Wildflower’s rights to just compensation, if any, for any taking of a protected property right.

8.3 **No Waiver.** A waiver by either party at any time of any of its rights as to anything herein contained shall not be deemed to be a waiver of any breach of covenant or other matter subsequently occurring.

8.4 **Interest.** If Wildflower fails to make any payment under this Agreement when due, such amounts shall accrue interest from the date such payment is due until paid, including accrued interest, at an annual rate of ten percent (10%) or, if lower, the highest percentage allowed by law.

SECTION 9 INTERFERENCE

9.1 Non-Interference with Non-Public Safety Communications Systems. Wildflower shall operate the Network in a manner that will not cause interference with City non-public safety communications systems and to the services and facilities of other licensees or lessees of City property located at or near the Facilities that were in operation prior to the installation of the Network or that are in operation prior to any modifications Wildflower may make to the Network.

9.2 Non-Interference with Public Safety Communications Systems. Wildflower's Network and Facilities shall not cause interference with public safety communications systems operated by City or any other public agency, regardless of the date such systems or any components thereof have been placed in service. Nor shall Wildflower's Network and Facilities cause interference with the City's use of the New Poles for their intended purpose as streetlights, traffic lights, and/or stand-alone light poles.

9.3 Correction of Interference. If such interference with the Facilities described in Sections 9.1 and 9.2 occur, Wildflower shall, upon receipt of written notice thereof from City, immediately commence commercially reasonable, diligent, efforts to correct or eliminate such interference. If such interference cannot be corrected by Wildflower to the reasonable satisfaction of City within the cure period set forth for in the City's notice, which notice shall not be less than 30 days absent an emergency or danger to public health and safety requiring shorter notice, such interference shall be deemed a material breach under this Agreement and City may terminate this Agreement. Interference caused by actions of Wildflower's Customer(s) remain the responsibility of Wildflower.

SECTION 10 MISCELLANEOUS PROVISIONS

10.1 Nonexclusive Use. Wildflower acknowledges that this Agreement does not provide Wildflower with exclusive use of the City's ROW or any municipal facility and that City retains the right to permit other providers of communications services to install equipment or devices in the City's ROW and on municipal facilities.

10.2 Most Favored Nation. All of the benefits and terms granted by the City herein are at least as favorable as the benefits and terms granted by the City to any future franchisee of the public ROW engaged in the same or similar business described in this Franchise Agreement. Should the City enter into any subsequent agreement of any kind no matter what nomenclature is attached thereto with any other franchisee during the term of this Franchise Agreement, which Agreement provides for benefits or terms more favorable than those contained in this Franchise Agreement, then this Franchise Agreement shall be deemed to be modified effective as of the date of such more favorable agreement to provide Wildflower with

those more favorable benefits and terms. The City shall notify Wildflower promptly of the existence of such more favorable benefits and terms and Wildflower shall have the right to receive the more favorable benefits and terms immediately. If requested in writing by Wildflower, the City shall amend this Franchise Agreement to contain the more favorable terms and conditions.

10.2.1 Most-Favored Municipality. Should Wildflower after the Parties’ execution and delivery of this Agreement enter into a franchise agreement with another municipality of the same size or smaller than the City in this State, which agreement contains financial benefits for such municipality which, taken as a whole and balanced with the other terms of such agreement, are in the City’s opinion substantially superior to those in this Franchise Agreement, the City shall have the right to require that Wildflower modify this Franchise Agreement to incorporate the same or substantially similar superior benefits.

10.3 Notices. All notices which shall or may be given pursuant to this Agreement shall be in writing and served by (1) electronic mail; and (2) personally served or transmitted through first class United States mail, or by express mail providing for overnight delivery, postage prepaid, to the following address or such other address of which a party may give written notice:

City: City of Wichita
455 N. Main
Wichita, KS 67202
Attention: City Clerk

With a copy to:
Arline Sokolowski
Deputy City Attorney
455 N. Main, 13th Fl.
Wichita, KS 67202
asokolowski@wichita.gov

Wildflower: Wildflower Networks, LLC
102 N. Main Street
Buhler, KS 67522
Attention: Daniel Friesen

With copies to:
Harvey Sorensen
Foulston Siefkin
1551 N. Waterfront Pkwy, Suite 100
Wichita, KS 67228
hsorensen@foulston.com

Such notice shall be deemed made when personally delivered; if mailed via first class U.S. Mail, such notice shall be deemed made three (3) calendar days after the date of deposit in the U.S. Mail; if mailed via express/overnight mail, such notice shall be deemed made two (2) calendar days after the date of deposit in a designated overnight delivery mailbox or other like facility. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

10.4 Sublease/Assignment. If Wildflower assigns, sublets, enters into a franchise license or concession agreement, changes ownership of the Network or voting control of Wildflower, mortgage, encumber, pledge, hypothecate or other transfer (including any transfer by operation of law this Agreement or any interest therein) Wildflower will provide notice of a transfer within a reasonable time.

10.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, successors, assigns and transferees.

10.6 Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement between the parties relating to the subject matter hereof. All prior and contemporaneous agreements, representations, negotiations, and understandings of the parties, oral or written, relating to the subject matter hereof are merged into and superseded by this Agreement. Any modification or amendment to this Agreement shall be of no force and effect unless it is in writing and signed by the parties. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar. No waiver or consent shall constitute a continuing waiver or consent or commit either party to provide a waiver in the future except to the extent specifically set forth in writing. No waiver shall be binding unless executed in writing by the party making the waiver.

10.7 Severability. If any one or more of the provisions of this Agreement shall be held by a court of competent jurisdiction in a final judicial action to be void, voidable, or unenforceable, such provision or provisions shall be deemed separable from the remaining provisions of this Agreement and shall in no way affect the validity of the remaining portions of this Agreement.

10.8 Governing Law. This Agreement shall be interpreted and enforced according to, and the parties' rights and obligations governed by, the domestic law of the State of Kansas or applicable federal law, without regard to laws regarding choice of applicable law. Any proceeding or action to enforce this Agreement, or otherwise directly related to this Agreement shall occur in the federal court with jurisdiction over Sedgwick County or the state courts located in Sedgwick County, Kansas.

10.9 **Survival of Terms.** All of the terms and conditions in this Agreement related to payment, removal due to termination or abandonment, indemnification, limits of City's liability, attorneys' fees and waiver shall survive termination of this Agreement.

10.10 **Captions and Paragraph Headings.** Captions and paragraph headings used herein are for convenience only. They are not a part of this Agreement and shall not be used in construing this Agreement.

10.11 **Drafting.** The parties agree that this Agreement is the project of joint draftsmanship and that should any of the terms be determined by a court, or in any type of quasi-judicial or other proceeding, to be vague, ambiguous and/or unintelligible, that the same sentences, phrases, clauses or other wording or language of any kind shall not be construed against the drafting party.

10.12 **Execution in Counterparts.** This Agreement may be executed in one or more identical counterparts and all such counterparts together shall constitute a single instrument for the purpose of the effectiveness of this Agreement.

10.13 **Authority to Execute This Agreement.** Each person or persons executing this Agreement on behalf of a party, warrants and represents that he or she has the full right, power, legal capacity and authority to execute this Agreement on behalf of such party and has the authority to bind such party to the performance of its obligations under this Agreement without the approval or consent of any other person or entity.

10.14 **No Warranty by the City.** The City makes no representations or warranties regarding the suitability, condition or fitness of the locations for the installation, maintenance or use of the New Poles or the Facilities.

10.15 **Agreement Applicable Only to the Facilities.** This Agreement shall not be construed to permit construction, installation, maintenance or use of Facilities on any property other than the Facilities.

10.16 **No Abrogation of Legal Responsibilities.** The City's execution of this Agreement shall not abrogate, in any way, Wildflower's responsibility to comply with all permitting requirements or to comply with all Laws with respect to its performance of the activities permitted under this Agreement.

10.17 **Contractual Interpretation.** In the interpretation and application of its rights under this Franchise Agreement, the City will act in a reasonable, non-discriminatory, and competitively neutral manner in compliance with all applicable federal, state, and local laws and regulations.

10.18 **Effective Date of Ordinance.** This Ordinance shall be effective upon its final passage and publication as required by law.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date stated in the introductory clause.

City of Wichita, a municipal corporation

Wildflower Telecommunications, LLC

By: _____
Carl Brewer - Mayor

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Name: _____

City Clerk

Title: _____

APPROVED AS TO FORM:

By: _____
Gary E. Rebenstorf
City Attorney and Director of Law

APPROVED AS TO FORM:

By: _____
Name: _____
Attorney for Wildflower Telecommunications, LLC