



Sawyer County

Agenda

County Board of Supervisors Meeting
Thursday, September 19, 2024 @ 6:30 PM
Sawyer County Board Room
Revised: Friday, September 20, 2024 11:59 AM

Page

1. CALL TO ORDER

- a. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to <https://zoom.us/j/95015680309>. You can also use the dial in at **1-312-626-6799** with the Webinar ID: 950 1568 0309. Use *9 to Raise/lower hand and *6 to Unmute/mute. If additional assistance is needed please contact the County Clerk's Office at 715-634-4866 prior to the meeting. This meeting will be recorded and will be available on our website at: <https://sawyercountygov.org>.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETINGS LAW

5. MEETING AGENDA

6. PUBLIC COMMENTS

- a. At this time, members of the public will be given the opportunity to address the Board. Please adhere to the following when addressing the Board:
 - Comments will be limited to 3 minutes or less per individual.
 - Comments should be directed to the Board as a whole and not directed to individual Board members.
 - The Board cannot respond to your comments during this time.
 - Please sign in and fill out a public comment sheet if you wish to speak on an item.

7. CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING

- a. [8.15.24 County Board Minutes DRAFT](#)
[9.5.24 County Board Minutes DRAFT](#)

8. ZONING COMMITTEE

- 10 - 12 a. Chair Report
 [8-16-24 ZC Minutes DRAFT](#)
- 13 - 23 b. Zone District Map Amendment for RZN #24-011 Jason Turnbull -
 Request to rezone approximately 20.0 acres from Forestry-One
 (F-1) to Agricultural-Two (A-2)
 Zoning Committee Recommends Approval
 [Staff Report for RZN #24-011](#)
 [Resolution for RZN #24-011](#)

9. PUBLIC WORKS COMMITTEE

- 24 - 25 a. Chair Report
 [9.11.24 Public Works Minutes DRAFT](#)
- 26 - 37 b. Fandler Airport Renewal (discussion and possible action)
 [Fandler Hangar Renewal](#)

10. PUBLIC SAFETY COMMITTEE

- 38 - 39 a. Chair Report
- b. Resolution - Adjusting Medical Examiner Fees (discussion and possible
 action)
 [Res 2024- Adjusting Medical Examiner Fees2](#)

11. LAND, WATER, AND FOREST RESOURCES COMMITTEE

- 40 - 41 a. Chair Report
 [9.10.24 LWFRM Minutes DRAFT](#)

12. HEALTH AND HUMAN SERVICES BOARD

- 42 - 43 a. Chair Report
 [9.10.24 HHS DRAFT Minutes](#)
- 44 - 61 b. Tourist Rooming House Ordinance Presentation (discussion)
 [1\) TRH Data 2024.09.12](#)
 [2\) TRH Ordinance FAQ Draft 2024.07.26](#)
 [3\) TRH Ordinance for SC Board Meeting 09 19 24](#)

13. FINANCE COMMITTEE

- 62 - 63 a. Chair Report
 [9.12.24 Finance MINUTES Draft](#)

- b. 2025 Preliminary Budget Update and Timeline
[1\) 9-12-2024 Finance Committee Preliminary Budget Presentation](#)
[2\) Timeline](#)

14. ECONOMIC DEVELOPMENT & UW EXTENSION COMMITTEE

- 78 - 79 a. Chair Report
 9.9.24 DRAFT Econ.UWEX Minutes

15. OUTSIDE COMMITTEE UPDATES

16. COUNTY ADMINISTRATOR'S REPORT

- 80 - 82 a. [Administrator's Report 2024-9](#)

- 83 - 192
- b. [Bug Tussel Financial Analysis](#)
[Bugtussel Schematic v2 \(8-6-24\)](#)
[Hilbert Communications, LLC FS-2020](#)
[Hilbert Communications, LLC FS-2021](#)
[Hilbert Communications, LLC FS-2022](#)
[PublicSafetyRadioNetworkOptions](#)
[Sawyer Co Due Diligence Analysis - Bug Tussel 2 Draft](#)
[Series IV Pro Forma - v3](#)

- 193 - 611
- c. Bug Tussel Project Agreement and Resolution (discussion & possible action)
- [1\) Intergovernmental Agreement - Bug Tussel 2024](#)
[2\) SAWYER COUNTY - Final Resolution \(Bug Tussel 2024\)](#)
[3\). Preliminary Limited Offering Memorandum - Bug Tussel 2024 DMFIRM 412129345\(4\)](#)
[4\) Bond Purchase Agreement - Bug Tussel 2024 DMFIRM 412224764\(4\)](#)
[5\) Indenture of Trust - Bug Tussel 2024](#)
[6\) Loan Agreement - Bug Tussel 2024](#)
[7\) Reimbursement Agreement - Bug Tussel 2024 \(Sawyer\)](#)
[08A\) Series 2024 - Form of Facilities Access Agreement \(FIBER\)](#)
[08B\) Series 2024 - Form of Facilities Access Agreement \(FIBER TOWER\)](#)
[09. Series 2024 - Form of Leasehold Mortgage - Bug Tussel and Participating Counties](#)
[10\) Continuing Disclosure Agreement - Bug Tussel 2024 \(Sawyer\)](#)
[11\) Guaranty Agreement - \(Hilbert Guaranty to Sawyer County\)](#)
[12\) Closing Certificate of Borrower - Bug Tussel 2024](#)

[13A\) COMPARE Intergovernmental Agreement](#)
[14\) Guaranty Agreement - Bug Tussel 2024 \(Sawyer\)](#)
[15\) SAWYER COUNTY - Closing Certificate \(Bug Tussel 2024\)](#)
[16\) Bond Presentation \(V1 - 2024\)](#)
[17\) GenComm Sawyer County 2024 Rev3](#)

- d. Closed Session -
CLOSED SESSION (DISCUSSION AND POSSIBLE ACTION) a.
Pursuant to Wisconsin Statutes 19.85(1)(e) to enter closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. - Public Safety Radio Network and BugTussel partnership

Open Session - Possible Action as a Result of Closed Session

17. CORRESPONDENCE, REPORTS FROM CONFERENCES AND MEETINGS

18. ADJOURNMENT

DISCLAIMER:

Copy sent via email to: County Clerk and News Media. Note: Any person wishing to attend whom, because of a disability, requires accommodation should call the Sawyer County Clerk's Office (715.634.4866) at least 24 hours before the scheduled meeting so appropriate arrangements can be made.

Mission Statement: *The Sawyer County Board of Supervisors will strive to provide excellent services and responsible leadership to protect and enhance Sawyer County citizens, businesses, and resources, while preserving our unique heritage.*

**Minutes of the August 15, 2024, meeting of the Sawyer County
Board of Supervisors Organizational Meeting
Sawyer County Courthouse/Virtual**



Voting Committee Members Present (X)	Roll Call	District	Wards
☒ Steve Kariainen	Y	01	T Lenroot W-1, T Hayward W-7, C Hayward W-5
☒ Kay Wilson	Y	02	T Lenroot W-2, T Round Lake W-1
☒ Tweed Shuman	Y	03	T Hayward W-1 & 2
☒ Stacey Hessel	Y	04	T Hayward W-3 & 4
☒ Randy Neumann	Y	05	T Hayward W-5 & 6
☒ Marc D. Helwig	Y	06	C Hayward W-1 & 2
☒ Thomas W. Duffy	Y	07	C Hayward W-3 & 4
☒ Marshal Savitski	Y	08	T Bass Lake W-1 & 2
☒ Brian Bisonette	Y	09	T Bass Lake W-3 & 4
☒ Chuck Van Etten	Y	10	T Sand Lake, T Edgewater W-1
☒ Jeff Hoehne	Y	11	T Edgewater W-2, T Bass Lake W-5, T Meteor, T Couderay, V Couderay
☒ John Righeimer	abs	12	T Spider Lake, T Round Lake W-2, T Winter W-1
☒ Ron Kinsley	Y	13	T Hunter, T Radisson W-1, T-Ojibwa W-1, V Radisson
☒ Ron Buckholtz	Y	14	T Radisson W-2, T Ojibwa W-2, T Weirgor, V Exeland, T Meadowbrook
☒ John Suralski	Y	15	T Winter W-2, T Draper, V Winter

Call to Order/Pledge of Allegiance— Chair Kinsley called the meeting to order at 6:30 pm. Roll call was taken; quorum was met.

Certification of Compliance with the open meeting law was met.

Meeting Agenda –

Public Comments – Ben Kurtzweil, Linda Zillmer, Steve Beining

Minutes from the previous meeting dated: July 18, 2024

Motion to approve made by: Mr. Duffy Second by: Ms. Hessel

Motion carried without negative vote.

Indianhead Community Action Agency – No Update

Zoning Committee -

Chair Report – Mr. Buckholtz updated the Board on department approvals and busy activity.

Zoning District Map Amendment RZN #24-009 David Freund to rezone approximately 2.01 acres from RR-1 to C-1. This was presented by Mr. Buckholtz for consideration, as it was approved at Committee level and at the Town of Hayward. A motion was made by Mr. Shuman; second by Ms. Hessel. Motion carried without negative vote.

Zoning District Map Amendment RZN #24-010 John Badagliacco to rezone approximately 3.25 acres of A-2 and 1.44 of RR-1 to RR-2. This was presented by Mr. Buckholtz for consideration, as it was approved at Committee level and at Town of Hunter. A motion was made by Ms. Hessel; second by Shuman. Motion carried without negative vote.

Public Works Committee --

Chair Report – Mr. Helwig reviewed the highlights of the August committee meeting. The courthouse building has been undergoing painting on the outside. Highway Department crew projects were identified. Mowing operations still continue throughout the county.

Mr. Albarado introduce a Resolution – Safe Streets 4 All on behalf of the Public Works Committee which is a template resolution provided by the Safe Streets 4 All program in order to receive grant funds. We would be partnering with LCO for a safety plan, as well as with Rusk and Washburn Counties. The public will have input on this plan through a questionnaire that would be compiled toward the end of the year. A motion was by Mr. Helwig to approve the resolution as presented; second by Mr. Shuman. Motion carried without negative vote.

Public Safety Committee --

Chair Report – Mr. Buckholtz provided a review of the August meeting. JusticePoint staff and county staff have been successful in reducing the jail population to date. Patrol volume calls increased for the month but were still less than the previous year. There is an increase in the number of dogs impounded.

Public Safety Radio Communication Presentation (GenComm & BugTussel) – Mr. Albarado introduced the radio network assessment and potential means to improve service to all areas of the county. There are two current options which include a project with GenComm and the other is a combination of GenComm/BugTussel equipment and service. GenComm representative, Gary Pelletier, reviewed the Simulcast Enhancement Options presentation. Mitchel Olson from BugTussel provided an overview of the company origins and proposed bond and service options. Legal counsel provided a review of funding ramifications, paydown, and shared risk between the ten counties involved. Mr. Righermer left the meeting at 8:00 pm. A motion was made by Ms. Hessel; second by Mr. Shuman to move ahead with building a new public safety network. Motion carried without negative vote.

Land, Water, and Forest Resources Committee -

Chair Report – Mr. Suralski provided a review of the August meeting. Mr. Buckholtz left the meeting at 8:07 pm and returned at 8:09 pm. Water levels are being monitored by staff on the seven county-owned dams.

Health and Human Services Board --

Chair Report – Ms. Wilson reported on the August meeting highlights. The HHS staff will have a training day on November 20th when the department will be closed part of the day. Behavior health care benefits are offered on a limited basis due to staff shortages.

Resolution – Mental Health – requesting the State of Wisconsin provides additional funding to cover the non-federal share of MA CSP and crisis services to support mental health care costs for counties. A motion was made by Mr. Shuman to approve the resolution as presented; second by Mr. Helwig. A roll call vote was taken and passed 14-0 without negative vote.

Finance Committee -

Chair Report – Ms. Hessel provided a review of the August meeting. Mr. Shuman left the meeting at 8:16 and returned at 8:18 pm. Interest earned YTD is \$629,000+.

Economic Development & UW Extension Committee --

Chair Report – Ms. Hessel provided a review. The County Fair is going on this weekend. The new HLCB director, Mindy Simons introduced her self to the committee and shared her goals. There were over 2,000 ATV survey respondents compiled on trails in the area. Enbridge and Arclin are donating funds to the SC/LCO EDC.

County Clerk Update for November Election -

County Clerk Fitch provided documentation from the FBI and CISA regarding threats that pertain to upcoming elections

County Administrator Report -

Mr. Albarado provided a written report and verbal recap. He presented a resolution to support a realistic federal definition of “rural” which has come through many counties already. This would lower the population requirement from 200,000 to 20,000 for consideration of grant funds. A motion was made by Ms. Hessel; second by Mr. Van Etten to approve this resolution. Motion carried without negative vote.

Board Appointed Committee Updates --

Mr. Shuman provided a review of the Namekagon Transit update. The CJCC committee can report a decline in the jail population. Distribution of Narcan is on the rise. Mr. Savitski invited all to the County Fair. Mr. Kariainen provided a review of ICAA and NWCEP meetings.

Other Topics for Discussion Only –

Adjournment – 8:37 pm

Next Meeting: September 19, 2024 **Time:** 6:30 pm **Location:** Board Room
Minutes recorded by Lynn Fitch, County Clerk

**Minutes of the September 5, 2024, meeting of the Sawyer County
Board of Supervisors Special Meeting
Sawyer County Courthouse/Virtual**



Voting Committee Members Present (X)	Roll Call	District	Wards
☒ Steve Kariainen		01	T Lenroot W-1, T Hayward W-7, C Hayward W-5
☒ Kay Wilson		02	T Lenroot W-2, T Round Lake W-1
☒ Tweed Shuman		03	T Hayward W-1 & 2
☒ Stacey Hessel-virtual		04	T Hayward W-3 & 4
☒ Randy Neumann		05	T Hayward W-5 & 6
☒ Marc D. Helwig		06	C Hayward W-1 & 2
☒ Thomas W. Duffy		07	C Hayward W-3 & 4
☒ Marshal Savitski		08	T Bass Lake W-1 & 2
☐ Brian Bisonette		09	T Bass Lake W-3 & 4
☒ Chuck Van Etten		10	T Sand Lake, T Edgewater W-1
☒ Jeff Hoehne		11	T Edgewater W-2, T Bass Lake W-5, T Meteor, T Couderay, V Couderay
☒ John Righeimer		12	T Spider Lake, T Round Lake W-2, T Winter W-1
☒ Ron Kinsley		13	T Hunter, T Radisson W-1, T-Ojibwa W-1, V Radisson
☒ Ron Buckholtz		14	T Radisson W-2, T Ojibwa W-2, T Weirgor, V Exeland, T Meadowbrook
☒ John Suralski		15	T Winter W-2, T Draper, V Winter

Call to Order/Pledge of Allegiance— Chair Kinsley called the meeting to order at 6:30 pm. Roll call was taken; quorum was met.

Certification of Compliance with the open meeting law was met.

Meeting Agenda –

Public Comments –

Presentation by John Will – Northwoods Technical College

A PowerPoint presentation was made by President John Will, President of Northwoods Technical College. This presentation is included in the agenda packet. Wisconsin is considered a model state in how we provide technical college programs.

Presentation – Preliminary 2025 Sawyer County Budget

Mr. Markgren provided a review of the preliminary proposed 2025 budget. The presentation will be added to the packet. A 2%/1% staff wage increase is included as well as a 5% increase in health insurance. Sales tax revenue continues to grow but at a slower pace; we are getting good returns on our investments. The fund balance draw would be \$2,369,790, after adjustments \$630,348. Projected increase in partner organization funding would have an increase of \$24,401 over last year's budget.

Public Safety Radio -

Participating in Partnership with BugTussel – Mr. Albarado advised that all packet documents have been reviewed by legal counsel. Administration has been working on completing due diligence regarding financial analysis of both

proposed options and a review of how the financing options would work. PMA, our financial advisor, completed a financial analysis of funding options. There is about a \$1M difference in project costs using BugTussel/GenComm or just GenComm with the higher cost involving only GenComm options. A motion was made by Mr. Buckholtz to approve GenComm as the network builder/provider for the towers; second by Mr. Helwig. Mitchel Olson of BugTussel provided an update on the timelines and responded to board member questions. Legal Counsel, Andy Phillips reviewed the risk assessment. Mr. Buckholtz rescinded his motion; Mr. Helwig rescinded his second. Mr. Shuman made a motion to postpone this discussion until the September 19th meeting; second by Mr. Helwig. Motion carried without negative vote.

Other Topics for Discussion Only –

Adjournment – 8:20 pm

Next Meeting: September 19, 2024 **Time:** 6:30 pm **Location:** Board Room
Minutes recorded by Lynn Fitch, County Clerk

DRAFT

**MINUTES OF PUBLIC HEARING
Sawyer County Zoning Committee
August 16, 2024**

Zoning Committee Members

Ronald Buckholtz, Chairman
Tweed Shuman, Vice Chairman
Kay Wilson
John Suralski
Steve Kariainen
Marshall Savitski

Zoning Administration

Jay Kozlowski, Zoning & Conservation Administrator
Kathy Marks, Deputy Zoning & Conservation Administrator

PRELIMINARY MATTERS

a) Call to Order and Roll Call

Buckholtz calls the Public Hearing before the Sawyer County Zoning Committee to order at 8:30 AM at the Sawyer County Courthouse, 10610 Main St., Hayward, Wisconsin. Roll is called finding present: Buckholtz, Shuman, Wilson, Suralski, Kariainen and Savitski. Attending from the Zoning Office: Kozlowski and Marks. Rebecca Roeker, legal counsel for Sawyer County is virtual.

b) Pledge of Allegiance.

c) Approval of Agenda. Motion by Shuman to approve the agenda, second by Wilson. All in favor.

d) Statement of Committee and Hearing Procedure and Statement of Hearing Notice.

e) Approval of July 19, 2024 minutes. Motion by Suralski to approve the July 19, 2024 minutes, second by Kariainen. All in favor. A copy of the audio recording of this meeting and video may be found at sawyercountygov.org for more information.

f) Public Comment. Linda Zillmer, Edgewater property owner speaks of the processes.

REZONE APPLICATIONS

a) A Public Hearing in the Town of Hayward. RZN #24-011. Owner: Jason Turnbull. The S ½ of the SE ¼ of the NW ¼; S20, T40N, R09W; Parcel #010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1). Purpose of request is to rezone from Forestry One (F-1) to Agricultural Two (A-2) to have a hobby farm per section 17.5 (A) of the Sawyer County Ordinance. Kozlowski reads the application, staff report, and Town opinion. There were no neighbor opinions. Motion by Shuman to open the public hearing portion of the application, second by Wilson. All in favor. Jason Turnbull, owner speaks in favor of the application. No other comments. Motion by Wilson to close the public hearing portion of the application, second by Kariainen. All in favor. Kozlowski reads the discussion/action portion of the application. Motion by Shuman to approve the rezone with Findings of Fact: 1) Promote the public health, safety, convenience and general

welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems. 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Suralski. No Comments. Roll call finds: Buckholtz – yes, Suralski – yes, Wilson – yes, Shuman yes, Kariainen yes. All in favor.

CONDITIONAL USE APPLICATIONS

a) A Public Hearing in the Town of Sand Lake. CUP #24-015. Owner: Paige Heath. Part Government Lot 1, part Lot 1 CSM 14/222 #3535 (except OL1 CSM 23/262 #6427); Parcel #026-939-17-5122; Tax ID#28625; 1.051 total acres. Zoned Residential/Recreational One (RR-1). Permit desired for a future “Tiki Bar/Restaurant”. Hours of operation 10am-8pm. Accommodating locals & tourists. Seafood/lunch specials & spirits. Bar/Restaurant will respect all of Lake Association rules & regulations per conditional use permit. Per the Sawyer County code of ordinance appendix D, section 17.2 (B) (3). Kozlowski reads the application, staff report, and Town opinion. 6 opinion letters returned, all read by the Committee members. Paige Heath, owner speaks in favor of the application. Discussion with Committee & Kozlowski held. Corey Vatland, speaks in favor of the application along with Brian Poch, Dewey Vatland, Brad Tiede, PJ Flynn, Betsy Snider, Lee McMullen, Dale Neumann and John Runsel all in support. Speaking of opposition of the application are Cindelu & Scott Crosby, Karlene Hart, Buck & Monika Biernier, Jeanne Plum, Linda Zillmer, Debra Wild, Vera Lindel, Ron Foremen, Marsha Simons, Robert Wild and Karin Fischer. Paige Heath, owner speaks of the concerns of the public. Discussion held. Motion to close the public hearing portion of the application by Shuman, second by Surlaski. All in favor. Kozlowski reads the discussion/action portion of the application. Discussion by Committee and Kozlowski. Sawyer County Administrator addresses concerns of roadways. Motion by Kariainen to approve the application with the conditions of: 1) Hours of operation from 10AM-8PM, Monday through Sunday. 2) Obtain licensing requirements from DATCP. 3) All lighting to be at a minimum for safety aspects and downward facing. 4) Fencing or screening to remain intact in present location and maintained. 5) All other Town, County, State, Federal Laws are followed. 6) Conditional Use permit will stay with the owner, not the property. 7) Will abide by the Lake Association rules. 8) Not to exceed 75 people capacity. 9) Internal Sound Proofing measures to be used. Paige Heath, owner agrees to all conditions. Rebecca Roeker, counsel advises that Kariainen's motion made would include the Findings of Fact. 1) Promote the public health, safety, convenience and general welfare. 2) Encourage planned and orderly land use development. 3) Protect property values and the property tax base. 4) Permit the careful planning and efficient maintenance of highway systems, 5) Ensure adequate highway, utility, health, educational and recreational facilities. 6) Recognize the needs of agriculture, forestry, industry and business in future growth. 7) Encourage uses of land and other natural resources which are in accordance with their character and adaptability. 8) Provide adequate light and air, including access to sunlight for solar collectors and to wind for

wind energy systems. 9) Encourage the protection of groundwater resources. 10) Preserve wetlands. 11) Conserve soil, water and forest resources. 12) Protect the beauty and amenities of landscape and man-made developments. 13) Provide healthy surroundings for family life. 14) Promote the efficient and economical use of public funds. Second by Shuman. Roll call finds: Suralski – yes, Wilson – no, Buckholtz – yes, Karianen – yes, Shuman – yes. Four to one in favor of the application.

NEW BUSINESS

a) Eugene Rumsey Certified Survey Map that crosses the exterior boundary of an existing County Subdivision Plat. Kozlowski explains the map and that approval, conditional acceptance or rejection from Committee. Jesse Suzan, Land Surveying explains why the CSM was needed. Discussion held. Motion to approve the CSM by Shuman, second by Wilson. All in favor.

b) Amending Ordinance to make Holding Tank an option of last resort. Kozlowski explains the request. Ginny Chabek, TRH Chairman speaks in favor of this change. Kozlowski will bring draft language for this. Linda Zillmer, Edgewater property owner and Village of Birchwood resident speaks of concerns. Discussion held.

c) Update on Tourist Rooming House Ad Hoc Committee relating to Zoning process/permitting. Ginny Chabek, Tourist Rooming House Chairman request language to be changed in the Ordinance and that things need to get done soon. Ben Kurtzweil, Town of Hayward resident and Chairman speaks about other counties and staffing in Zoning. Douglas Kurtzweil, Town of Hunter resident. Feels Zoning should handle this, they also need staff and enforcement staff. Processes and timelines. Sawyer County, Wisconsin Towns Association. Kozlowski explains handout letter.

d) Sawyer County, Wisconsin Towns Association. Kozlowski explains handout letter. Kozlowski explains other counties, processes for the information to give to Towns. Discussion held with Committee, Kozlowski and Sawyer County Administrator, Andy Albardo, explains the need for added staff. Kozlowski explains what other Counties do for their processes. Discussion held. Sawyer County Administrator would like to have a sit down with Town Chairmen and/or Supervisors. Ben Kurtzweil, Town of Hayward Chairman explains what has been going on in the last few months with their cases. The Town Planning Commission meets every first of the month and the Town Board meets every second Tuesday. Let's work together. Rebecca Roeker, counsel urges to cutoff public comment. Linda Zillmer, Edgewater property owner & Village of Birchwood resident speaks. Rebecca Roeker, counsel rebuts her comment. Linda Zillmer speaks of the Town of Sand Lake.

a) Any new business that may come before the committee for discussion only. None.

ADJOURNMENT

Buckholtz adjourns meeting at 11:04am.

Minutes prepared by Kathy Marks, Deputy Zoning & Conservation Administrator



Rezone Request

STAFF REPORT FOR COUNTY BOARD

Prepared By: Jay Kozlowski, Sawyer County Zoning & Conservation Administrator

File: # RZN 24-011

Applicant:

Jason Turnbull
10730N Gorud Road
Hayward, WI 54843

Property Location & Legal Description:

Town of Hayward. The S ½ of the SE ¼ of the NW ¼; S20, T40N, R09W; Parcel #010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1). Site address 10730N Gorud Road.

Request: Purpose of request is to rezone the entire 20 acres of Forestry One (F-1) to Agricultural Two (A-2) to have a hobby farm per Section 17.5 (A) of the Sawyer County Code of Ordinances-Appendix D. Any portion of underlying shoreland/wetland district in not subject the change as part of this request.

Additional Information/details:

See attached additional maps included in this packet. The applicant is requesting to rezone this property to A-2 for “hobby farming” purposes. There are no exact details of the hobby farm operation at this time but the applicant would need to meet the requirements of Section 17.5(A) which included but not limited to:

Keeping livestock (not to exceed 15 animal units {1000 pound – 1 au} per 40 acres prorated)

On this 20-acre property subject to be rezoned to A-2 that would equal 7.5 AU or 7500 pounds of livestock. According to the USDA the “average” live weight of a beef cattle is approximately 1250 lbs which would limit the property to 6 beef cattle at any given time.

The nearest agricultural zoned property is immediately East of this property across Gorud Road and another hobby farming operation to the South East approximately 300’ away. This request would not be viewed as spot zoning. The current surround land use is forestry, light residential and light agricultural. The Town of Hayward as part of their comprehensive plan shows this future land use area as low density residential (LDR). LDR intent is to identify areas suitable for future single-family residential housing. Within the LDR it is to limit 1 residential dwelling on a minimum of 2 acres of land. Ultimately, this property is currently zoned F-1 which would require a 5 acre minimum land area with a request to rezone to A-2 which would also require a 5 acre



minimum. The proposed A-2 would have a greater “density” requirement as to the future land use maps of LDR. There are no proposed lot splits at this time and the 20-acre property currently has a single-family dwelling unit on it.

Zoning Committee Public Hearing Info:

There were 4 additional notification letters sent out to property owners within 300’ of the property, 0 comments were returned.

The Town of Hayward approved the rezone request on August 8, 2024

At the Sawyer County Zoning Committee Public Hearing on August 16, 2024 it was recommended for approval of a vote of 5-0 with the findings of fact that it would do the following:

1. Promote the public health, safety, convenience and general welfare;
2. Encourage planned and orderly land use development;
3. Protect property values and the property tax base;
4. Permit the careful planning and efficient maintenance of highway systems;
5. Ensure adequate highway, utility, health, educational and recreational facilities;
6. Recognize the needs of agriculture, forestry, industry and business in future growth
7. Encourage uses of land and other natural resources which are in accordance with their character and adaptability;
8. Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;
9. Encourage the protection of groundwater resources;
10. Preserve wetlands;
11. Conserve soil, water and forest resources;
12. Protect the beauty and amenities of landscape and man-made developments;
13. Provide healthy surroundings for family life;
14. Promote the efficient and economical use of public funds.



RECEIVED

JUN 14 2024

Rezone Application # 24-011

Town of Hayward

Sawyer County

Return Original

To: Sawyer County Zoning and Conservation
10610 Main Street, Suite 49
Hayward, WI 54843

Phone: 715-634-8288
E-mail: Kathy.marks@sawyercountygov.org

Owner: Jason J Turnbull

Address: 10730 N Garud Rd Hayward WI 54843

Phone: 715-558-1140

Email: _____

Legacy PIN # 010-941-20-2401

Acreage: 20

Change from District F-1 to A-2

Property Description: Sec 20 Tn 41 Rg 09 SE NW

TAX ID # 12287, Parcel # 101-941-20-2401, 5 1/2 of SE NW, 20 acres,
Zoning Due (F-1).

Purpose of

Request: Hobby Farm

Section 17.5 (A) of the Sawyer County Ordinance

Jason J Turnbull

Jason J. Turnbull

***Please Print & Sign (Property Owner)**

The above hereby make application for a rezone. The above certify that the listed information and Intentions are true and correct. The above person(s) hereby give permission for access to the property for onsite inspection by Municipal Officials.

Name, Address, Phone & Email of Agent:

Phone _____

Email: _____

Office Information: Fee: \$500.00
Rev. 1/2021

Date of Public Hearing: Aug. 16, 2024

Real Estate Sawyer County Property Listing

Today's Date: 6/14/2024

Property Status: Current

Created On: 2/6/2007 7:55:21 AM



Description

Updated: 1/4/2003

Tax ID: 12287
PIN: 57-010-2-41-09-20-2 04-000-000010
Legacy PIN: 010941202401
Map ID: .8.1
Municipality: (010) TOWN OF HAYWARD
STR: S20 T41N R09W
Description: S1/2 SENW
Recorded Acres: 20.000
Lottery Claims: 1
First Dollar: Yes
Zoning: (F-1) Forestry One
ESN: 444



Tax Districts

Updated: 2/6/2007

1 State of Wisconsin
 57 Sawyer County
 010 Town of Hayward
 572478 Hayward Community School District
 001700 Technical College



Recorded Documents

Updated: 4/15/2014

+ QUIT CLAIM DEED

Date Recorded: 10/20/2016

[403532](#)

+ TRANSFER ON DEATH DEED

Date Recorded: 11/17/2016

[403981](#)

+ WARRANTY DEED

Date Recorded: 5/24/1995

[248017](#) 553/326

Ownership

Updated: 10/24/2016

JASON J TURNBULL

HAYWARD WI

Billing Address:

JASON J TURNBULL
 10730N GORUD RD
 HAYWARD WI 54843

Mailing Address:

JASON J TURNBULL
 10730N GORUD RD
 HAYWARD WI 54843



Site Address * indicates Private Road

10730N GORUD RD

HAYWARD 54843



Property Assessment

Updated: 11/9/2015

2024 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	1.000	20,000	171,700
G6-PRODUCTIVE FOREST	19.000	32,300	0

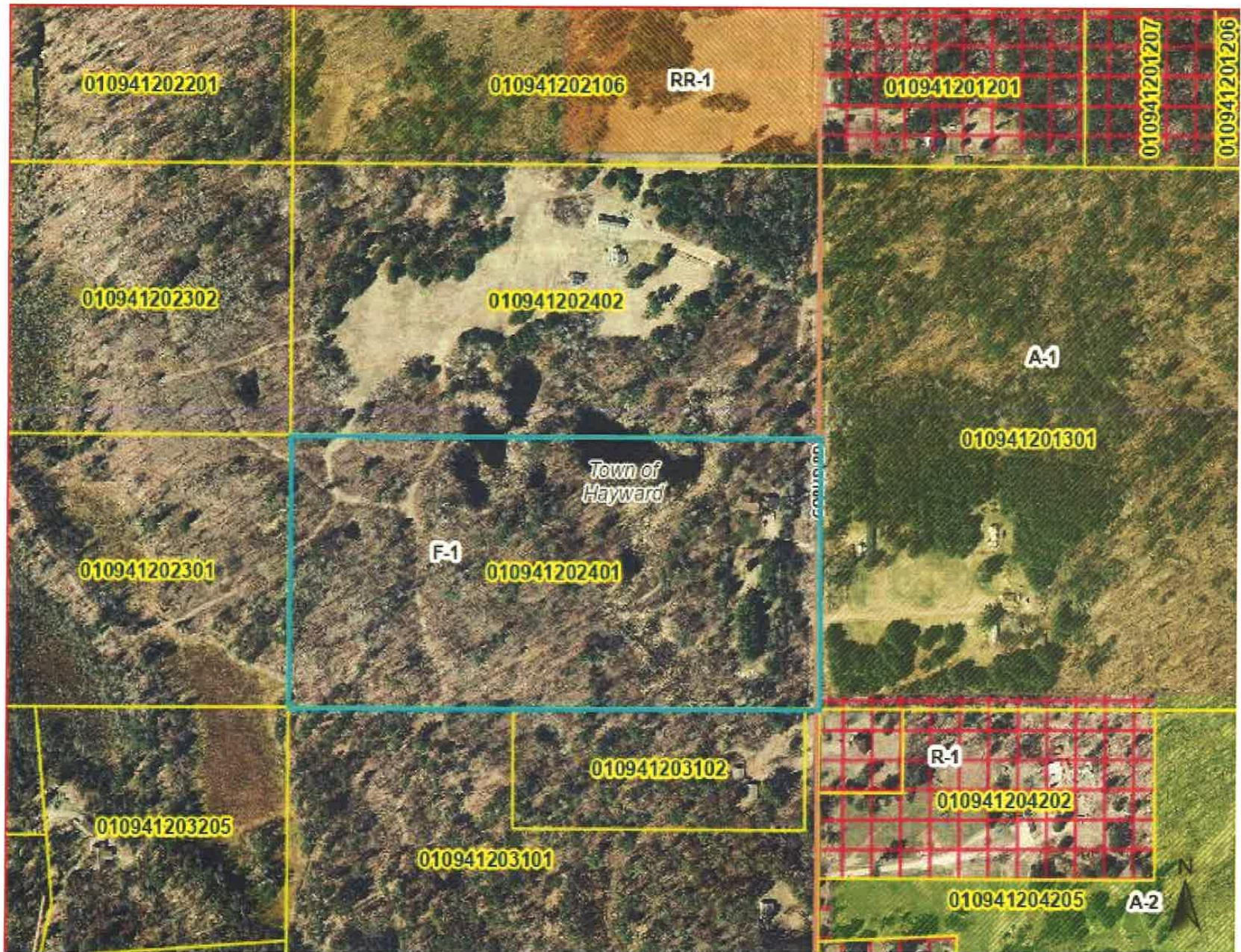
2-Year Comparison

	2023	2024	Change
Land:	52,300	52,300	0.0%
Improved:	171,700	171,700	0.0%
Total:	224,000	224,000	0.0%



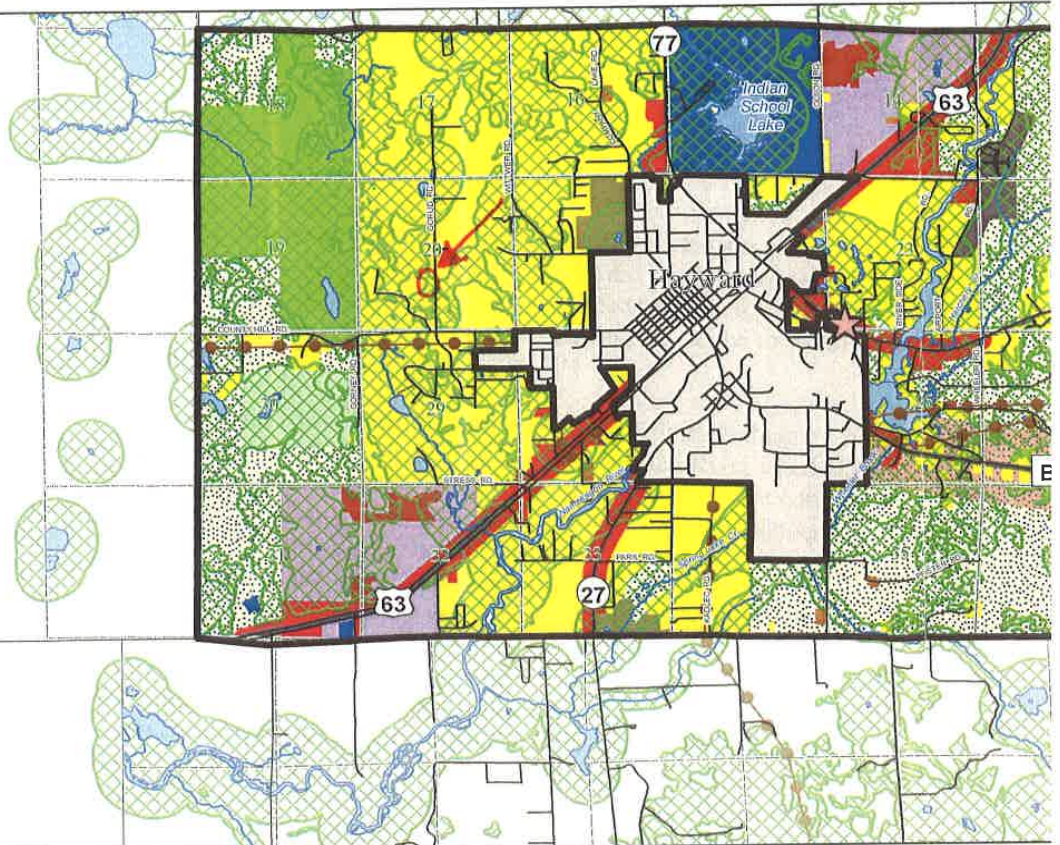
Property History

N/A









- Fee Simple Parcels
- Airport
- Town Hall
- CountyRoadLayer
- Town of Hayward
- City of Hayward
- Lakes
- Rivers
- Sections
- Trails
- Resource Protection Area

Future Land Use

- Commercial
- Farmstead
- Industrial
- Parks and Recreation
- Rural Preservation
- Low Density Residential
- State Lands
- County Lands
- RURALTRANS
- Public / Institutional
- Quarry
- Communications
- Wetlands
- Transportation
- Recreational Commercial
- Medium Density Residential
- Lac Courte Oreilles Reservation

Sources:
 - Base data created by Sawyer Co./MSA
 - Updated by NWRPC in 2018
 - Wetland data provided by WIDNR

Town of Sawyer County Future Land Use



**SAWYER COUNTY BOARD OF SUPERVISORS
RESOLUTION NO. _____**

Case #24-011 Owner: Jason Turnbull

RESOLUTION TO AMEND SAWYER COUNTY OFFICIAL ZONING MAP

WHEREAS, Wisconsin law permits Sawyer County (the "County") to adopt certain zoning ordinances and amend its existing zoning ordinances, including amendments to the County's official zoning map;

WHEREAS, the owner of real property located at the S ½ of the SE ¼ of the NW ¼, S20, T40N, R09W; Parcel #010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1), (the "Property"), and as more fully described as set forth in Exhibit A, which is attached hereto and incorporated herein, requested a rezoning of the Property's zoning designation from Forestry One (F-1) to Zone District Agricultural Two (A-2) (the "Zoning Designation Amendment");

WHEREAS, the Sawyer County Zoning Committee (the "Zoning Committee"), at its meeting on August 16, 2024, reviewed the proposed Zoning Designation Amendment for the Property;

WHEREAS, the Zoning Committee voted to recommend approval/denial of the proposed Zoning Designation Amendment to the Sawyer County Board of Supervisors ("County Board"); and

WHEREAS, the County Board determined, at its meeting on September 19, 2024, that adopting/denying the proposed Zoning Designation Amendment for the Property is warranted to protect the health, welfare and safety of its citizens.

NOW, THEREFORE BE IT RESOLVED, by the Sawyer County Board of Supervisors approves/denies the following:

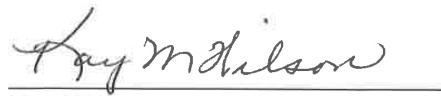
Amendment to Official Zoning Map. The Property's zoning designation shall be amended to A-2.

Additional Actions. The Sawyer County Department of Zoning and Conservation Administrator (or his/her designee) shall take all necessary steps to ensure that the amendment adopted herein is completed.

This Resolution is recommended for adoption/disapproval by the Sawyer County Board of Supervisors at its meeting on September 19, 2024 by this Sawyer County Zoning Committee on this August 16, 2024.


Ronald Buckholtz, Chairman


Tweed Shuman, Vice-Chairman


Kay Wilson, Member


John Suralski, Member


Steve Karisinen, Member


Marshal Savitski, Member

This Resolution is hereby adopted/disapproved by the Sawyer County Board of Supervisors this 17th day of October, 2024.

Tweed Shuman,
Sawyer County Board of Supervisors
Chairman

Lynn Fitch, County Clerk

EXHIBIT A

Property Description

Case #24-011

Owners: Jason Turnbull

Property Description: The S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; S20, T40N, R09W; Parcel #010-941-20-2401; Tax ID #12287; 20 total acres; Zoned Forestry One (F-1).

**Minutes of the September 11, 2024 meeting of the Sawyer County
Public Works Committee
Of the Sawyer County Board of Supervisors
Board Room; Sawyer County**



Voting Committee Members Present:

- ☒ Chair: Ron Kinsley
- ☒ Vice Chair: Marc Helwig
- ☒ Randy Neumann
- ☒ Chuck Van Etten
- ☒ Brian Bisonette

Others Present:

Andy Albarado
John Pinnow
Lynn Fitch
Derek Leslie

Others Present:

Public speakers listed
below

Call to Order – Chair Kinsley called the meeting to order at 6:30 pm.

Certification of Compliance with the open meeting law was met. Roll Call was taken; quorum was met.

Meeting Agenda –

Public Comments – Linda Zillmer, Suzie Ullmer

Minutes from the previous meeting dated: August 7, 2024

Motion to approve made by: Mr. Helwig Second by: Mr. Neumann
Motion carried without negative vote.

Maintenance Department Report -

A written report was provided by Mr. Hagberg identifying courthouse projects including the building of an additional sleeping room in the Hayward ambulance station.

Highway Commissioner's Report -

A written report of highway projects and activity was provided and reviewed by Mr. Pinnow detailing the roadway projects completed and underway. Dustin will be here Sept 11th from Keeping Safety Simple for slips, trips, falls, and ladder safety training. Mowing projects are ahead of schedule and paving is running late due to equipment breakdowns at Monarch. A copy of the online survey brochure/link was included.

Sawyer County Airport Report -

A written report was provided. Mr. Albarado advised that the airport remains busy and we are on target for a spring 2025 shutdown for construction, though we do not have the bids for the runway project yet. He will follow up on the next public meeting for the Master Plan discussion. The equipment used for snow removal and who completes the removal will be reviewed over the next year. There are no updates regarding airport contract renewal at this time.

Outside Committee Updates -

Sawyer County Airport Report -

Fandler Hangar Renewal – Mr. Albarado presented a resolution and packet to consider the 10-year extension for David Fandler. A motion was made by Mr. Helwig to approve the extension for Mr. Fandler and forward to County Board; second by Van Etten. Motion carried without negative vote.

Hayward Aviation LLC Report – A written report was provided, and the 2025 runway project plans are starting to come into focus. The Master Plan meeting dates should be decided this week. A private hangar has become available so a future sale request will come to the Committee. The block grant for the runway was approved for \$2.2M.

Closed Session

Pursuant to Wisconsin Statutes 19.85(1)(e) to enter closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Airport Management Contract, a motion was made to enter closed session at 6:54 pm by Mr. Van Etten; second by Mr. Neumann. A roll call vote was taken and carried 5:0 with “yes” votes from Neumann, Van Etten, Helwig, Kinsley and Bisonette.

At 7:41 pm a motion was made by Mr. Helwig; second by Mr. Neuman to leave closed session. Motion carried without negative vote. No action was taken in closed session. This will move to next month.

Future Agenda Items –

Correspondence, reports from conferences and meetings – Airport contract

Adjournment: 7:43 pm

Next Meeting: October 9, 2024

Time: 6:30 pm

Location: Board Room

Minutes recorded by Lynn Fitch, County Clerk

RESOLUTION APPROVING SAWYER COUNTY AIRPORT HANGAR AREA LEASE AMENDMENT

WHEREAS, Wisconsin law permits Sawyer County (the “County”) to own real property and to enter into certain agreements to encumber its real property, including the grant of leasehold interests;

WHEREAS, the County owns real property known as the Sawyer County Airport (the “Airport Property”), which includes aircraft hangars that are ground-leased to the owners of the hangar personal property;

WHEREAS, the County entered into that certain Sawyer County Airport Hangar Area Lease (the “Lease”) dated October 1, 2004 with Daniel Fandler (“Lessee”), a copy of which is attached hereto and incorporated as Exhibit A;

WHEREAS, the Lease shall expire on October 1, 2024, and Daniel Fandler wishes to exercise the term extension as set forth in Paragraph 3 of the Lease;

WHEREAS, an Amendment to the Lease was prepared to memorialize the extension of the Lease term, a copy of which is attached hereto and incorporated herein as Exhibit A (the “Amendment”);

WHEREAS, the County Public Works Committee considered this Resolution and the Amendment at its meeting on September 11, 2024, and voted to recommend to the Sawyer County Board of Supervisors (the “County Board”) to approve the Amendment; and

WHEREAS, the County Board considered this Resolution and the Amendment at its meeting on September 19, 2024, and voted to approve the Amendment.

NOW, THEREFORE, BE IT RESOLVED, the County Board determines, adopts and directs the following:

1. Recitals. The recitals set forth above are true and accurate, and are therefore incorporated into this Resolution and shall be used not just for reference.

2. **Determination.** The County Board hereby approves the terms and conditions of the Amendment set forth in Exhibit A, and determines that it is in the best interest of the health, welfare and safety of the County's residents, taxpayers, visitors and property within the County to approve and enter into the Amendment.

3. Action by County Administrator. The County Administrator is hereby authorized to execute the Amendment on behalf of the County and take whatever steps necessary to complete the transactions contemplated by this Resolution.

38 The subject matter of this Resolution was discussed by the Sawyer County Public Works
39 Committee on September 11, 2024, and was recommended for approval by the County Board at
40 its meeting on September 19, 2024.

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43 _____
44 Ron Kinsley, Chair

_____ Marc Helwig, Vice Chair

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49 Brian Bisonette, Member

_____ Chuck Van Etten, Member

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54 Randy Neuman, Member

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57 The subject matter of this Resolution was heard by and each Amendment set forth in Exhibit A
58 was approved by the Sawyer County Board of Supervisors this 19th day of September, 2024.

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62 _____
63 Ron Kinsley,
64 Sawyer County Board of Supervisors Chair

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69 Lynn Fitch,
70 Sawyer County Clerk

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72 EXHIBIT A:

73 AMENDMENT TO SAWYER COUNTY AIRPORT HANGAR AREA LEASE – FANDLER

Sawyer County Clerk

Lynn Fitch
10610 Main St, Suite 10, Hayward, WI 54843
Phone: 715 634-4866
lynn.fitch@sawyercountygov.org



September 23, 2024

Daniel Fandler
14155 W. Co. Rd. E.
PO Box 1172
Hayward, WI 54843

Dear Mr. Fandler:

Your new annual hangar lease rental rate is \$468.73 for the next five years (based on the Consumer Price Index for All Urban Consumers in the Midwest published by the Bureau of Labor Statistics, U.S. Department of Labor, 1982-84 = 100.). The current rent payment is for the period October 1, 2024 through September 30, 2025.

In addition, please find the resolution approving the 10-year lease extension requiring your execution and return; two copies are included so that you may retain one and return one. In addition, I have enclosed a copy of the resolution approving the amendment so that you may retain one completed set of documents for your files.

Per the Original Hangar Area Lease, the following conditions are in place:

- Original hangar lease date: October 1, 2004
- Initial 20-year renewal option date: October 1, 2024
- 10-year renewal expiration date: October 1, 2034
- Next 5-year rent evaluation date: October 1, 2029

Please return the completed documents and two checks made payable to the Sawyer County Treasurer in the amounts of \$468.73 for rent due and \$30 for recording fees. You may submit all to the Sawyer County Clerk's Office in the enclosed envelope.

Your hangar lease contract also requires you provide a copy of your certificate of liability insurance. Please include your copy with your payment.

Sincerely,

Lynn Fitch
Sawyer County Clerk

Bureau of Labor Statistics

**CPI for All Urban Consumers (CPI-U)
12-Month Percent Change**

Series Id: CUUR0200SA0
Not Seasonally Adjusted
Series Title: All items in Midwest urban, all urban consumers, not
Area: Midwest
Item: All items
Base Period: 1982-84=100
Years: 2019 to 2023

Year	Annual
2019	0.8
2020	2.5
2021	1.2
2022	7.9
2023	6.0
	<u>18.4</u>

Old Rate \$ 395.89
Increase \$ 72.84
New Rent for 5 Yrs \$ 468.73

Daniel Fandler (+ 10-yr renewal resolution)

AMENDMENT TO SAWYER COUNTY AIRPORT HANGAR AREA LEASE

THIS AMENDMENT TO SAWYER COUNTY AIRPORT HANGAR AREA LEASE (this “Amendment”) is dated as of October 1st, 2024, by and between Sawyer County (“Lessor”), and Daniel Fandler (“Lessee”). Lessor and Lessee may be singularly referred to herein as a “Party” or collectively as the “Parties”.

RECITALS:

WHEREAS, pursuant to Wis. Stat. § 59.52(6), the County has statutory authority to own and lease real property for public purposes, including but not limited to, property for airport purposes;

WHEREAS, the County owns property located at the Sawyer County Airport (“Airport”), which includes a parcel of real property upon which Lessee’s personal property/aircraft hangar sits, as more fully depicted and described in Exhibit A, which is attached hereto and incorporated herein (the “Leased Premises”);

WHEREAS, Lessor and Charles S. Grainger entered into that certain Sawyer County Airport Hangar Area Lease dated October 8, 2004 (the “Lease”) for the Leased Premises;

WHEREAS, Charles S. Grainger thereafter assigned the Lease to Daniel Fandler on June 11, 2018;

WHEREAS, the Lease provided for an initial 20-year term with the option to renew the Lease for an additional 10-year term;

WHEREAS, the 20-year Lease term expires on October 1, 2024 (“Initial Expiration Date”);

WHEREAS, Lessee wishes to continue occupying the Leased Premises after the Initial Expiration Date and wishes to formally exercise the 10-year renewal term;

WHEREAS, Lessor and Lessee mutually desire to amend the Lease to reflect the extension of the Lease term from ten (10) years past the Initial Expiration Date.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The Parties acknowledge and agree that the Recitals set forth above are true and accurate, and are hereby incorporated into this Amendment.
2. Extension of Term. Pursuant to Paragraph 3 of the Lease, Lessee hereby exercises the right to renew the Lease for one (1) additional successive ten (10) year period under the same terms and conditions set forth in the Lease. Unless earlier

terminated in accordance with the terms of the Lease, the Lease shall terminate on October 1, 2034. Lessee shall surrender all portions of the Leased Premises upon termination of this Lease unless Lessor and Lessee execute a new lease agreement, the terms of which shall be mutually agreed to by the Parties and are not bound by the terms of the Lease or this Amendment.

3. Rent. The Parties acknowledge that the current annual rent amount is \$468.73. The rent shall be adjusted pursuant to Paragraph 4 of the Lease.

4. No Other Changes to Lease Terms. Unless expressly amended in this Amendment, all other terms and conditions contained in the Lease shall remain unchanged and in full force and effect, and are hereby ratified and confirmed. The Lease and this Amendment shall be considered one complete agreement. To the extent of any conflict between the provisions of this Amendment and the Lease, the provisions of this Amendment shall control. This Amendment shall be binding on and shall inure to the benefit of the Parties hereto and their respective successors and assigns.

5. Authority to Enter Into Amendment. Lessee represents and warrants to Lessor that it has full legal right, title and authority to enter into this Amendment. Lessee shall indemnify and hold Lessor harmless for any costs, damages, fees or other amounts incurred by Lessor as a result of Lessee's predecessor in interest to the Lease failing to properly assign or otherwise properly transfer any interest in the Lease as intended. This Paragraph 5 does not amend or modify Lessee's obligations to indemnify and hold Lessor harmless, as set forth in Paragraph 7 of the Lease.

6. No Waiver. Nothing in this Amendment is, or shall be construed to be, a waiver by either Party of any default under the Lease by the other Party.

7. Counterparts. This Amendment may be executed in one (1) or more counterparts, each of which shall be an original, and all of which together shall constitute a single instrument.

8. Recording. This Amendment shall be recorded in the Sawyer County Register of Deeds office and Lessee shall pay all costs of recording.

(Signatures Appear on the Following Pages)

IN WITNESS WHEREOF, Lessor and Lessee have caused this Amendment to be duly executed as of the day and year first above written.

LESSOR:

SAWYER COUNTY

By: Andy Albarado
Its: County Administrator

LESSEE:

Daniel Fandler

STATE OF WISCONSIN)
) SS.
COUNTY OF SAWYER)

Before me, a Notary Public is and for said County and State, personally appeared Andy Albarado, Sawyer County Administrator, on behalf of Sawyer County. In witness whereof, I have hereunto set my hand and official seal at _____, this ____ day of _____, 2024.

NOTARY PUBLIC
My commission expires: _____

STATE OF WISCONSIN)
) SS.
COUNTY OF SAWYER)

Before me, a Notary Public is and for said County and State, personally appeared Daniel Fandler. In witness whereof, I have hereunto set my hand and official seal at _____, this ____ day of _____, 2024.

NOTARY PUBLIC
My commission expires: _____

Legal Description

Airport Hangar building, as located on Lot One of CSM, SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, T. 41N, R 9W in the Town of Hayward, recorded in Volume 26 of Certified Survey Maps (CSM), page 11, and Survey No. 6822, in the office of the Register of Deeds for Sawyer County, Wisconsin.

**AIRPORT HANGAR LEASE AGRMNT
FANDLER, DANIEL**

Document Number

Document Title

Property Description:

Airport Hangar building, as located on Lot One of CSM, SW ¼ of the SW ¼ of Section 13, T. 41N, R 9W in the Town of Hayward, recorded in Volume 26 of Certified Survey Maps (CSM), page 11, and Survey No. 6822, in the office of the Register of Deeds for Sawyer County, Wisconsin.

Drafted by Andy Albarado

Recording Area

Name and Return Address

Lynn Fitch
County Clerk
10610 Main, Ste. 10
Hayward, WI 54843

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

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RESOLUTION 24-_____

ADJUSTING MEDICAL EXAMINER FEES

WHEREAS, Sawyer County operates a Medical Examiner office, and

WHEREAS, Sawyer County has an established fee schedule for services provided by the Medical Examiner which includes Death Certificates, Cremation Releases and Transport, and

WHEREAS, Wis. Stat. § 59.365 (1) created a Moratorium on fee increases from July 14, 2015 to April 17, 2017 prohibiting charging an amount that exceeds the amounts charged on April 17, 2015, and

WHEREAS, Wis. Stat. § 59.365 (2) limits any fee increases after April 18, 2017 so that such increase may not exceed the annual percentage change in the U.S. consumer price index for all urban consumers, U.S. city average, as determined by the U.S. department of labor, for the 12 months ending on December 31 of the year before the increase, and

WHEREAS, Sawyer County has not adjusted Medical Examiner fees in over 9 years while costs to provide services have steadily increased.

NOW, THEREFORE BE IT RESOLVED that the Sawyer County Board of Supervisors does hereby adjust the fees charged by the Medical Examiner as listed below by the allowable annual CPI increase of 3.4% from December of 2023, with the fee increases to be effective October 1, 2024.

BE IT FURTHER RESOLVED that the Medical Examiner Fees listed below will increase in January of every year for the next 5 years by the allowable annual CPI increase from December of the previous year.

<u>Fee</u>	<u>Current</u>	<u>increase</u>	<u>Fee as of 10/1/24</u>
Death Certificate	\$100	\$3.40	\$103.40
Cremation Release	\$50	\$1.70	\$51.70
Transport to Eau Claire	\$225	\$7.65	\$232.65
Transport to Minneapolis	\$475	\$16.15	\$491.15
Transport to EC w/driver	\$250	\$8.50	\$258.50
Transport to Minn w. driver	\$300	\$10.20	\$310.20

BE IT FURTHER RESOLVED that the Sawyer County Board of Supervisors hereby approves the annual increase of the above-referenced fees, as permitted pursuant to Wis. Stat. § 59.365(2), and that the Sawyer County Fees and Payments document be updated annually to reflect the adjusted fees for the Medical Examiner.

34 This Resolution is recommended for adoption by the Sawyer County Board of Supervisors at its meeting
35 on September 19, 2024, by this Sawyer County Public Safety meeting this 5th Day of September, 2024.

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Ron Buckholtz, Member

John Suralski, Member

Marc Helwig, Member

Jeff Hoehne, Member

Marshal Savitski, Member

This Resolution is hereby adopted by the Sawyer County Board of Supervisors this 19th day of
September, 2024.

Ron Kinsley, Chair, Sawyer County Board of Supervisors Lynn Fitch, County Clerk

**Minutes of the September 11, 2024 meeting of the Sawyer County
Land, Water & Forest Resources Committee
Of the Sawyer County Board of Supervisors
Board Room; Sawyer County**



Voting Committee Members (X) Present:

- ☒ Chair: John Suralski
- ☒ Vice Chair: Steve Kariainen
- ☒ Kay Wilson
- ☒ Randy Neumann
- ☒ Brian Bisonette

Lynn Fitch
Greg Peterson

Others Present:

Andy Albarado
Brian DeVries
Brody Fischer

Call to Order – Chair Suralski called the meeting to order at 8:30 am.

Certification of Compliance with the open meeting law was met. Roll Call was taken; a quorum was met.

Meeting Agenda –

Public Comments – Linda Zillmer

Minutes from the previous meeting dated: July 10, 2024

Motion to approve made by: Ms. Wilson Second by: Mr. Neumann
Motion carried without negative vote.

Register of Deeds Update -

A written report was provided detailing activity in the office of ROD. Once again transfer fees were down from June's activity but marriages were up.

Events -

Land Records and County Surveyor Department Report -

Written reports were provided.

Sawyer County Forestry Department -

Recreational Trails Report –

County Forestry Report – A written report was provided and reviewed by Mr. Peterson summarizing active and inactive timber sales. A lot of sales are getting cleaned up. The fall timber sale BIDs will go out in October. Bayfield County received their first carbon credit revenue payment.

David J Samuel & Annette M Zeman Joint Rev Trust Lake Trade Proposal – Mr. Peterson advised that he was approached by a land owner who's property is next to the Birkie Trail. He proposed to trade his property for County owned land; he will make up the cash value difference for our bigger parcel. A motion was made by Mr. Neumann to seek an appraisal; second by Mr. Kariainen. Motion carried without negative vote.

Temporary Timber Sale Extension Policy Modification – Mr. Peterson is recommending an extension on timber sales that could not be completed due to our unusual winter. It will impact about fifteen sales. A motion was made by Mr. Neuman to allow these contract extensions; second by Mr. Kariainen. Motion carried without negative vote.

DNR Forestry Report – A verbal report was provided, advising that they continue to work on projects with Sawyer County. They had their annual partnership meeting which went very well.

Callahan/Mud Lake Association Petition -

A copy of the petition that the organizers of the group sent to land owners, was included in the packet. They are pursuing the formation of a lake association to try to raise funds to assist in the Callahan Dam repair. A motion was made by Mr. Neuman to table this topic for further review; second by Ms. Wilson. Motion carried without negative vote.

Zoning/Conservation Department -

County Report – A written report was provided showing that the department continues monitoring dam water levels, AIS work remains steady and site visits are ongoing.

USDA Report – No update

LCO Report – Mr. Bisonette reported that they must reroute the ATV trail that comes off CTH K; they continue to work on design of this change. They have had a number of ATV users riding on non-approved roads, and they are awaiting signs to increase awareness of drivers.

Tax Deed/Foreclosure Process -

Mr. Albarado advised we are waiting for more information from the State on the tax deed proceeds process. The WCA is creating a draft resolution.

Consider Remediation Work – AMOCO/ACKLEY Property in Village of Winter

Mr. Albarado provided a review of the Beacon site map. In 2007/08 an assessment was started to determine contamination but did not finish. This is a piece of County property and the DNR wants cleanup performed. New water samplings will be needed to close off the site. A motion was made by Mr. Neuman to move ahead with the proposal to remediate this site; second by Mr. Kariainen. Motion carried without negative vote.

Outside Committee Updates --

Future Agenda Items – Tax Deed/Foreclosure Process

Other Topics for Discussion Only –

Adjournment – 9:10 am

Next Meeting: October 9, 2024

Time: 8:30 am

Location: Board Room

Minutes recorded by Lynn Fitch, County Clerk

**Minutes of the September 10, 2024 meeting of the Sawyer County
Health and Human Services Committee
Of the Sawyer County Board of Supervisors
Board Room; Sawyer County**



Voting Committee Members Present:

- ☒ Chair: Kay Wilson
- ☐ Vice Chair: Tweed Shuman
- ☒ Marshal Savitski
- ☒ Chuck Van Etten
- ☒ Jeff Hoehne
- ☐ Bill Trepanier
- ☒ Dawn Petit – Virtual
- ☒ Carol Pearson
- ☒ Sabrina Dunlap

Roll Call

Y Y	Andy Albarado
	Lynn Fitch
N Y	Julia Lyons
N Y	Julie McCallum
N Y	Shawna White - virtual
	Rebecca Roeker - virtual
N Y	
N Y	
Y Y	

Others Present:

Ginny Chabek

Call to Order – Chair Wilson called the meeting to order at 6:30 pm.

Certification of Compliance with the open meeting law was met. Roll Call was taken; a quorum was met.

Meeting Agenda –

Public Comments –

Minutes from the previous meeting dated: August 6, 2024

Motion to approve made by: Mr. Savitski Second by: Mr. Hoehne
Motion carried without a negative vote.

Tourist Rooming House Public Hearing -

At 6:31 pm a motion was made by Mr. Savitski; second by Mr. Hoehne to enter public hearing. Motion carried without negative vote. Mr. McKay reviewed the proposed ordinance. Ginny Chabek, Chair of the TRH ad hoc committee, addressed the board. Mr. Albarado reviewed the TRH data presentation. One letter was read into record. Douglas Kurtzweil, Mary Stebbe - public comment. At 7:18 pm a motion was made by Mr. Savitski; second by Mr. Hoehne to come out of public hearing. Motion carried without negative vote.

Tourist Rooming House Ordinance -

A motion was made by Ms. Wilson to approve the ordinance and send to County Board; second by Ms. Dunlap. Motion failed 2-5 with “yes” votes from Wilson and Dunlap; “no” votes from Savitski, Van Etten, Petit, Hoehne and Pearson. A motion was made by Mr. Savitski to send the ordinance to County Board without recommendation; second by Ms. Pearson. Motion passed without negative vote. A break was taken at 7:27 pm to 7:32 pm.

2025 Budget Public Hearing -

At 7:32 pm a motion was made by Mr. Savitski to enter public hearing; second by Mr. Hoehne. Motion carried without negative vote. Ms. Lyons presented and overview of the division and proposed 2025 budget. A motion was made at 8:15 pm to leave public hearing by Mr. Savitski; second by Mr. Hoehne. Motion carried without negative vote.

2025 Proposed Budget -

A motion was made by Ms. Pearson; second by Mr. Savitski to approve the proposed budget and forward to County Board. Motion carried without negative vote.

Committee Reports -

LCO Liaison –

Senior Resource Center – Mr. Albarado advised that the County will want to work with SRC on p

Administration –

Ms. Lyons advised that two community walks are coming up on September 20th and 21st.

Adult Long-term Care –

A written report was provided. There were 16 ADRC referrals, 5 dementia care consults, 27 new benefit specialist referrals, and 42 open adult protective services cases.

Behavioral Health Care –

Written reports were provided on behavioral health, mental health and crisis contacts. Services are still being offered on a limited basis as the two clinicians that are employed by this agency are supervising many different programs and employees as well as trying to provide outpatient clinical services. In CST we currently have seven clients enrolled, two discharges and no new referrals at this time; in CLTS, we have 54 enrolled clients.

Child Protective Services & Youth Justice -

CPS & Out-of-Home Care Report - A written report of CPS/OHC cases was provided.

Celebrating permanency – Five CPS children found permanency in homes.

Youth Justice Report – A written report was provided identifying 36 open ongoing cases. The Medicaid Purchase plan insurance rollout and processing of premiums has created problems.

Children in Care Expense Report – A written report was included.

Economic Support -

A written report was provided and was reviewed by Ms. White.

Public Health --

A written report was provided. Data is showing a rise in COVID-19 activity. The next Cleansweep event will be held September 25th from 2-6pm at the fairgrounds.

Fiscal -

Written reports were provided. Ms. Lyons introduced Carrie Mann, our new Deputy Director.

Outside Committee Updates – None noted.

Future Agenda Items –

Meeting Date/Time – The next meeting of the Health and Human Services Board will be Tuesday, October 8th at 6:30 pm in the Board Room.

Meeting adjourned at 8:29 pm.

Minutes recorded by Julia Lyons, Director



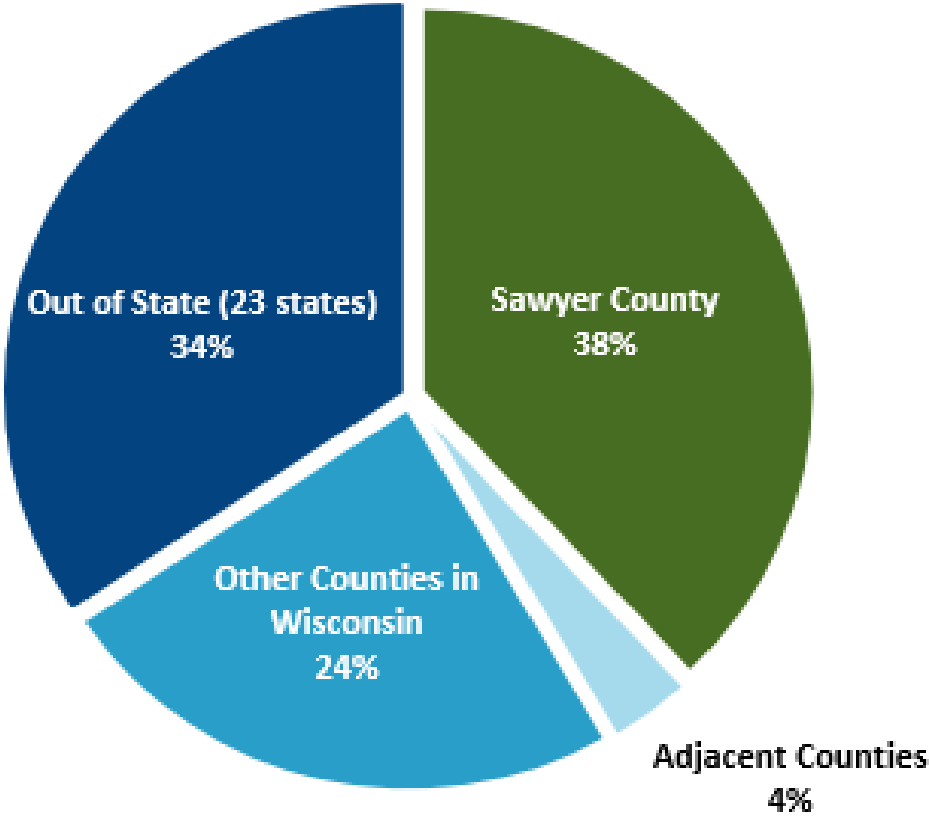
Tourist Rooming House Overview

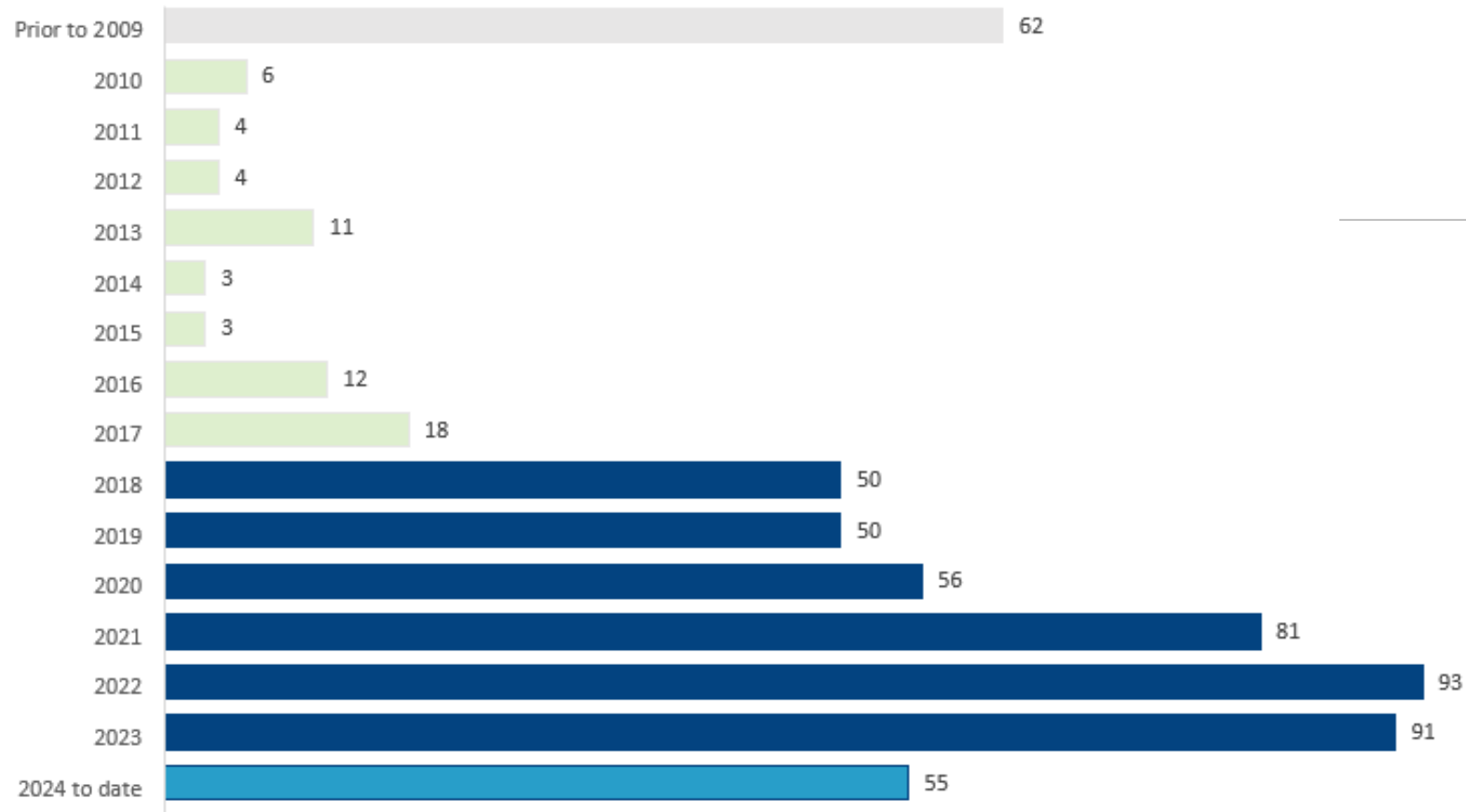
SAWYER COUNTY

9.12.2024

Residence of Tourist Rooming House (TRH) Owners

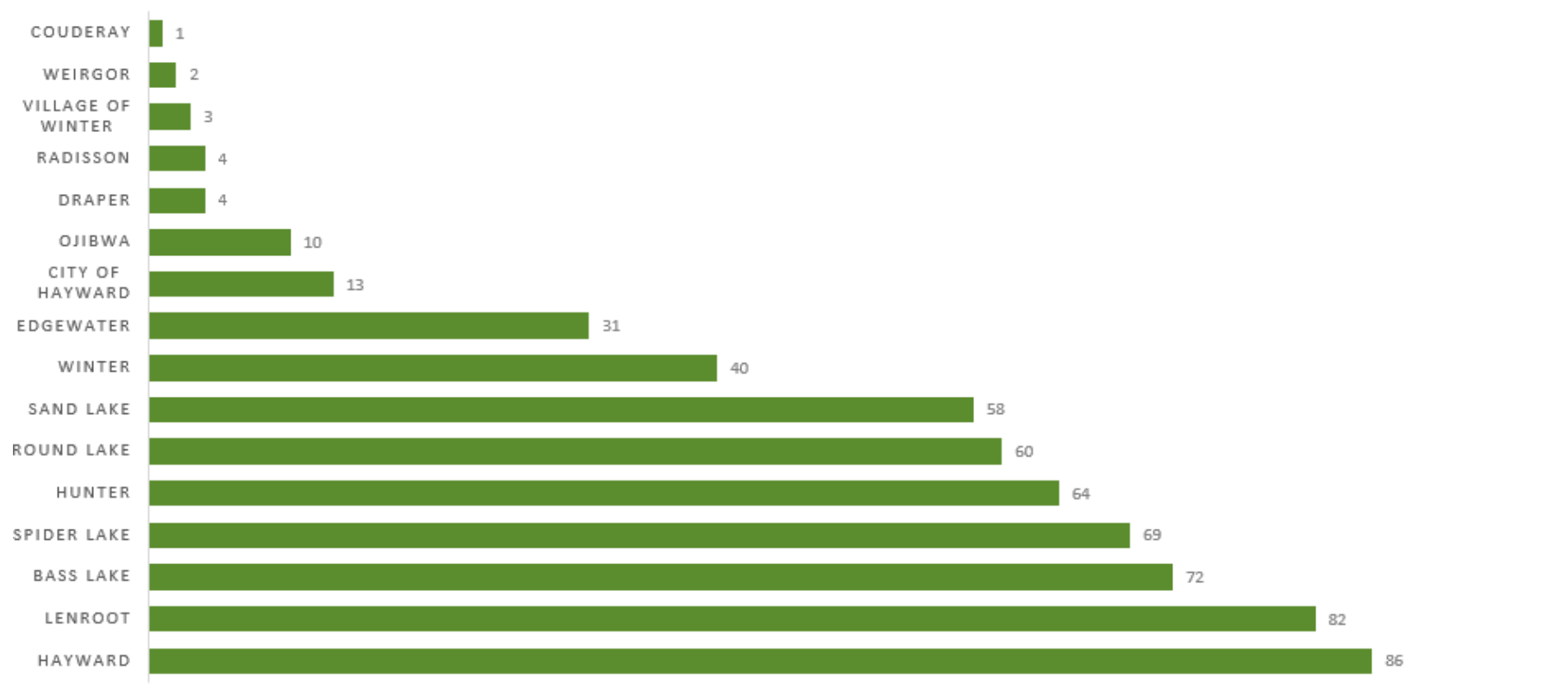
Address on file for Sawyer
County TRH Owners, June
2024



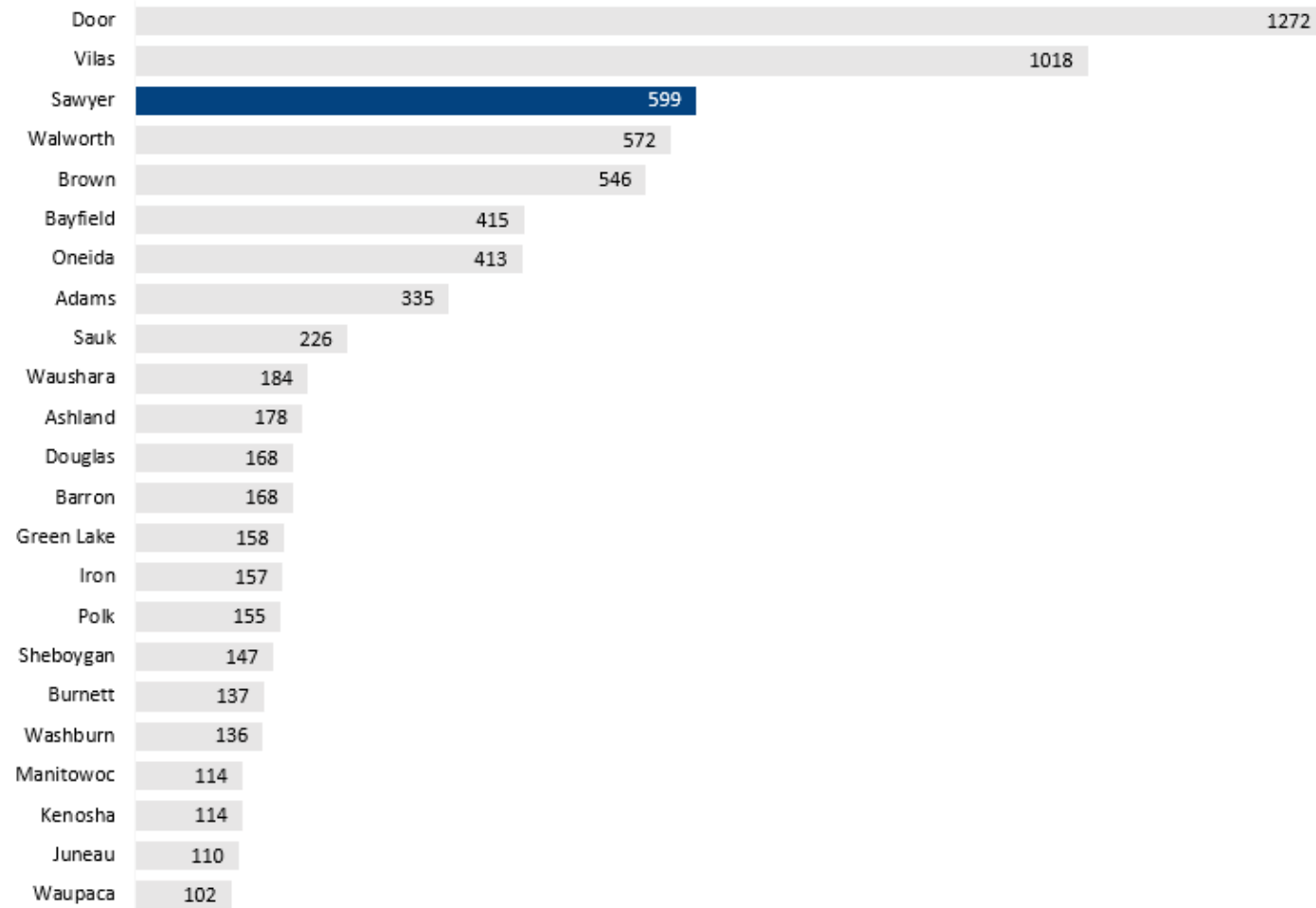


Sawyer County TRH Opening Date, by Year

Sawyer County TRH Count by Municipality



Number of TRHs by Wisconsin County (>100 TRHs)





County Comparison of TRH Ordinances

Legend for Content on Next Slide

N/A – not applicable

N/R – not required

LSD – Land Survey Department

ARP – a subgroup of Zoning

LUP – Limited Use Permit

CUP – Conditional Use Permit

STR – Short Term Rental

POWTS – Private Onsite Wastewater Treatment System (also known as a septic system)

		Occupancy Standard						
County/Municipality	Local Permit/License	Occupancy Limited	2 People per Bedroom	2 People per Bedroom +2	Other	Notification of Adjacent Property Owners/Signage	Contact or Local Agent	Parking Requirements
Sawyer (Proposed)	TRH License	Yes		X		Cert. mail 300 ft	Yes- 60 minutes	Yes
Bayfield	Zoning STR Permit	Yes	POWTS			N/R	A contact person that can be reached at any time	N/R
Ashland	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Washburn	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barron	Yes - LUP	Yes		X		Yes - Cert. mail 200 ft	Yes - 24 hour contact	Yes
Rusk	Yes - CUP	Yes		X		Yes - Info Sign	Yes - local contact?	N/R
Price	Yes - CUP	Yes			X	Yes - Info Sign	N/R	N/R
Burnett	Yes - LSD permit	Yes	POWTS			Yes - Co. informs adjacent neighbors	Yes - 50 miles	Yes
Vilas	Yes - Zoning TRH	Yes	X			N/R	Yes - 40 miles	Yes
Adams	Yes - Zoning TRH	Yes			X	Yes - Co. informs adjacent neighbors (500 ft)	Yes - 25 miles	Yes
Oneida	Yes - Zoning ARP Permit	Yes	POWTS			N/R	Yes - 25 miles	Yes
Columbia	Yes - CUP	Yes		X		N/R	None	Yes
Buffalo	Yes - Zoning Permit	Yes		X		N/R	N/R	Yes
Walworth	Yes - STR License	Yes	POWTS			N/R	N/R	Yes
Marquette	Yes - TRH License	Yes			X	N/R	Yes - 25 miles	Yes
Lake Delton	Yes - TRH Permit	Yes		X		N/R	Yes - 30 minutes	Yes



Tourist Rooming House (TRH) Ordinance FAQ

What is the need for the ordinance?

Sawyer County has experienced tremendous growth in the number of TRH properties and as of July 2024 has approximately 600 TRH properties. The increase in TRH properties has resulted in significant economic benefits for the area but has also caused conflict and issues with some TRH properties and their neighbors. At this time, neither Sawyer County nor any Sawyer County municipalities have a permit or license requirement.

TRH's already receive a license from the County, is this a new permit?

Sawyer County Public Health acts as an Agent of the State to issue Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) lodging licenses. The State licenses are issued under the criteria outlined in the State code that address health and safety matters. All lodging and food service entities are required to have a State license.

The Sawyer County Ordinance outlines the criteria for issuance of a County license through Sawyer County Public Health. The license process is intended to be seamless with the State license.

Is Sawyer County the only County considering this?

No, many counties in the State have a County license/permit requirement for TRHs. We have verified that nearly all counties with a significant number of short-term rental properties already have a County license or permit requirement in place. Of the 10 counties with the highest number of TRHs, Sawyer is the only county without a County or Municipal license or permit requirement. Of the 20 highest counties, there are only three without a local license or permit requirement and two of those indicated they are working on it.

Why is there any occupancy standard?

The occupancy standard is included to maintain the integrity of the sanitary permit that was issued to the property based on the design/occupancy of the structure. Sanitary permits are issued before installation based on the number of bedrooms, which is the direct tie to occupancy.

Why does the ordinance require notification of adjacent property owners?

TRHs are effectively commercial entities operating in a residential setting. In some counties, TRHs are only allowed with a conditional or special use permit through Zoning which requires a public hearing and notification of adjacent property owners.

The requirement of notifying adjacent property owners in the proposed TRH ordinance is a courtesy to inform them that a TRH is operating in the neighborhood. It is also intended to create a connection between the TRH and the neighborhood. So, if issues arise, the first step to resolve the problem is for the neighbor(s) to reach out to the TRH owner/agent.

Why is a local agent required?

Unlike other lodging properties that have owners or staff onsite, TRH's typically do not. The requirement for a local agent (which can be the owner), is intended to maintain



Tourist Rooming House (TRH) Ordinance FAQ

accountability for the property should any issues arise. We believe it is important for the property owner to be responsive if issues arise from occupants or neighbors which is why proximity is also included.

Why aren't existing ordinances/laws/statutes enforced rather than creating a new ordinance?

Existing ordinances/laws/statutes are enforced, but at present there is no way to create accountability for ongoing issues or repeated violations of existing ordinances/laws/statutes. The new ordinance creates a fair and uniform process tying enforcement to the ability to operate as a TRH.

Why are Public Health staff able to access the property when they want?

This is already granted by the property owner when they are issued their State lodging license. The County ordinance language mirrors the State's license language.

How will the ordinance be enforced if adopted?

There is no plan to have TRH police out on patrol. However, the ordinance provides tools to address problems when/if repeated problems arise. There will be a period for owners/agents to be informed and educated before enforcement will take place.

Why doesn't the County just address the problem TRH's?

The only way to address the problems that may occur with TRHs is with an ordinance that applies to all TRHs. Like nearly all of the laws and ordinances we live under, they are enforced against the bad actors.

Why isn't this a Zoning process/permit?

Going through zoning would require:

1. Rewrite of Zoning Ordinances (Zone Districts)
2. Additional staff to handle workload
3. A Conditional Use Permit (CUP) for 600+ facilities
4. To notify neighbors within 300 ft.
5. Town Review (or Town Planning Committee)
6. Board Approval
7. Cost of \$350.00 for CUP plus cost of a license/permit
8. Minimum of a three-month process + any appeals

**SAWYER COUNTY CODE OF ORDINANCES
CHAPTER 14 - HEALTH AND HUMAN SERVICES
ARTICLE IV- TOURIST ROOMING HOUSES AND SHORT-TERM RENTALS**

AUTHORITY. This Chapter 14, Article IV – Tourist Rooming Houses and Short-Term Rentals, is adopted pursuant to the authority granted by Chapters 59, 66, 251 and 254 of the Wisconsin Statutes and shall be administered by the Sawyer County Department of Health and Human Services.

COMPLIANCE WITH STATE AND OTHER APPLICABLE LAW. This Article IV is subject to all provisions set forth in the Wisconsin Statutes and other applicable law, as each may amended. Nothing in this Article IV is intended to, and shall not be construed to, amend or otherwise modify the Sawyer County Health Officer’s rights, obligations and authority set forth in the Wisconsin Statutes and other applicable law, as each may be amended.

PURPOSE AND INTENT. The purpose of this Ordinance is to respect the rights of private property owners to use and enjoy their property, and to ensure that lodging units rented for tourist rooming houses or short-term rentals are operated in a manner that protects the health, safety, and quality of life for the residents and visitors of Sawyer County.

14-4-1. DEFINITIONS

- A. *Bedroom* means a term found in SPS 382 and 383, used to calculate residential estimated wastewater flow for POWTS. Number of bedrooms is based on two persons per bedroom, unless otherwise approved by DSPS.
- B. *Call for Service* means a call made or forwarded to the Sawyer County Sheriff or other law enforcement body with jurisdiction over the TRH Property.
- C. *County* means Sawyer County, Wisconsin.
- D. *County Health Department* means the Public Health Unit of the County Health and Human Services Department.
- E. *County Health Officer* means the County Public Health Supervisor/Officer, or the Supervisor/Officer’s authorized agent or designee.
- F. *License* or *TRH License* means the granting of permission in a written/certificate form from the County Health Officer to operate a Tourist Rooming House on the TRH Property and carry on the activities permitted by this Article IV.
- G. *Licensee* means the Person to whom a TRH License is issued pursuant to this Article IV.
- H. *Operating* means the offering, operating, advertisement or rental of a TRH Property or any part thereof.

- I. *Owner* means the Person or Persons holding title to the real and personal property that makes up the TRH Property.
- J. *Owner's Agent* means the Person appointed by the Owner of a Tourist Rooming House to act as agent on behalf of the Owner.
- K. *Person* means an individual, a natural person, firm, partnership, association, company, corporation, organization, municipality, County, town, or State agency, whether tenant, owner, lessee or licensee, or the agent, receiver, heir, or assignee, or of any of these or any other group acting as a unit. Whenever the word Person is used in any section of this Article IV prescribing a penalty or forfeiture, as to partnerships or associations, the word shall include the partners or members thereof, and as to corporations, shall include the shareholders thereof.
- L. *Renter* means any Person that rents or uses any portion of a TRH Property.
- M. *POWTS* means a private on-site wastewater treatment system.
- N. *Sanitary Permit* means a permit of record, approved by the County Zoning Department as issuing agent for the Wisconsin Department of Safety and Professional Services indicating wastewater performance capabilities of existing POWTS.
- O. *Secondary Habitable Structure* means a structure that features habitable conditions on the same parcel of land as primary structure.
- P. *Short-Term Rental* means a residential dwelling that is offered for rent or fee for fewer than thirty (30) consecutive days.
- Q. *Tourist Rooming House* means all lodging places and tourist cabins and cottages, including Short Term Rentals, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under Wis. Admin. Code Ch. ATCP 73.
- R. *Tourist Rooming House Property* or *TRH Property* means the real property on which the Tourist Rooming House sits or is located, any real property that a Renter may use as part of the rental of the Tourist Rooming House, and any personal property that is used in the operation or use of the Tourist Rooming House. TRH Property does not need to be contiguous or adjacent.

14-4-2. TOURIST ROOMING HOUSE LICENSE REQUIRED

No Person or entity shall advertise, rent or Operate a Short-Term Rental or Tourist Rooming House in the County unless a TRH License has been issued by the County pursuant to this Article IV. An Owner, Licensee or other Person Operating the Tourist Rooming House shall be responsible for all requirements of this Article IV. Application for a TRH License shall be in a form prescribed by the County Public Health Officer and be consistent with this Article IV.

14-4-3. APPLICATION FOR TRH LICENSE

A. Application Forms.

1. Application for a TRH License shall be made in writing to the County Health Department on forms developed and provided by the County Health Department.
2. The Applicant shall comply with any requirements for application and approval required by the County Zoning and Conservation Department.

B. Required Information. The applicant shall provide all of the following with the application for TRH License:

1. Address of TRH Property and tax ID number.
2. Name, billing and contact information of the Owner(s).
3. Name, billing and contact information of the party submitting the application, and name of the Person (Licensee) intending to hold the TRH License (if different than the applicant).
4. Designation of the Owner's Agent and contact information for the Owner's Agent, if required.
5. The Wisconsin Department of Revenue Sales Tax Number.
6. Name of local municipality establishment resides in (Township, City, Village, etc.)
7. Requested maximum occupancy.
8. Any other information the County Health Department deems necessary in order to make an informed determination of the application.

14-4-4. DECISION ON APPLICATION

- A. Decision Time.* The County Health Officer shall either approve or deny the application within 30 days after the receipt of a complete application. The County Health Officer and applicant may mutually agree to an additional 30-day review period if circumstances require a longer review period.

Issuance. A TRH License may be issued only after compliance with the requirements of this Article IV, compliance with Sec. 14-3 of the County Ordinances, and compliance with all other applicable laws, including but not limited to issuance of the State of Wisconsin Department of Agriculture, Trade and Consumer Protection License for a Tourist Rooming House issued pursuant to Wis. Stat. § 97.605. Under no circumstances shall the County Health Officer approve an application and grant a TRH License unless all governmental approvals set forth in Sec. 14-4-3(A)(2) are issued prior to or in conjunction with the TRH License.

B. Denial of Application for TRH License.

1. The County Health Officer may deny an application for a TRH License for any of the following reasons:
 - a. Applicant's and/or Owner's failure to provide any materials or information required by Sec. 14-4-3 herein.
 - b. Applicant and/or Owner's filing or providing inaccurate, false or misleading information with the TRH License application.
 - c. Information from a local law enforcement agency documenting any complaints or citations that may have been issued due to an Owner or Applicant's operation of another Tourist Rooming House in the County or in another jurisdiction.
 - d. Information that issuance of this TRH License would negatively impact the health, welfare and safety of the County, residents and visitors in the County, or other property in the County.
2. The following procedure shall be followed in the denial of any TRH License:
 - a. A decision by the County Health Officer to deny an application for a TRH License shall be in writing and shall state, with specificity, the reasons for the County Health Officer's decision and shall reference all applicable statutes, ordinances, rules, regulations or orders.
 - b. The County Health Officer shall send to the applicant a copy of the written decision as required by this Sec. 14-4-4(B)(2).
 - c. Applicant or Owner may seek review of the County Health Officer's decision to deny an application for a TRH License by following requirements as set forth in Sec. 14-4-14(B).

14.-4-5. TERM

A. *Term.* A TRH License shall not be prorated and shall expire annually on June 30 of each year following issuance.

B. Renewal of TRH License:

1. An Owner or Licensee may request renewal of a TRH License between May 1 and June 30 by filing a renewal request with the County Health Department.
2. Each renewal request shall include:
 - a. Any updated information that is different from the information submitted with the original application or the most recent TRH renewal;

- b. Any additional information that the County Health Officer may reasonably request in order to make an informed determination on the renewal request;
 - c. The renewal fee, as required by this article shall be as provided through the fee schedule approved by County.
 - d. The TRH owner providing notification annually to neighboring properties, by mail to each owner of real property within 300 feet of the perimeter of the TRH Property as required by Sec. 14-4-9(D) herein.
- 3. Upon receipt of the renewal request, the County Health Officer shall review the renewal request and information required therein to ensure compliance with all terms and conditions of the original TRH License and all applicable laws. The County Health Officer may contact the local law enforcement agency, the County Sheriff, and the County Zoning and Conservation Department to determine whether any complaints or citations have been issued due to the Tourist Rooming House's operation.
 - 4. The County Health Officer shall issue a decision on the renewal request within thirty (30) days of receipt of the renewal request.
- C. *Change of Ownership or Transfer of Interest.* The Owner shall notify the County Health Officer of any transfer of ownership interest of any portion of the TRH Property. A TRH License is not transferable or assignable between any Persons other than immediate family members as defined in Wis. Stat. § 97.605(4)(a)(2), as may be amended.

14-4-6. INSPECTION

Will be enforced by Wis. Stat. § 97.615(2) and Wis. Admin. Code Ch. ATPC 72.06 (1) as each may be amended.

14-4-7. FEES

Fees for a TRH License application, penalties, processing charges or other fees required by this Article IV shall be as provided through the fee schedule approved by the County Health and Human Services Board and available for review in the County Health Department.

14-4-8. OWNER'S AGENT

- A. *Appointment by Owner.* Every Owner shall appoint an Owner's Agent as a local contact and authorized party to act on Owner's behalf. An Owner's Agent shall not be required if the Owner meets the requirements of an Owner's Agent set forth in this Article IV and agrees to perform the obligations of an Owner's Agent.
- B. *Designation.* The Owner's Agent shall be designated by the Owner in the TRH License application. The Owner shall provide the County Health Officer written notice of any change in residence or information regarding the Owner's Agent within ten (10) days of any change in designation.

- C. *Required Qualifications.* To qualify as an Owner's Agent under this Article IV, the Owner's Agent must be a Person who can respond within a 60-minute drive (in normal conditions) to the TRH Property.
- D. *Authority.* An Owner's Agent shall be authorized by the Owner to act as Owner's agent and representative in all matters involving the operation of the TRH Property. The Owner and Owner's Agent shall be party to a written agreement that sets forth these obligations.

14-4-9. OWNER RESPONSIBILITIES

- A. *Records.* Owner and Licensee shall keep records for a period of at least one (1) year as required in Wis. Admin. Code Ch. ATCP 72.16.
- B. *Posting of License.* Owner shall post current license(s) issued by Sawyer County Health & Human Services in a place visible to guests.
- C. *Required Signage.* A weather-proof sign measuring at least 8 inches by 10 inches shall be posted on the property on which there is a tourist rooming house in a location that is legible from the roadway providing access to the TRH Property and close to the driveway. The signage is not required to be displayed when the owner is not operating the property as a rental. The sign must be maintained and contain the information as follows:
 - 1. Address of TRH facility
 - 2. Name of Owner or Owners Agent
 - 3. Owner or Owners Agent phone number(s)
 - 4. Owner or Owners Agent email address
 - 5. License number(s)
 - 6. Maximum number of occupants allowed
 - 7. Sawyer County Health & Human Services complaint website:
[Sawycountygov.org/healthcomplaint](https://sawycountygov.org/healthcomplaint)
- D. *Notification to Neighboring Properties.*
 - 1. Owner shall provide annually, by mail to each owner of real property within 300 feet of the perimeter of the TRH Property, the following information:
 - a. Address of the TRH Property.
 - b. TRH License number.
 - c. Current contact information for the Owner and Owner's Agent for issues arising on the TRH Property.

2. The Owner shall provide updated information upon the change of any information required in Sec. 14-4-9(D)(1) by mail to the owner of each real property within 300 feet of the perimeter of the TRH Property within ten days of such change.
3. The Owner shall provide, upon request by Sawyer County Health Officer, a copy of the letter and list of all notification sent to neighboring properties. Failure to provide said letter/list of notifications to neighboring properties as required by this Sec. 14-4-9(D) shall be a basis upon which to terminate the TRH License.
4. The Owner shall take all reasonable measures to respond and resolve any complaints.

14-4-10. ROOM TAX.

Every Owner and Licensee shall comply with the room tax reporting requirements of Wis. Stat. § 66.0615, as it may be amended, or as required by a local municipality with room taxation authority over the TRH Property.

14-4-11. OCCUPANCY AND MINIMUM REQUIREMENTS.

A. Occupancy Requirements.

1. Occupancy shall comply with the size requirements set forth in Wis. Admin. Code Ch. ATCP 72.14(2)(b), as may be amended.
2. If a TRH Property does not have access to a public sewer facility, a POWTS may be used to serve the TRH Property upon approval by the County Zoning and Conservation Department. The POWTS shall be designed, constructed, and operated in accordance with Wis. Admin. Code Ch. SPS 382, 383, and ATCP 72.10(5), and any other restrictions imposed by the County Ordinances.
3. Maximum occupancy of a TRH served by a POWTS shall be limited to residential wastewater design flow calculations of two (2) Persons per Bedroom, plus two (2) additional Persons per licensed facility, or any other technologies, methods, or wastewater design flow estimates approved by Wisconsin Department of Safety and Professional Services (DSPS) in accordance with SPS 382 and 383.
4. Campers, RVs, tents, yurts, or other means of shelter to increase occupancy on the TRH Property are prohibited.

14-4-12. TOURIST ROOMING HOUSE REGULATIONS. In addition to all other applicable laws, every Renter or Person using or occupying any portion of a TRH Property shall comply with the following:

- A Fire Extinguisher.* Each Tourist Rooming House shall provide at least one (1) fire extinguisher within the TRH Property. If the extinguisher is not readily visible, one or more signs shall be posted indicating the location of the extinguisher.

- B. *Fireworks*. Fireworks, as defined in Wis. Stat. § 167.10, as may be amended, may not be used or operated on a TRH Property at any time.
- C. *Pets*. Any Renter or Person using or occupying the TRH Property shall comply with all provisions of the County Ordinance No. 4-2-10 and 4-2-11 relating to control of animals. Renters or any other Person using the TRH Property shall maintain control of pets at all times.
- D. *Minimum Parking Requirements*. All guest “off-street” parking must be contained on the TRH property. All guest “on-street” parking is prohibited, unless allowed by the governing entity having jurisdiction over the public road. Private roads, access, easements (including utility) may not be used as parking areas unless expressed written consent is given by all entities which have access to said easement.
- C. *Secondary Habitable Structures*. Will not be allowed for overnight sleeping accommodation unless permitted as such by the Sawyer County Zoning and Conservation Department and meets all other licensing requirements.
- D. *Recreational Burning*. Will be limited to fires contained within a pit or ring and must be at least 25 feet from the property line and any building, structure, or other combustible materials.
- E. *Waste & Recyclables*. Receptacles for waste and recyclables shall be stored in an enclosed structure or secured as to prevent wildlife, vermin, and insects from accessing and must be kept in a leak-proof, non-absorbent containers equipped with tight fitting covers. Containers must be emptied often and cleaned inside and outside regularly.

14-4-13. ENFORCEMENT AND VIOLATIONS.

- A. *Enforcement*. The provisions of this Article IV shall be enforced by the County Health Officer, the County Zoning and Conservation Department, or an appropriate law enforcement body, and each may issue citations for any violations of this Article IV pursuant to Sec. 1-2-3 and Sec. 1-2-4 of the County Ordinances, as may be amended.
- B. *Notice of Violation to Owner and Licensee*. Notice of any violation of the Article IV or other applicable law that is issued to a Person using the TRH Property shall also be delivered to the Owner and Licensee, at the Owner and Licensee’s expense.
- C. *Owner Obligations*. An Owner shall be responsible for the conduct of each Person using the TRH Property.
- D. *Penalties*. The following penalties shall be assessed for violations of this Article IV:
 - 1. Any Licensee or Person who operates any establishment, business, or other operation without a valid License required under this article shall be subject to any applicable fees, penalties and processing charges, including, but not limited to, a fee for operating without a License for each day in which the Licensee or Person operates without the required License. Fees, penalties and processing charges shall be determined by the County Health and Human Services Board and may be amended from time to time.

2. In addition to forfeitures listed above, any violation of a provision of this Article IV may result in the suspension or termination of the TRH License.
 3. Penalties set forth in this section shall be in addition to all other remedies of injunction, abatement, or costs whether existing under this Article IV or otherwise.
- E. *Other Remedies for any Violation of Applicable Laws.* Nothing in this Article IV shall be construed as prohibiting enforcement of any other applicable law, including but not limited to County Ordinances for public nuisance, public health hazards, or disorderly conduct.
- F. *Calls for Service.* If three Calls for Service are received and verified by (affidavit) the County for any TRH Property within one month, the County Health Officer may initially suspend the TRH License for a period of not more than 35 days during which time the County Health Officer shall determine whether corrective action is needed, whether to commence suspension or revocation proceedings pursuant to Sec. 14-4-14, or the TRH License may be reinstated without further action. Three or more Calls for Service within three months may result in the revocation of the TRH License.

14-4-14. DENIAL, SUSPENSION OR REVOCATION OF TOURIST ROOMING HOUSE LICENSE.

- A. *Authority.* The County Health Officer may deny any TRH License application, or suspend or revoke any TRH License issued under this Article for noncompliance with this Article or any other State or local statute, ordinance, rule, regulation, order, or other applicable requirement. All time sensitive mailings, on the part of the Health Department, will be done through the United States Postal Service Certified Mail Return Receipt Requested mail service or personally with signature of delivery.
- B. *Process.* The denial, suspension or revocation of any TRH License under this Article shall follow the process set forth in Sawyer County Ordinance Chapter 14, Article III, Sec. 14-3-12, as may be amended.
- C. *Revocation of a License.* Sawyer County Health & Human Services shall provide notification to each owner of real property within 300 feet of the perimeter of a TRH Property should a TRH license be revoked.

14-4-15. EFFECTIVE DATE.

This Article IV shall be effective upon passage and publication as provided by law.

**Minutes of the September 12, 2024 meeting of the Sawyer County
Finance Committee
Of the Sawyer County Board of Supervisors
Assembly Room; Sawyer County**



Voting Committee Members (X) Present:

- ☒ Chair: John Righeimer
- ☒ Vice Chair: Stacey Hessel
- ☒ Marc Helwig
- ☒ Tom Duffy
- ☐ Jeff Hoehne excused

Others Present:

Andy Albarado
Lynn Fitch
Mike Markgren
Ron Kinsley
Ron Buckholtz

Call to Order – Chair Righeimer called the meeting to order at 8:30 am.

Certification of Compliance with the open meeting law was met. Roll Call taken and quorum was met.

Meeting Agenda –

Public Comments –

Minutes from the previous meeting dated: Next Month

Motion to approve made by: Second by:
Motion carried without negative vote.

Treasurer's Report -

A written report was provided.

Finance Department Report -

Sales Tax Distribution – A written report was provided. Mr. Markgren advised that the state put out projections for the remainder of this year and 2025 which was \$2.9M+. Our estimates seem to be on target with state projections.

Budget Updates – Revenues and expenses look good. We are late on receiving HHS grant funds, and Highway department looks good.

Capital Improvement Plan Update – We bought one more squad and did courthouse door controls totaling \$85,282.17 in CIP purchases.

Attorney Fees Breakout – A written report was provided and to date we have spent \$137,521.92 on attorney fees for the past six months.

County Budget – Mr. Markgren provided a review of the 2025 proposed budget. There are six possible levy limit exemptions available to us, and we currently use four of them. New staff requests are coming in from the Sheriff's Department, Zoning and Highway. A fund balance draw in the amount of \$2,849,149 is projected with an adjusted draw amount of \$681,015. Total preliminary revenue of \$41,988,943 is projected with \$42,019,189 in expenditures. The resulting tax levy would be \$2.46.

Investment Update -

Written reports were provided showing a total YTD interest earned of \$740,993.

EMS-Ambulance -

A written report was provided and reviewed by Mr. Markgren, the last three months of the aging report have shown improvement with almost half being current.

Future Agenda Items –

Correspondence, reports from conferences and meetings -

Adjournment – 9:36 am

Next Meeting: September 12, 2024

Time: 8:30 am

Location: Board Room

Minutes recorded by Lynn Fitch, County Clerk

DRAFT



2025 PRELIMINARY BUDGET PRESENTATION

FINANCE COMMITTEE THURSDAY, SEPTEMBER 12, 2024

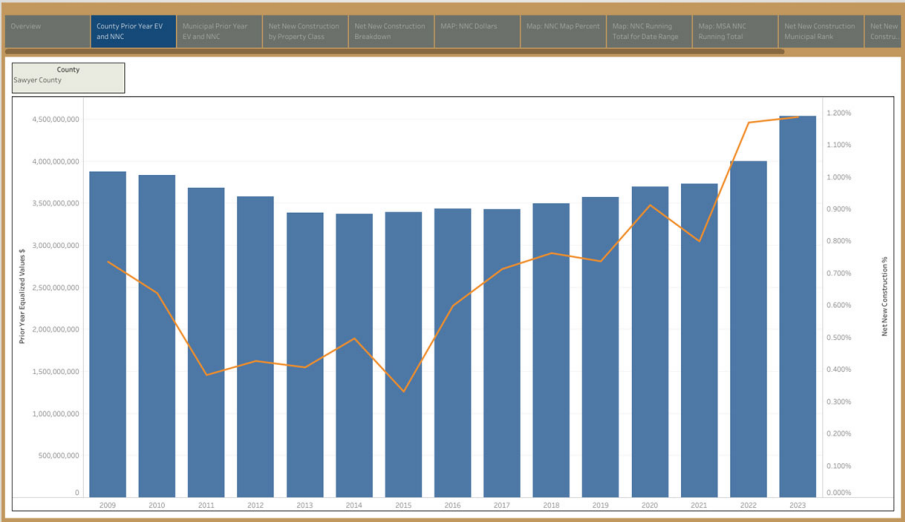
2025 BUDGET HIGHLIGHTS:

- Net New Construction is 1.32%, about \$140,000 - The highest level in the last 15 years, just above 2024.
- All Non-Union Staff include a proposed 2% increase January 1, 1% increase July 1, and 1.25% steps as scheduled.
- All proposed salary increases are included in each department's budget, not as a line-item contingency.
- Health Insurance includes a 5% increase.
- Sales Tax Revenue has slowed, but is still growing.
- We are seeing great returns on our investments.

2025 BUDGET HIGHLIGHTS:

- Levy Limit Exemptions:
 - Bridge and Culvert Construction and Repair
 - Countywide EMS
 - Payments to Public Libraries
 - Payments of any General Obligation Debt
 - Property and Casualty Insurance Premiums
 - Court Ordered Placements

NET NEW CONSTRUCTION HISTORY – 2009-2023



2025 BUDGET REQUESTS

- Sheriff – Court Security Administrative Support - \$63,482
- Zoning – Technician - \$86,078
- Highway – Additional Road Construction – \$514,745

FUND BALANCE DRAW NEEDED AS REQUESTED BY DEPARTMENTS - \$2,849,149

General Fund (Surplus)Deficit	\$ 471,074
Increase in Final Net New Construction	\$ (209)
Decrease in Levy due to Increased Personal Property Aid	\$ 50,876
Transfer to HHS	\$ 1,812,663
Transfer to Highway - Operations	\$ 169,163
Transfer to Highway - County Highway Construction	\$ 345,582

ADJUSTMENTS TO FUND BALANCE DRAW

Changes from Department Request to Administrative Budget	Request	Recommended	Savings
Senior Resource Center Request Reduction	\$ 229,889	\$ 220,000	\$ 9,889
Highway County Road Construction to CIP	\$ 514,745	\$ 169,163	\$ 345,582
HHS Fund Balance Draw	\$ 1,812,663	\$ -	\$ 1,812,663
Total Adjustments	\$ 2,557,297	\$ 389,163	\$ 2,168,134
Adjusted Fund Balance Draw			\$ 681,015

2025 PARTNER ORGANIZATION REQUESTS

Partner Organizations Requests	2024	2025 Request	2025 Admin	Increase	Formula
Northern Waters Library Service	\$ 24,584	\$ 25,321	\$ 25,321	\$ 737	
Weiss Community Library	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ 132,321
Winter Public Library	\$ 78,253	\$ 78,253	\$ 78,253	\$ -	\$ 1,859
LCO Public Library	\$ 11,961	\$ 17,624	\$ 17,624	\$ 5,663	\$ 17,624
Out of County Libraries	\$ 19,707	\$ 27,311	\$ 27,311	\$ 7,604	\$ 27,311
*Senior Resource Center	\$ 210,000	\$ 229,889	\$ 220,000	\$ 10,000	
*Namekagon Transit	\$ 165,000	\$ 165,000	\$ 165,000	\$ -	
*Hayward Lakes Association	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	
*Northwest Regional Planning	\$ 34,974	\$ 35,371	\$ 35,371	\$ 397	
*Sawyer County Fair	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	
*Sawyer County/LCO Economic Development Corp	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	
Total Increase Partner Organizations				\$ 24,401	
	\$ 864,479	\$ 898,769	\$ 888,880		
*Within the Operating Levy Limit		\$ 150,000	Senior Levy	\$ 140,111	
		\$ 79,889	Senior Grant	\$ 79,889	

2025 PRELIMINARY REVENUES

	2023 Amended Budget	2024 Amended Budget	2025 Admin Budget	2025 Admin Budget
Revenue				
Taxes	\$ 16,948,427	\$ 17,528,280	\$ 17,805,631	\$ 18,190,366
Intergovernmental Revenue	\$ 7,832,909	\$ 8,216,216	\$ 8,885,010	\$ 8,885,010
License & Permits	\$ 268,500	\$ 268,000	\$ 308,000	\$ 308,000
Fines, Forfeits & Penalties	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Public Charges for Services	\$ 6,073,072	\$ 5,705,607	\$ 5,348,780	\$ 5,348,780
Intergovernmental Charges for Services	\$ 105,908	\$ 111,791	\$ 61,019	\$ 61,019
Misc	\$ 1,011,682	\$ 2,301,605	\$ 4,173,820	\$ 4,173,820
Other Financing Sources	\$ 6,244,532	\$ 3,790,628	\$ 4,996,948	\$ 4,996,948
Total Revenue	\$ 38,510,030	\$ 37,947,127	\$ 41,604,208	\$ 41,988,943

2025 PRELIMINARY EXPENDITURES

	2023	2024	2025	2025
	Amended	Amended	Admin	Admin
	Budget	Budget	Budget	Budget
Expenditures				
General Fund	\$ 18,195,531	\$ 17,795,945	\$ 17,769,578	\$ 17,769,578
Health & Human Services	\$ 9,138,205	\$ 9,275,028	\$ 10,054,476	\$ 10,054,476
Highway	\$ 5,144,990	\$ 5,392,599	\$ 5,889,489	\$ 5,889,489
Debt	\$ 1,724,730	\$ 1,931,851	\$ 2,615,265	\$ 3,000,000
Capital	\$ 5,599,307	\$ 1,744,000	\$ 2,802,460	\$ 2,802,460
Other	\$ 4,519,879	\$ 1,849,082	\$ 2,503,186	\$ 2,503,186
Total Expenditures	\$ 44,322,642	\$ 37,988,505	\$ 41,634,454	\$ 42,019,189

2025 PROPERTY TAX LEVY

Account Description	2023 Amended Budget		2024 Amended Budget		2025 Admin	Increase	2025 Admin	Increase		
General Tax Levy	\$	5,920,829	\$	5,971,421	\$	6,032,146	1.02%	\$	6,032,146	1.02%
Ambulance Service Tax Levy	\$	1,504,282	\$	1,517,460	\$	1,200,787	-20.87%	\$	1,200,787	-20.87%
Health and Human Services Tax Levy	\$	2,491,296	\$	2,500,000	\$	2,525,000	1.00%	\$	2,525,000	1.00%
Recreation Officer Tax Levy	\$	143,727	\$	142,151	\$	142,151	0.00%	\$	142,151	0.00%
Conservation Tax Levy	\$	46,292	\$	46,292	\$	46,292	0.00%	\$	46,292	0.00%
Namekagon Transport Tax Levy	\$	155,000	\$	165,000	\$	165,000	0.00%	\$	165,000	0.00%
Debt Service Tax Levy	\$	1,724,730	\$	1,931,851	\$	2,615,265	35.38%	\$	3,000,000	55.29%
Ambulance CIP Tax Levy	\$	223,500	\$	235,500	\$	-	-100.00%	\$	-	-100.00%
Highway Tax Levy	\$	1,788,990	\$	1,869,024	\$	1,775,533	-5.00%	\$	1,775,533	-5.00%
Previous Year Unused Levy	\$	-	\$	2,052	\$	-	-100.00%	\$	-	-100.00%
Total County Tax Levy	\$	13,998,646	\$	14,380,751	\$	14,502,174	0.84%	\$	14,886,909	3.52%
State Charges	\$	1,300	\$	8,160	\$	-	-100.00%	\$	-	-100.00%
Total Property Tax Levy	\$	13,999,946	\$	14,388,911	\$	14,502,174	0.79%	\$	14,886,909	3.46%
	\$	4,535,440,000	\$	5,376,954,500	\$	6,045,302,300	12.43%	\$	6,045,302,300	12.43%
County Valuation										
Tax Levy Rate		\$3.09		\$2.68		\$2.40	-10.36%		\$2.46	-7.98%

Calendar Year	Balance	Notes (est)				Total Levy		
		3,000,000		Par	Total Debt Service Levy	1.00% Growth		
				Dated		(TID Out)		
				5.00%		Equalized Value		
		Principal	Premium	Interest		Total Levy	(Year -1)	Total Levy Rate (000's)
2024	3,000,000				-	-	6,045,302,300	\$ -
2025	2,650,000	350,000		150,000	500,000	500,000	6,105,755,323	\$ 0.0819
2026	2,460,000	190,000		132,500	322,500	322,500	6,166,812,876	\$ 0.0523
2027	2,255,000	205,000		123,000	328,000	328,000	6,228,481,005	\$ 0.0527
2028	2,035,000	220,000		112,750	332,750	332,750	6,290,765,815	\$ 0.0529
2029	1,800,000	235,000		101,750	336,750	336,750	6,353,673,473	\$ 0.0530
2030	1,550,000	250,000		90,000	340,000	340,000	6,417,210,208	\$ 0.0530
2031	1,285,000	265,000		77,500	342,500	342,500	6,481,382,310	\$ 0.0528
2032	1,000,000	285,000		64,250	349,250	349,250	6,546,196,133	\$ 0.0534
2033	695,000	305,000		50,000	355,000	355,000	6,611,658,094	\$ 0.0537
2034	-	695,000		34,750	729,750	729,750	6,677,774,675	\$ 0.1093
		3,000,000	-	936,500				

Sawyer County Tax Rate History		
Year	Tax Rate	% Increase
2025 est	\$2.46	-7.84%
2024	\$2.68	-13.27%
2023	\$3.09	-5.45%
2022	\$3.27	-1.60%
2021	\$3.32	4.53%
2020	\$3.18	-1.58%
2019	\$3.23	3.99%
2018	\$3.10	-0.26%
2017	\$3.11	3.84%
2016	\$3.00	-0.26%
2015	\$3.01	0.00%
2014	\$2.99	1.02%
2013	\$2.94	6.99%
2012	\$2.75	2.62%

SAWYER COUNTY

2025 Budget Preparation Timeline

June 13, 2024	Discuss general budget ideas and concerns with Finance Committee
June 13, 2024	Budget instructions sent to Department Heads
June 13, 2024	Capital Improvement Program forms and guidelines given to departments
June 30, 2024	New Employee Requests to County Administrator
July 11, 2024	Update Finance Committee on progress of budget development
July 31, 2024	2025 operating budgets returned to Director of Finance
July 31, 2024	Capital Improvement Program budgets returned to Director of Finance
July - August	Department budget meetings with County Administrator
August 8, 2024	Update Finance Committee on progress of budget development
September 12, 2024	Finance Committee preliminary review of 2025 Requested Budget
September 19, 2024	County Board preliminary review of 2025 Requested Budget
October 3, 2024	Proposed Budget to Newspapers
October 10, 2024	Finance Committee preliminary review of 2025 Administrator's Budget
October 17, 2024	October County Board – Budget Public Hearing
October 17, 2024	Presentation of County Administrator's Proposed 2025 Budget
November 7, 2024	Finance Committee makes recommendations for 2025 Budget Changes
November 12, 2024	County Board – Budget Approval
November 15, 2024	County Apportionment forwarded to State
November 18, 2024	Approved Budget to Newspapers
December 15, 2024	Levy Limit Calculation forwarded to State

**Minutes of the September 9, 2024 meeting of the Sawyer County
Economic Development and UW-Extension Committee
Of the Sawyer County Board of Supervisors
Board Room; Sawyer County**



Voting Committee Members Present:

- ☒ Chair: John Righeimer
- ☒ Vice Chair: Stacey Hessel
- ☒ Tom Duffy
- ☒ Steve Kariainen
- ☒ Randy Neumann

Others Present:

Andy Albarado
Liz Klein
Mindy Simons
Cathy LaReau
Adam Lamoureux

Call to Order – Chair Righeimer called the meeting to order at 8:30 am.

Certification of Compliance with the open meeting law was met. Roll Call was taken. Quorum was met.

Meeting Agenda --

Public Comments –

Minutes from the previous meeting dated: August 5, 2024

Motion to approve made by: Mr. Duffy Second by: Ms. Hessel
Motion carried without negative vote.

Sawyer County Agricultural Fair Association Report –

The August fair appeared to be a success.

Hayward Community School Education Director -

Meredith Ingbretson advised the Committee on how community members will be able to access the new facilities at the remodeled school buildings. Monthly family and individual membership rates are available.

University of Wisconsin-Extension Department Report -

Hayward Lakes Visitors & Convention Bureau -

A written report was provided highlighting the August 2024 marketing efforts. Lieutenant Governor Sara Rodriguez visit-Lieutenant Governor Sara Rodriguez visited the Hayward Area on Thursday, August 8th taking part in an ATV/UTV ride and a visit to Tamarack Farms. Ms. Simons reported a very busy August at HLVCB with events and marketing campaigns.

Northwest Regional Planning Commission Report -

Economic Development Corporation Report -

Mr. Lamoureux provided a verbal update, and last month they worked with ten hopeful new businesses. The incubator is ready for use. There are grant opportunities coming up along with training on how to offer the loan programs. They are hosting an alternative funding workshop soon.

Library Updates -

Written reports were provided.

Motorized Trail and Non-Motorized Trail Report -

Ms. LaReaux advised that route markers have been going up to help clarify newly opened routes. The trail counters have been providing results; Trail 5 has seen a jump in activity since County roads were opened. Seeley Hills trails hold steady with about 1600 riders a month. The Tuscobia Trail is over 3,000 a month. LCO showed a substantial drop in ridership, down to 500/month. The DNR recently put out some safety messaging that they want shared. Mr. Duffy shared an email from Ben Popp on non-motorized trail activity. Trail counters at OO shows over 5,500 visits in August. They have over 8,800 Birkie registrations to date and Birkie Week events are now open for registration. The Forestry Department recently completed a logging project at OO with little interruption of trail services.

Broadband Update -

Mr. Albarado reported on the BEAD process and the endorsement process. Applications for letters of support should be coming in soon.

Board Appointed Committee Updates -

Mr. Kariainen advised that CEP has been downsizing their staff/operations. The Spooner office will likely close.

Historical Society -

No update

Meeting Date/Time – The next meeting of the Economic Development and UW-Extension Committee will be Monday, October 7th, at 8:30 am in the Board Room.

Meeting adjourned at 9:09 am

Minutes recorded by Lynn Fitch, County Clerk

County Administrator's Report



September 2024

Personnel

Recruiting for

Sheriff – Recruiting Deputies (Court Security and Patrol)

Ambulance - All positions, but primary need is Paramedic -

Updating Personnel Handbook.

Corporation Counsel(s) –

Tourist Rooming House – Short Term Rental – on agenda tonight

Tax Deed Process – Act 207 and 216 implementation

Billy Boy dam and associated water levels -still waiting for DNR response (7 months)

Land Use/Zoning items

Airport

Master Plan – Next meeting in October - Advisory Group (4pm) and Public Information Session as part of the Public Works Meeting at 6:30pm.

Updates will be posted to website prior to October 9th.

www.sawyercounty.airportstudy.net

Engaged with Hayward Aviation on renewal of airport management contract, for another 5 year term. Expect to have ready for October Board Meeting

Ambulance

Ongoing review of operation with ES leadership prioritizing filling vacant Paramedic positions, and aligning staff/scheduling for most efficient operation.

Shortage of paramedics is biggest hurdle to being more efficient.

Will be scheduling meeting with Town of Round Lake as follow-up to their offer for property to establish a full-time ambulance base in Town.

Economic Development

Broadband

Interested applicants also have to be submit a Letter of Intent by October 1, 2024. Application process will start immediately. Anticipate applications from area providers, who will be seeking Endorsement's from County.

Endorsement requests will be considered by Economic Development & UW-Extension Committee and October and November (and then sent to County Board in those months).

Sawyer County broadband profile can be found here.

<https://psc.wi.gov/Documents/broadband/CountyProfiles/Sawyer.pdf>

LCO

CJCC agreement with LCO has expired and we have requested to work on renewal/new agreement. Some indication that LCO will be responding.

Criminal Justice Collaborating Council

Diversion and Treatment (Recovery) Court are both up and running. Both at capacity. 2025 TAD grant has been submitted.

Sawyer County Record Articles about decline in Jail population and work done by Courts, Justice Point, LE.

CJCC starting discussions on youth issues, and truancy.

Budget

Public Hearing next month.

Other noteworthy items being worked on

Facilities - With Courthouse Expansion essentially complete – able to proceed with space adjustments for offices and safety improvements in Courthouse. Additional card passes, implementation of secure windows in some offices.

Creation of secure mail room – waiting on window in door.

Fence for security of Branch 2 Court offices –complete

DA secure window complete

Will be starting on Clerk of Court secure area with window.

Relocation of Justice Point to Child Support area.

Courthouse painting complete.

Highway windows and roof.

Public Safety Radio Network –

Implementing Act 207 and 216 with Treasurer – changes in Statute will result in change in our Tax Deed process

Carbon Credits – Bayfield County has had sales resulting in revenue to County. Sawyer County credits are being prepared for marketing. Reviewed marketing material.

Anticipating a Lake District Formation Petition – Callahan/Mud Lakes

Environmental Sites – Winter

Couderay

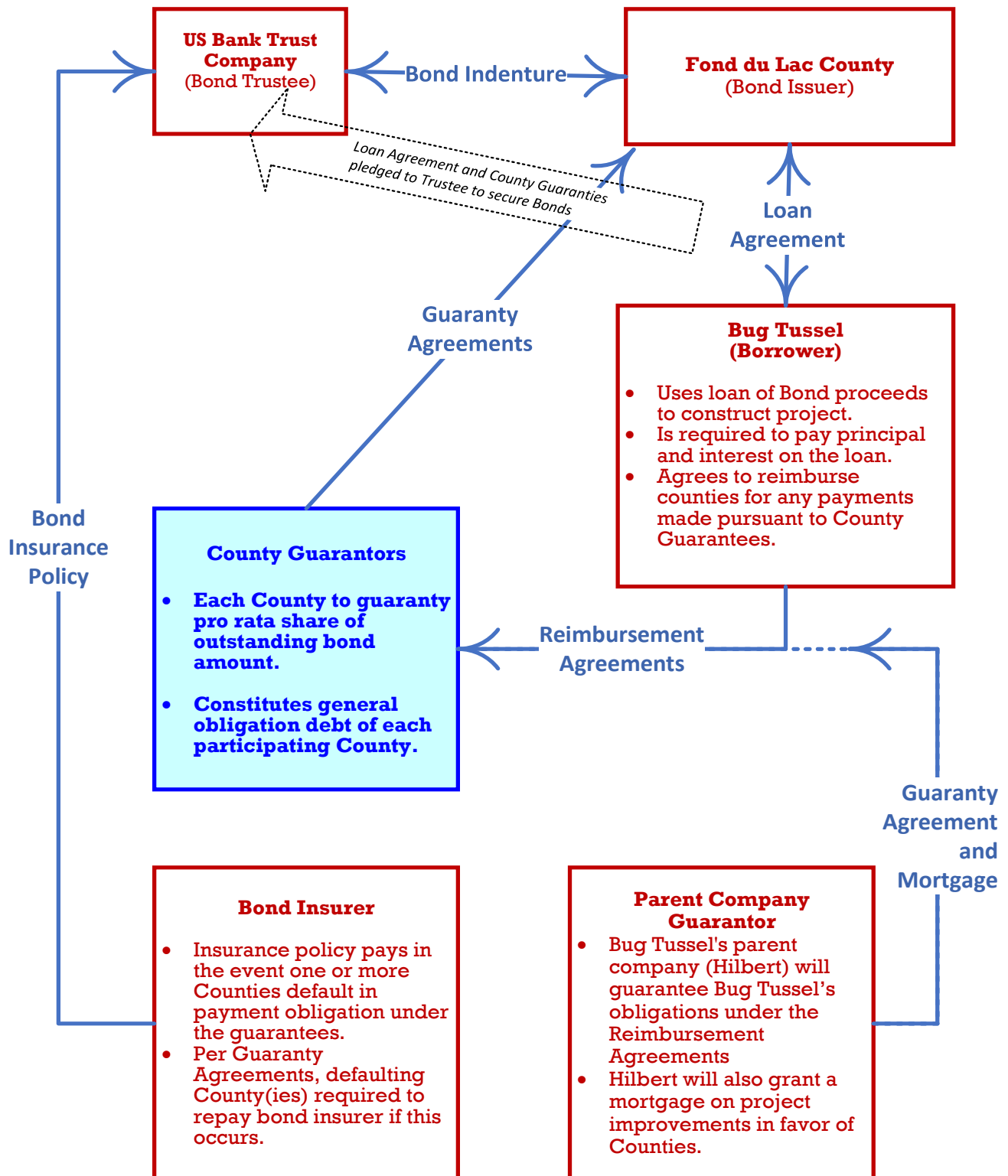
Jurisdictional Issues – Roads -

Aging Programs

Staffing Training coordinated by IT – Artificial Intelligence (AI)

September 30th meeting with Town Chairs – in response to letter received from Sawyer County Unit of Wisconsin Towns Associations. Primary item will be discussing Zoning

process and timelines. Also time to talk about other County/Town issues (Broadband, Roads,etc.)



**HILBERT COMMUNICATIONS, LLC
AND SUBSIDIARIES**

**FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITORS' REPORT**

DECEMBER 31, 2020 AND 2019

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES

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7 Consolidated Statements of Members' Equity

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10 – 25 Notes to Financial Statements

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Hilbert Communications, LLC and Subsidiaries
Green Bay, Wisconsin

We have audited the accompanying consolidated financial statements of Hilbert Communications, LLC and Subsidiaries which comprise the consolidated balance sheet as of December 31, 2020, and the related consolidated statements of income, members' equity, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Hilbert Communications, LLC and Subsidiaries as of December 31, 2020, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matter

The consolidated financial statements of Hilbert Communications, LLC and Subsidiaries for the year ended December 31, 2019, were audited by another auditor who expressed an unmodified opinion on those statements on April 17, 2020.

Hawkins Ash CPAs, LLP

Green Bay, Wisconsin
May 17, 2021

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

	DECEMBER 31,	
	2020	2019
<u>ASSETS</u>		
CURRENT ASSETS		
Cash	\$ 5,769,173	\$ 832,749
Accounts receivable, net	4,698,994	1,879,203
Other receivables	-	9,700,000
Inventories	9,488,490	13,067,099
Notes receivable, current	24,969	-
ALU prepaid	1,814,621	77,028
Other current assets	641,141	263,749
	<u>22,437,388</u>	<u>25,819,828</u>
TOTAL CURRENT ASSETS		
PROPERTY AND EQUIPMENT		
Property and equipment	75,034,515	54,686,342
Less accumulated depreciation	31,832,406	26,530,171
	<u>43,202,109</u>	<u>28,156,171</u>
NET PROPERTY AND EQUIPMENT		
NON-CURRENT ASSETS		
Licenses	12,214,836	11,089,525
Notes receivable, long-term	243,511	-
Investment in other entities	(321,872)	487,716
Debt service reserve fund	604,355	583,507
Other investments and deposits	101,844	96,044
	<u>12,842,674</u>	<u>12,256,792</u>
TOTAL NON-CURRENT ASSETS		
TOTAL ASSETS		
	<u>\$ 78,482,171</u>	<u>\$ 66,232,791</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS - Continued

	DECEMBER 31,	
	2020	2019
<u>LIABILITIES AND STOCKHOLDERS' EQUITY</u>		
CURRENT LIABILITIES		
Current maturities of long-term debt	\$ 820,445	\$ 650,256
Current maturities of long-term debt - related parties	1,118,951	1,903,697
Current maturities of capital lease obligations	520,201	492,069
Accounts payable	12,589,969	9,617,603
Customer deposits	7,052,790	16,831,200
Short-term debt - related parties	-	15,550,000
Short-term debt	4,000,000	-
Other current liabilities	665,906	2,178,809
	<u>26,768,262</u>	<u>47,223,634</u>
TOTAL CURRENT LIABILITIES		
LONG-TERM LIABILITIES		
Asset retirement obligation	2,432,573	1,846,622
Accrued long-term compensation	231,525	118,313
Long-term debt, less current maturities and unamortized debt issuance costs	3,141,373	2,757,672
Long-term debt - related parties, less current maturities	14,195,312	1,188,898
Long-term capital lease obligations, less current maturities	426,578	952,870
	<u>20,427,361</u>	<u>6,864,375</u>
TOTAL LONG-TERM LIABILITIES		
	<u>47,195,623</u>	<u>54,088,009</u>
TOTAL LIABILITIES		
MEMBERS' EQUITY		
Members' equity - exchange transaction	3,870,442	3,870,442
Equity investment	29,450,212	29,450,212
Accumulated deficit	(2,034,106)	(21,175,872)
	<u>31,286,548</u>	<u>12,144,782</u>
TOTAL MEMBERS' EQUITY		
	<u>31,286,548</u>	<u>12,144,782</u>
TOTAL		
	<u>\$ 78,482,171</u>	<u>\$ 66,232,791</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME

	YEARS ENDED DECEMBER 31,	
	2020	2019
REVENUE		
Service	\$ 4,458,795	\$ 3,826,685
Roaming	15,133,138	7,792,312
Tower construction and services	44,063,897	15,029,638
TOTAL REVENUE	<u>63,655,830</u>	<u>26,648,635</u>
COST OF REVENUE		
Network operations	15,351,480	11,705,118
Depreciation and accretion	5,595,084	3,995,994
Service	439,742	329,692
Tower construction and services	31,023,558	11,940,417
TOTAL COST OF REVENUE	<u>52,409,864</u>	<u>27,971,221</u>
GROSS PROFIT (LOSS)	11,245,966	(1,322,586)
OPERATING EXPENSES		
Selling and marketing	1,130,361	890,452
Customer operations	769,502	610,424
General and administrative	3,968,587	2,475,964
Loss on sale of assets	26,480	3,733
TOTAL OPERATING EXPENSES	<u>5,894,930</u>	<u>3,980,573</u>
OPERATING INCOME (LOSS)	<u>5,351,036</u>	<u>(5,303,159)</u>
OTHER INCOME (EXPENSE)		
Other, net	50,612	24,099
Equity in earnings of unconsolidated subsidiaries	2,457,960	76,991
Gain on sale of investment agreement	12,800,000	9,700,000
Interest expense	(1,517,842)	(1,634,206)
TOTAL OTHER INCOME (EXPENSE)	<u>13,790,730</u>	<u>8,166,884</u>
NET INCOME	<u>\$ 19,141,766</u>	<u>\$ 2,863,725</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF MEMBERS' EQUITY

	MEMBERS' EQUITY- EXCHANGE TRANSACTION	EQUITY INVESTMENT	ACCUMULATED DEFICIT	TOTAL MEMBERS' EQUITY
BALANCE, JANUARY 1, 2019	\$ 3,870,442	\$ 29,450,212	\$ (24,039,597)	\$ 9,281,057
Allowance for doubtful accounts				
Net income	-	-	2,863,725	2,863,725
BALANCE, DECEMBER 31, 2019	3,870,442	29,450,212	(21,175,872)	12,144,782
Net income	-	-	19,141,766	19,141,766
BALANCE, DECEMBER 31, 2020	\$ 3,870,442	\$ 29,450,212	\$ (2,034,106)	\$ 31,286,548

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	<u>YEAR ENDED DECEMBER 31,</u>	
	<u>2020</u>	<u>2019</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net (loss) income	\$ 19,141,766	\$ 2,863,725
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation and accretion	5,595,084	3,995,994
Allowance for doubtful accounts	6,703	(6,837)
Amortization of MDAR premium	(2,347)	(2,347)
Amortization of debt issuance costs	32,779	32,779
Loss on sale of assets	26,480	3,733
Equity in earnings of unconsolidated subsidiaries	809,588	(76,991)
Provision for accrued long-term compensation	113,212	92,157
Changes in assets and liabilities:		
(Increase) decrease in operating assets		
Accounts receivable	(2,826,494)	110,396
Other receivables	9,700,000	(9,700,000)
Inventories	3,578,609	(7,755,393)
Notes receivable	(268,480)	-
ALU prepaid	(1,737,593)	(77,028)
Other current assets	(377,392)	438,159
Increase (decrease) in operating liabilities		
Accounts payable	2,972,366	4,468,691
Customer deposits	(9,778,410)	9,751,200
Other current liabilities	(1,512,903)	1,300,636
Asset retirement obligation	(5,027)	(497)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>25,467,941</u>	<u>5,438,377</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property and equipment	(19,817,057)	(10,549,047)
Purchase of licenses	(1,125,311)	-
Other investments and deposits	(5,800)	48,847
NET CASH (USED IN) INVESTING ACTIVITIES	<u>(20,948,168)</u>	<u>(10,500,200)</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS - Continued

	<u>YEAR ENDED DECEMBER 31,</u>	
	<u>2020</u>	<u>2019</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from issuance of short-term debt - related parties	\$ 1,755,312	\$ 4,500,000
Proceeds from short-term debt	4,000,000	-
Payments on short-term debt - related parties	(3,110,000)	-
Proceeds on long-term debt	905,000	250,000
Payments on long-term debt and debt service reserve fund	(730,143)	(625,547)
Payments on long-term debt - related parties	(1,905,358)	(364,277)
Payments on capital lease obligations	(498,160)	(455,381)
NET CASH PROVIDED BY FINANCING ACTIVITIES	<u>416,651</u>	<u>3,304,795</u>
NET INCREASE (DECREASE) IN CASH	4,936,424	(1,757,028)
CASH AT BEGINNING OF YEAR	<u>832,749</u>	<u>2,589,776</u>
CASH AT END OF YEAR	<u>\$ 5,769,173</u>	<u>\$ 832,748</u>

	<u>YEAR ENDED DECEMBER 31,</u>	
	<u>2020</u>	<u>2019</u>

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash paid during the year for:		
Interest	\$ 2,658,826	\$ 1,598,276

SUPPLEMENTAL SCHEDULE OF NONCASH INFORMATION

Asset retirement obligation additions	551,346	212,430
Purchase of property and equipment through direct financing	259,467	48,841
Purchase of property and equipment through a capital lease	-	50,000
Short-term debt - related parties converted to long-term debt - related parties	14,195,312	-
Long-term debt - related parties converted to short-term debt - related parties	-	1,000,000

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020 AND 2019

NOTE 1 - Nature of Operations and Significant Accounting Policies

Nature of Organization - Hilbert Communications, LLC and Subsidiaries (the "Company") is a regional provider of telecommunications products and services to residential and commercial customers in the Upper Midwest. The products and services include build out of wireless facilities, wireless communications services, tower construction and services, and consulting services. The Company has been approved by the Public Service Commission of Wisconsin as an eligible telecommunications carrier. Hilbert Communications, LLC and Subsidiaries operate wireless communications services under licenses granted by the Federal Communications Commission (FCC) and are subject to the applicable rules and regulations of the FCC.

Principles of Consolidation - The consolidated financial statements of the Company include the accounts and transactions of Hilbert Communications, LLC and its wholly owned subsidiaries: Bug Tussel Wireless, LLC, Cloud 1, LLC, Red Tail Tower, LLC, Cloud 1 Services, LLC, Michigan Wireless, LLC, and Midwest DataCore, LLC. All significant intercompany transactions and balances have been eliminated in consolidation.

The Company also has investments in other entities accounted for under the equity or cost methods. See Note 5 for further information.

Basis of Accounting - The consolidated financial statements of the Company have been prepared on the accrual basis of accounting and, accordingly, reflect all receivables, payables and other liabilities.

Basis of Presentation - The accompanying consolidated financial statements are presented in accordance with the accounting principles generally accepted in the United States of America (U.S. GAAP) as codified by the Financial Accounting Standards Board (FASB). Significant intercompany accounts and transactions have been eliminated in consolidation.

Use of Estimates - The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents - For purposes of the consolidated statement of cash flows, the Company considers cash to be cash on hand, cash held at financial institutions, and all highly liquid investments available for current use with an initial maturity of three months or less at the time of purchase. The Company does not have any cash equivalents as of December 31, 2020 and 2019.

Accounts Receivable - Receivables are stated at the amount the Company expects to collect from outstanding balances. Management provides for uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Allowance for doubtful accounts at December 31, 2020 and 2019 was \$24,000 and \$17,301, respectively.

Inventory - Inventories consist of materials, labor, and overhead costs related to towers for sale and equipment upgrades on towers. Inventories also consist of wireless devices and accessories for its retail location. Inventories are stated at lower of cost or net realizable value, with cost determined by specific identification.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Property and Equipment - Property and equipment is recorded at cost. Additions, improvements, or major renewals are capitalized, while expenditures that do not enhance or extend the asset's useful life are charged to operating expense as incurred. Property and equipment sold or otherwise disposed of are removed from property accounts with gains or losses on disposal credited or charged to the results of operations. Depreciation is computed using the straight-line method based on the following estimated useful lives:

<u>Asset</u>	<u>Life</u>
Wireless site and transmission equipment	3 - 10 years
Tower structures	7 - 15 years
Office equipment	3 - 7 years
Vehicles and trailers	5 years
Asset retirement obligation	3 - 15 years

Construction in progress costs represent cumulative costs of projects not yet placed in service. No depreciation was taken on these capitalized costs.

Valuation of Long-lived Assets - U.S. GAAP requires that long-lived assets and certain identifiable intangible assets be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Management reviews all material assets annually for possible impairment. If such assets are considered to be impaired, the impairment recognized is measured as the amount by which the carrying amount of the assets exceeds the estimated fair value of the assets. No assets are considered to be impaired at December 31, 2020 and 2019.

Licenses - Licenses include costs incurred in acquiring FCC licenses to wireless services. These costs include amounts paid to license applicants, the FCC, owners of interests in entities awarded licenses, and all direct and incremental costs related to acquiring the licenses.

The Company's FCC licenses provide the Company with the exclusive right to utilize certain radio frequency spectrum to provide wireless communication services. FCC licenses are issued for only a fixed time, generally 10 years, and such licenses are subject to renewal by the FCC.

Renewals of FCC licenses have historically occurred routinely and at nominal cost. Moreover, the Company has determined that there are currently no legal, regulatory, contractual, competitive, economic, or other factors that limit the useful life of its FCC licenses. As a result, FCC licenses are treated as indefinite-lived intangible assets and are not amortized, but are assessed annually for impairment. The Company re-evaluates the useful life determination for wireless licenses at regular intervals to determine whether events and circumstances continue to support an indefinite useful life. The Company assesses impairment by combining all individual licenses as a single unit and determining the fair value in the aggregate.

The Company completed its annual impairment assessment of intangible assets with indefinite lives and determined that these assets are not impaired as of December 31, 2020 and 2019.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Customer Deposits - Customer deposits include deposits received from customers related to tower construction contracts. The Company is entitled to milestone payments in accordance with tower construction contracts with various customers. Milestone payments are recorded as customer deposits until the sale of a tower is completed and the revenue is recognized.

In 2018, the Company signed an amended agreement with a customer for site equipment upgrades from which the Company received a working capital payment of \$2,000,000 to be used in connection with the site equipment upgrades.

See Note 16 for additional information related to the tower construction and site license agreements.

Asset Retirement Obligation – U.S. GAAP requires entities to record the fair value of a liability for legal obligations associated with an asset retirement in the period in which the obligations are incurred. When the liability is initially recorded, the entity capitalizes the cost of the asset retirement obligation by increasing the carrying amount of the related long-lived asset. Over time, the liability is accreted to its present value each period and the capitalized cost is depreciated over the useful life of the related asset.

The Company has determined that asset retirement obligations exist as there is a legal obligation to remove wireless component equipment, which are subject to retirement from sites, or towers that reside upon leased property at the time the Company discontinues its use. The estimated cost to remove these assets is accrued over the life of the assets. Accretion was \$41,130 and \$33,617 and depreciation expense was \$140,501 and \$100,314 for the years ended December 31, 2020 and 2019, respectively.

Revenue Recognition - A contract exists when it has approval and commitment from both parties, the rights of the parties are identified, payment terms are identified, the contract has commercial substance, and collectability of consideration is probable. The Company has multiple revenue streams that are accounted for based on the terms of the contracts with customers and typically include a single performance obligation within each revenue stream.

Service: The Company recognizes revenue when customers have been provided access to, and usage of, its internet services. Revenue is recognized when services are provided regardless of the period in which they are billed. Internet services are billed monthly and service revenue is recognized over the enforceable contract term as service is rendered, as the customer simultaneously receives and consumes the benefits of the services through network access and usage and the Company has satisfied its performance obligation.

Roaming: The Company recognizes revenue when customers have been provided roaming access on the Company's wireless telecommunications network. Revenue is determined monthly as data is available from all customers roaming on the Company network and recognized in the month the services were provided, regardless of the period in which they are billed. The revenue is recognized at a point in time when the Company has satisfied its performance obligation to provide access to the Company's wireless telecommunications network.

Tower Construction and Services: The Company recognizes revenue when control and ownership of the goods is transferred to the customer which is a condition of receiving the final milestone payment to complete the transaction. All tower construction contracts are fixed-price contracts and are recognized at a point in time when the tower sale has been completed and ownership has transferred to the customer. Revenue is measured as the amount of consideration the Company received in exchange for transferring goods.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Revenue Recognition, continued – The Company also installs equipment related to towers. The Company recognizes revenue when the equipment has been installed and turned on which provides assurances to the customer that the contract has been completed and final payment can be initiated. All equipment installation contracts are fixed-price contracts and are recognized at a point in time when the equipment has been transferred to the customer upon completion. Revenue is measured as the amount of consideration the Company received in exchange for transferring goods.

The pricing and payment terms for tower construction and equipment installation contracts are based on the terms of the contracts or the result of specific negotiations with each customer. The timing of revenue recognition, billings, and cash collections results in receivables, contract assets, and contract liabilities. Accounts receivable are recorded when the right to consideration becomes unconditional and are presented separately in the balance sheets. The Company does not have significant contract assets and contract liabilities are recorded as customer deposits as of December 31, 2020 and 2019.

The Company collects sales tax from certain customers and remits the entire amount to the appropriate governmental entities. The Company's accounting policy is to exclude the tax collected and remitted from revenues and cost of revenues.

See Note 16 for additional information related to tower construction, site licenses, and roaming customer contracts.

Income Taxes – The Internal Revenue Code and applicable state statutes provide that income and expenses of a limited liability company are not separately taxable to the Company, but rather accrue directly to the members. Accordingly, no provision for federal or state income taxes has been made in the consolidated financial statements. Per the operating agreement, the Company may periodically make distributions to the unit holders to enable them to pay the income taxes which they incur as a result of Company income.

Accounting for Uncertainty in Income Taxes - U.S. GAAP requires management to evaluate tax positions taken by the Company and recognize a tax liability (or asset) if the Company has taken an uncertain position that more likely than not would be sustained upon examination by a taxing authority. Management has analyzed the tax positions taken by the Company, and has concluded that as of December 31, 2020 and 2019, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the consolidated financial statements. The Company is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

Advertising Costs - The Company expenses advertising costs as incurred. Total advertising expense was \$124,463 and \$93,862 for the years ended December 31, 2020 and 2019, respectively.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

New Accounting Pronouncements - In February 2016, the FASB issued ASU 2016-02, Leases (Topic 842) effective for annual reporting periods beginning after December 15, 2019. They subsequently issued ASU 2019-10 and ASU 2020-05 to defer the effective date to annual periods beginning after December 15, 2021. Under the new guidance, a lessee will be required to recognize assets and liabilities for leases with lease terms of more than 12 months. Consistent with current GAAP, the recognition, measurement, and presentation of expenses and cash flows arising from a lease by a lessee primarily will depend on its classification as a finance or operating lease. However, unlike current GAAP, which requires only capital leases to be recognized on the balance sheet, the new ASU will require both types of leases to be recognized on the balance sheet. The ASU will also require disclosures to help financial statement users better understand the amount, timing, and uncertainty of cash flows arising from leases. These disclosures include qualitative and quantitative requirements providing additional information about the amounts recorded in the financial statements. The Company is currently assessing the impact on its consolidated financial statements.

Reclassifications - Certain accounts in the prior year financial statements have been reclassified for comparative purpose to conform to the presentation of the current year's financial statements.

Subsequent Events - The Company evaluated subsequent events through May 17, 2021, the date which the financial statements were available to be issued.

NOTE 2 - Inventories

Inventories consist of the following as of December 31:

	<u>2020</u>	<u>2019</u>
Towers for sale	\$ 5,355,446	\$12,548,461
Equipment upgrades on towers	1,675,736	375,222
Equipment for sale	2,457,308	67,104
Wireless devices and accessories	-	76,312
TOTAL	<u>\$ 9,488,490</u>	<u>\$13,067,099</u>

NOTE 3 - Property and Equipment

Property and equipment consist of the following as of December 31:

	<u>2020</u>	<u>2019</u>
Wireless site and transmission equipment	\$ 65,434,642	\$ 44,854,176
Tower structures	3,131,693	3,129,628
Office equipment	640,176	601,971
Vehicles and trailers	1,272,245	775,649
Asset retirement obligation	2,182,049	1,635,730
Construction in progress	<u>2,373,710</u>	<u>3,689,187</u>
Subtotal	75,034,515	54,686,341
Less: Accumulated depreciation	<u>(31,832,406)</u>	<u>(26,530,171)</u>
NET PROPERTY AND EQUIPMENT	<u>\$ 43,202,109</u>	<u>\$ 28,156,170</u>

Depreciation expense was \$5,553,746 and \$3,962,377 for the years ended December 31, 2020 and 2019, respectively.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 4 - Investment in Other Entities

The Company has a 45% interest in Michigan Spectrum Holdings, LLC, with three unit holders owning the remaining 55%. Michigan Spectrum Holdings, LLC owns FCC licenses and the Company's portion of the carrying value is \$386,600. In 2019, The Company had a 40% interest, but purchased a unit holder's 5% interest in 2020 for \$55,000. The Company uses the equity method of accounting where the ownership is between 20% and 50%. Under the equity method, the investment is recorded at cost and adjusted to recognize the Company's share of net earnings or losses of the investee. The investee reported a net loss of \$1,050 and \$2,000 in 2020 and 2019, respectively.

During 2016, the Company entered into a joint venture agreement to construct 20 towers with a third party, APC Towers, LLC, forming APC Towers-Hilbert, LLC. As of December 31, 2020 and 2019, 13 towers have been constructed. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2020, there were no monetary investments in the joint venture made by the Company. This investment was sold in November 2020 for \$8,400,000. The Company's share of the proceeds were \$3,276,473. The following information summarizes the activity of the joint venture for the years ended December 31, 2020 and 2019.

	<u>2020</u>	<u>2019</u>
Revenues	\$ 94,102	\$ 390,766
Net income	58,168	198,212
Total assets	-	2,116,354
Total Liabilities	-	9,852
Equity	-	2,106,502

During 2016, the Company entered into a joint venture agreement to construct 10 towers with a third party, Faith Technologies, LLC, forming Faith Hilbert Towers, LLC. As of December 31, 2020 and 2019, 10 towers have been constructed. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2020, there were no monetary investments in the joint venture made by the Company. The following information summarizes the activity of the joint venture for the years ended December 31, 2020 and 2019.

	<u>2020</u>	<u>2019</u>
Revenues	\$ 247,178	\$ 242,278
Net income/(loss)	(28,828)	(61,382)
Total assets	1,790,784	1,986,953
Total Liabilities	2,006,592	2,173,933
Equity	(215,808)	(186,980)

During 2018, the Company entered into a joint venture agreement to construct 50 towers with a third party, VB-JV6, LLC, forming VBHV, LLC. As of December 31, 2020 and 2019, 29 and 2 towers, respectively, have been constructed or transferred. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2020, there were no monetary investments in the joint venture made by the Company. The following information summarizes the activity of the joint venture for the years ended December 31, 2020 and 2019.

	<u>2020</u>	<u>2019</u>
Revenues	\$ 173,012	\$ 71,112
Net income/(loss)	(1,262,299)	17,151
Total assets	31,463,960	1,122,067
Total Liabilities	11,259,669	955,476
Equity	20,204,291	166,591

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 4 - Investment in Other Entities, continued

These joint ventures had combined net (loss) income totaling \$7,108,873 and \$153,981 during 2020 and 2019, respectively. The Company's 50% portion of the net (loss) income, \$2,457,960 and \$76,991, increased the Company's investment in other entities balance on the accompanying consolidated balance sheets and was recognized in other income as equity in earnings of unconsolidated subsidiaries on the accompanying consolidated statements of operations in 2020 and 2019, respectively.

NOTE 5 - Deposits for Payments on MDAR Bonds

The Company received Midwestern Disaster Area Fixed Rate Revenue Bonds, Series 2012 (MDAR), held by a trustee to fund a Bug Tussel Wireless, LLC project to construct certain telecommunications infrastructure in Fond du Lac County and Adams County, Wisconsin. A debt service reserve fund totaling \$604,355 and \$583,507 as of December 31, 2020 and 2019, respectively, has been set aside to be utilized for final payments due in 2024. The Company submits monthly deposits to fund the semi-annual payments when due. Total deposits were \$111,427 and \$116,346 as of December 31, 2020 and 2019, respectively, and are included in other current assets on the accompanying consolidated balance sheets.

NOTE 6 - Short-Term Debt

During 2020, the Company borrowed money on a short-term note from a bank. The note totaled \$4,000,000 as of December 31, 2020 and is secured by a general business security agreement. The note has an interest rate of 3.5%, which is paid monthly, and the remaining principal and interest are due on September 25, 2021. The note is also guaranteed by a unit holder, who receives a 0.5% guarantor fee each month.

NOTE 7 - Short-Term Debt - Related Parties

The Company borrowed money on short-term notes from unit holders. During 2019, these notes were extended and additional short-term notes from unit holders were secured totaling \$15,550,000 as of December 31, 2019. These notes are secured by general business security agreements and bear interest at rates ranging from 8.0% to 8.5%. Interest expense on these short-term notes totaled \$1,163,433 in 2019. During 2020, these notes were renewed and extended until January 2022 and are included in Note 9 for 2020.

NOTE 8 - Long-Term Debt

The Company's notes payable are as follows at December 31:

	<u>2020</u>	<u>2019</u>
1.25% secured note with a former unit holder, due in monthly payments of \$1,720 including interest, maturing December 2021. The note is secured with a general business security agreement.	\$ 20,581	\$ 40,807
3.50% secured note with a former unit holder due in monthly installments, including interest, maturing December 2021. The loan calls for monthly payments of principal and interest of \$5,741. The note is secured with a general business security agreement. *	68,286	-

*The unit holder sold their interest in 2020. Information for 2019 is included in Note 9.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 8 - Long-Term Debt, continued

	<u>2020</u>	<u>2019</u>
MDAR Fixed Rate Revenue Bonds, Series 2012, par value \$5,385,000 issued in December 2012 by Fond du Lac County, Wisconsin to fund a Bug Tussel Wireless, LLC project. A premium of \$27,769 was paid by the purchasers of the bonds and will be amortized over the life of the bonds (amortization of \$2,347 for the years ended December 31, 2020 and 2019. Accumulated amortization was \$16,428 and \$14,081 as of December 31, 2020 and 2019, respectively). The issuer placed the proceeds of the sale of the bonds with a trustee of Bug Tussel Wireless, LLC to construct telecommunications infrastructure in the Wisconsin counties of Fond du Lac and Adams. See Note 5. The bonds are limited obligations of the issuer. Fond du Lac and Adams County, WI each is guarantor of the payment of its pro rata share of principal and interest on the bonds. The average interest rate on the bonds is 2.6% plus a guaranteed rate paid to each county of 0.5% for its pro rata share. Starting in May 2015, the bonds call for semi-annual interest and principal payments of \$255,000, increasing each year. Payments increased to \$285,000 and \$295,000 during 2019 and 2020, respectively. Final payment of \$335,000 is due November 2024. Hilbert Communications, LLC is a guarantor to Fond du Lac and Adams Counties for the payment of principal and interest on the bonds. Equipment purchased with proceeds from the bonds are pledged by Bug Tussel Wireless, LLC to Fond du Lac and Adams Counties.	2,533,996	3,121,343
2.00% note payable to Town of Franklin, secured by leasehold interest and various equipment with interest due monthly through February 2020. Principal and interest payments due in quarterly installments of \$6,250 starting May 21, 2020. Note matures February 28, 2030.	231,250	250,000
Various 0.00% to 9.99% notes payable to the dealer, secured by specific Company vehicles, due in monthly payments ranging from \$326 - \$2,403, including interest, maturing at various dates between 2021 and 2023.	328,358	154,210
1.00% Payroll Protection Program loans, due in monthly installments of \$51,100 starting in March 2021, including interest to August 2022, unsecured	905,000	-
Less: unamortized debt issuance costs	(125,653)	(158,432)
Total	3,961,818	3,407,928
Less current maturities	820,445	650,256
TOTAL LONG-TERM DEBT	<u>\$ 3,141,373</u>	<u>\$ 2,757,672</u>

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 8 - Long-Term Debt, continued

The Company signed a promissory note with Kewaunee County in August 2020. The note provides for borrowings up to \$960,000 with a 3.00% interest rate. It requires annual payments over a 12 year period, ending in September 2032. There were no disbursements under this note as of December 31, 2020.

The Company was granted \$611,000 and \$294,000 loans under the PPP administered by a Small Business Administration (SBA) approved partner. The loans are uncollateralized and are fully guaranteed by the Federal government. The Company is eligible for loan forgiveness of up to 100% of the loan, upon meeting certain requirements. The Company has recorded a note payable and will record the forgiveness upon being legally released from the loan obligation by the SBA. No forgiveness income has been recorded for the year ended December 31, 2020. The Company will be required to repay any remaining balance.

Subsequent to December 31, 2020, the Company was legally released from its PPP loan obligations.

Aggregate maturities of long-term debt for the five years and thereafter following December 31, 2020, calculated at the amended payment amount with the PPP loan forgiveness, are as follows:

2021	\$ 820,445
2022	733,997
2023	706,488
2024	664,638
2025	25,000
Thereafter	106,250
TOTAL	<u>\$ 3,056,818</u>

The Company is in compliance with all loan covenants.

NOTE 9 - Long-Term Debt - Related Parties

The Company's related party notes payable are as follows at December 31:

	<u>2020</u>	<u>2019</u>
7.00% secured note with a unit holder due in monthly installments, including interest, maturing December 2021. The loan calls for monthly payments of principal and interest of \$93,719. The note is secured with specific equipment. *	\$ 1,118,951	\$ 2,959,216
3.50% secured note with a unit holder due in monthly installments, including interest, maturing December 2021. The loan calls for monthly payments of principal and interest of \$5,741. The note is secured with a general business security agreement. **	-	133,379

* The Company made four payments of principal and interest of \$93,719 in January of 2019 which were made up of three deferred payments from 2018 and one month in 2019. In 2020, the Company made payments for the remaining eleven months of 2019 and the first two months of 2020. They resumed normal payments thereafter.

**The unit holder sold their interest in 2020. Information for 2020 is included in Note 8.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 9 - Long-Term Debt - Related Parties, continued

	<u>2020</u>	<u>2019</u>
Various 5.00% to 8.50% secured notes with unit holders, interest payable each month, principal due in January 2022. The notes are secured with general business security agreements.	14,195,312	-
Total related parties	15,314,263	3,092,595
Less current maturities	1,118,951	1,903,697
TOTAL RELATED PARTY LONG-TERM DEBT	<u>\$14,195,312</u>	<u>\$ 1,188,898</u>

Aggregate maturities of related party long-term debt for the years following December 31, 2020, calculated at the amended payment amounts, are as follows:

2021	\$ 1,118,951
2022	14,195,312
TOTAL	<u>\$15,314,263</u>

NOTE 10 – Capital Lease Obligations

The Company is obligated under various capital leases for equipment and office furniture which expire at various dates in 2021, 2022, and 2023. There are a total of 17 capital leases, one of which was added during 2019. The capital lease obligations are due in monthly installments ranging from \$1,585 to \$4,473 and bear interest rates ranging from 6.70% to 8.80% and are secured with the leased equipment and proof of insurance. Total monthly capital lease payments including interest were \$48,527 at December 31, 2020 and 2019. Total capital lease principal payments totaled \$498,600 and \$455,370 in 2020 and 2019, respectively.

The leased assets are included in property and equipment, but they are included with various sites and towers and are not directly traceable, so asset values and accumulated depreciation are not available.

The future minimum lease payments, by year and in aggregate, under capital leases with initial or remaining terms of one or more years as of December 31, 2020 are as follows:

2021	\$ 570,399
2022	422,588
2023	23,188
Total future lease payments	1,016,175
Less: Amount representing interest	69,396
Present value of net minimum lease payments	946,779
Less: Current maturities of capital lease obligations	520,201
TOTAL LONG-TERM CAPITAL LEASE OBLIGATIONS	<u>\$ 426,578</u>

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 11 – Operating Leases

The Company leased its office space under a 37-month lease agreement with a related party that was set to expire on December 31, 2020, and called for monthly rent payments of \$5,634 during the first four months of 2019. The Company signed an amended lease in May 2019 to include additional space with the term being extended until December 31, 2026, and new payment terms. The amended agreement calls for monthly rent payments of \$6,734 in May of 2019, \$8,734 per month for June through December 2019, \$9,666 per month for 2020, \$11,986 per month for 2021, \$13,265 per month for 2022, \$14,544 per month for 2023, \$15,157 per month for 2024, \$15,781 per month for 2025, and \$16,417 per month for 2026. The Company is responsible for utility, personal property tax, insurance, and repair and maintenance costs relating to the lease.

In 2019, the Company entered into a lease agreement with a related party to rent warehouse space. The lease agreement commenced on May 15, 2019, and was amended for additional space on March 1, 2020, under new payment terms and expiring on May 31, 2024. The original lease called for monthly rent payments of \$6,000, increasing to \$6,180 in 2020. The amended lease calls for monthly payments of \$9,045 for the remainder of 2020 and annual 3% increases each of the next four years. The Company is responsible for utility, personal property tax, snow removal, insurance, and repair and maintenance costs related to the lease.

In addition, the Company leases, as lessee, various tower sites and backhaul facilities under operating leases from related and unrelated parties through 2028. The agreements contain various renewal options. Following is a schedule by year of future minimum rental payments required under operating leases that have initial or remaining noncancellable lease terms in excess of one year as of December 31, 2020.

	Related Parties	Unrelated Parties	Total
2021	\$ 908,887	\$ 10,281,893	\$ 11,190,780
2022	404,804	9,746,183	10,150,987
2023	355,575	9,097,884	9,453,459
2024	344,393	8,362,246	8,706,639
2025	351,280	6,541,353	6,892,633
Thereafter	516,992	7,577,801	8,094,793
TOTAL	\$ 2,881,931	\$ 51,607,360	\$ 54,489,291

Rent expense under all operating leases amounted to approximately \$10,876,000 and \$7,596,000 in 2020 and 2019, respectively, and is included in network operations in the accompanying consolidated statements of income.

NOTE 12 - Employee Benefits

The Company has a 401(k) Profit Sharing Plan covering substantially all of its employees. The plan is a Safe Harbor Plan with an automatic contribution arrangement for new employees at 6% with an option to opt-out. The Company's matching contribution is equal to 100% of the first 3% of employees' salary deferred and 50% on the next 2% of employees' salary deferred. The total matching contribution was \$189,529 and \$130,812 for 2020 and 2019, respectively. The Company also may contribute a discretionary contribution that would be allocated to participants in the plan. No discretionary contributions were made in 2020 and 2019.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 13 - Accrued Long-Term Compensation

Accrued long-term compensation consists of a Phantom Unit Plan which provides for the awarding of phantom units to key employees. The value of a phantom unit is equivalent to the value of a unit of ownership in the Company. The value of a unit is determined on an annual basis by the board of directors. Phantom units may be awarded fully vested or awarded with a vesting schedule. Each phantom unit entitles a participant to receive cash compensation equal to the corresponding value upon the trigger of events as defined in the plan. The cash compensation may be paid over a five-year period with interest. Upon termination for cause or resignation prior to trigger events, vested and unvested phantom units are forfeited.

The Company awarded 9,950 and 8,800 units in 2020 and 2019, respectively. The units issued in 2020 are 75% vested at issuance and 25% annually thereafter. The units issued in 2019 are 50% vested at issuance and 25% annually thereafter. The Company recorded an accrued long-term compensation liability and a general and administrative expense of \$113,213 and \$92,157 related to the vested units of phantom stock as of and for the years ended December 31, 2020 and 2019.

NOTE 14 - Related Party Transactions

A Company unitholder has a minority interest in Safford Building, LLC. The Company leases office and rooftop space from Safford Building, LLC, on a month-to-month basis. Charges for rent totaled \$17,520 in 2020 and 2019, respectively. Accounts receivable due from Safford Building, LLC totaled \$42,591 and \$42,591 as of December 31, 2020 and 2019, respectively.

The Pine Street Cat Company, LLC is majority owned by an entity that is wholly owned by one Company unit holder. The Company leases office space from The Pine Street Cat Company, LLC, through December 31, 2026. Charges for rent totaled \$115,992 and \$90,408 in 2020 and 2019, respectively.

APC Towers-Hilbert, LLC, Faith Hilbert Towers, LLC, and VBHV, LLC are all joint ventures that are 50% owned by the Company. The Company builds towers and sells them to the joint ventures. For the years ended December 31, 2020 and 2019, there were no tower sales to APC Towers-Hilbert, LLC or Faith Hilbert Towers, LLC; and tower sales to VBHV, LLC totaled \$10,201,250 and \$282,500, respectively. Customer deposits received for future tower sales to the joint ventures outstanding at December 31, 2020 and 2019 were \$4,362,500 and \$395,000, respectively, all related to VBHV, LLC. Accounts receivable due from Faith Hilbert Towers, LLC totaled \$0 and \$4,220 as of December 31, 2020 and 2019, respectively. The Company also leases space on the towers from the joint ventures in order to mount Bug Tussel equipment.

For the years ended December 31, 2020 and 2019, rent paid to APC Towers-Hilbert, LLC totaled \$353,493 and \$355,411, respectively, rent paid to Faith Hilbert Towers, LLC totaled \$260,513 and \$255,559, respectively, and rent paid to VBHV, LLC totaled \$137,300 and \$42,174, respectively.

The Company holds a retained interest in tower sales to M3 Hilbert Towers, LLC. See Note 16.

Accounts receivable due from other related parties was \$15,827 and \$16,356 as of December 31, 2020 and 2019, respectively.

Additionally, the Company has entered into other related party transactions that are described in Notes 4, 6, 8, and 10.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 15 - Concentrations

The Company maintains cash balances at financial institutions which are insured by the Federal Deposit Insurance Corporation (FDIC). The Company's cash deposits may exceed the \$250,000 insurance threshold during the year. At December 31, 2020, the Company had approximately \$5,735,000 of uninsured balances.

Substantially all of the Company's roaming revenue was generated from one customer in 2020 and 2019. Receivables from that customer represented approximately 98% and 83% of roaming receivables at December 31, 2020 and 2019, respectively.

Substantially all of the Company's tower construction and services revenue was generated from major customers in 2020 and 2019. See Note 16.

The Company had purchases from two vendors in 2020 and 2019 representing approximately 45% and 49%, respectively of total vendor purchases for the years ended December 31, 2020 and 2019. The accounts payable due to these vendors was \$5,832,582 and \$3,596,273 as of December 31, 2020 and 2019.

NOTE 16 - Tower Construction, Site License, and Roaming Customer Agreements

Tower Construction & Site License Agreements – M3 Hilbert Towers, LLC: In 2017, the Company entered into a Tower Construction and Purchase Agreement (TCPA) with M3 Hilbert Towers, LLC (M3) (a wholly owned subsidiary of Mobilitie Investments III, LLC) to construct and sell up to 250 towers at approved subject sites. The TCPA was amended in 2018 and became effective as of October 30, 2018.

Each completed tower will be sold to M3 and payable in six separate milestone payments as described in the amended TCPA. The Company completed construction on 128 and 34 towers in 2020 and 2019, respectively, and recognized tower construction and services revenue of \$32,000,000 and \$8,500,000 for the years ended December 31, 2020 and 2019, respectively. The base purchase price for each tower is \$250,000. At December 31, 2020, the Company has completed construction of 225 towers related to this agreement. As of December 31, 2020 and 2019, the Company has received \$1,650,000 and \$14,346,200, respectively, in customer deposits related to 26 and 141 towers, respectively, that are in process.

The TCPA also provides for a contingent purchase price to the Company upon the first sale of each tower asset by M3. The contingent purchase price shall be calculated using a formula defined in the amended TCPA. The contingent purchase price shall not exceed 50% of the contingent purchase price base amount nor shall it be less than zero. If the tower asset is not sold by M3 prior to the eleventh anniversary, an advance payment may be payable to the Company based on terms and conditions described in the TCPA.

In connection with the TCPA, the company entered into a Master License Agreement with M3 where the Company will enter into a Site License Agreement (SLA) to lease the prime space on the aforementioned towers for the installation and operation of the Company's telecommunications equipment. The SLA was amended in 2018 and became effective as of October 30, 2018. SLAs will have an initial term of seven years at a monthly rent of \$2,150 that will increase by 2% annually. The SLAs will automatically renew for four additional five-year terms upon the same terms and conditions unless notified by the Company at least six months prior to expiration of the then existing term. In addition, the Company is also responsible for its pro rata share of pass-through expenses (site operating expenses including ground rent, maintenance, taxes, and insurance) in excess of an amount defined in the TCPA, subject to annual escalations of 2%. The Company is responsible for all utilities relating to its telecommunications equipment on the site.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 16 - Tower Construction, Site License, and Roaming Customer Agreements, continued

VBHV LLC: In 2018, the Company entered into a partnership with VBHV, LLC to construct, own, lease, and operate towers. Effective December 31, 2019, this operating agreement was restated and amended. The restated and amended operating agreement anticipates the construction or acquisition of at least 300, but up to 1,000 towers within the specified states. Each completed tower will be sold to VBHV, LLC for \$243,750 and payable in seven milestone payments as described in the agreement. The Company completed 29 towers and 2 towers in 2020 and 2019, respectively, including transferring ownership of a tower previously sold to another joint venture and recognized tower construction and service revenues of \$2,681,250 and \$282,500 in 2020 and 2019, respectively. As of December 31, 2020 and 2019, the Company has received \$4,362,500 and \$395,000, respectively, in customer deposits related to 58 and 13 towers in process.

In connection with the agreement with VBHV, LLC the Company will enter into an SLA to lease the prime space on the aforementioned towers for the installation and operation of the Company's telecommunications equipment. These SLAs will have an initial term of seven years at a monthly rent of \$1,950 that will increase by 2% annually. The SLAs will automatically renew for four additional five-year terms upon the same terms and conditions.

Tower Construction & Site License Agreements, continued – The amended and restated operating agreement with VBHV, LLC effective December 31, 2019, includes a sale of investment agreement by the Company that could total \$25,000,000 based on the Company completing its performance obligation. As of December 31, 2020 and 2019, the Company completed the underlying performance obligation as described in the agreement and recognized in other income a gain on sale of investment agreement of \$12,800,000 and \$9,700,000. The Company anticipates completing the majority of the remaining performance obligations in 2021 and will recognize gain on sale of investment agreement within other income as they complete the performance obligations.

The amended and restated agreement also provides the Company an option to sell towers directly to their third party joint venture partner for \$470,000 per tower instead of to VBHV, LLC if certain conditions are met, as defined. The sale of towers to VBHV, LLC will continue under the same terms as the previous agreement. During 2020 and 2019, the Company sold 16 and 0 towers, respectively, directly to the third party venture partner for a total of \$7,520,000 and \$0.

The amended and restated operating agreement provided additional collateral pledged by the Company to VBHV, LLC related to tower assets operated by the Company. Additional provisions related to distributions and potential exit or unwind scenarios of VBHV, LLC are also provided.

In connection with the aforementioned tower construction agreements, the Company had \$3,067,765 and \$12,480,961 included in inventories as of December 31, 2020 and 2019, respectively, related to towers in process.

Operating lease commitments related to the SLAs in the aforementioned site license agreements are included in Note 11.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 16 - Tower Construction, Site License, and Roaming Customer Agreements, continued

Roaming Customer Agreements - The Company entered into a series of agreements with their primary roaming customer for the Company to build, deploy, and place into commercial service 279 new and upgraded cell sites using spectrum owned by the roaming customer. The Company will receive roaming revenues for customer usage based on the terms of the agreements. The Company's primary roaming customer has the option to acquire the equipment on each cell site from the Company at an agreed upon price per the agreements. The agreements continue through November 1, 2021, and will automatically renew for up to five additional two-year terms unless notified by either party at least 180 days prior to the expiration of the then existing term. The cell sites included in the agreements are identical to the tower assets being constructed in the M3 TCPA and the towers constructed for the joint ventures described in Note 4.

In 2018, the Company entered into an agreement with their primary roaming customer for service upgrades on identified cell sites. The agreement was amended effective September 24, 2019, with a change to the total purchase price, scope of the project and no change to the identified cell sites. The amended total purchase price for the equipment and services is identified in the agreement and totals approximately \$10,000,000. The Company completed service upgrades in 2020 and 2019 and revenues received for these service upgrades totaled \$1,555,772 and \$6,214,833, respectively, related to these site upgrades.

The agreement also provided the Company an initial \$2,000,000 working capital payment from their primary roaming customer to finance the project. The amended agreement came with additional customer deposits for the change in scope of the project. As of December 31, 2020 and 2019, the Company had customer deposits totaling \$670,290 and \$2,090,000, respectively, related to this agreement on the accompanying consolidated balance sheets.

In 2019, the Company entered into a build-out and maintenance agreement with their primary roaming customer to build, install, and deploy a radio access network (RAN) to identified cell sites. The purchase price for each cell site is identified in the agreement as \$122,743, which is payable in 96 equal payments of \$1,735 which includes an interest charge of 8%. The agreement has a conditional purchase price for any site requiring specific equipment in the amount of \$22,994, which is payable in 96 equal payments of \$325 which includes an interest charge of 8%. The Company completed two and zero RAN build-outs in 2020 and 2019, respectively, and recognized revenue of \$268,480 and \$0 for 2020 and 2019, respectively. As of December 31, 2020 and 2019, the Company had \$0 of up-front payments related to in process or future RAN build-outs. The Company had 53 and 2 RAN build-outs in process and \$2,457,308 and \$67,104 included in inventories as of December 31, 2020 and 2019, respectively.

As of December 31, 2020 and 2019, the Company recognized \$38,395 and \$32,305, respectively, in tower construction and services revenue on the accompanying consolidated statements of income related to tower rent and tower services performed unrelated to the aforementioned agreements.

NOTE 17 - Commitments and Contingencies

In the ordinary course of conducting business, the Company occasionally becomes involved in legal proceedings, audits, or other matters. While any litigation or audit has an element of uncertainty, management of the Company believes that the outcome of any pending or threatened actions will not have a material adverse effect on the business or financial condition of the Company.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2020 AND 2019

NOTE 18 - Risks and Uncertainties

During 2020, the world-wide coronavirus pandemic impacted national and global economies. The Company is closely monitoring its operations, liquidity, and capital resources and is actively working to minimize the current and future impact of this unprecedented situation. As of the date of issuance of these financial statements, the current and future full impact to the Company is not known.

NOTE 19 - Subsequent Events

In March 2021, the Company signed a \$1,500,000 note with a unit holder. The note has a nine month term. Interest is due monthly at a rate of 5.0%, and the principal is due in January 2022. The note is secured with a general business security agreement.

In April 2021, the Company signed a \$1,500,000 note with a bank. The note has a five month term. Interest is due monthly at a rate of 3.5%, and the principal is due in September 2021. The note is guaranteed by a unit holder.

**HILBERT COMMUNICATIONS, LLC
AND SUBSIDIARIES**

**FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITORS' REPORT**

DECEMBER 31, 2021 AND 2020

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Hilbert Communications, LLC and Subsidiaries
Green Bay, Wisconsin

Opinion

We have audited the accompanying consolidated financial statements of Hilbert Communications, LLC and Subsidiaries which comprise the consolidated balance sheets as of December 31, 2021 and 2020, and the related consolidated statements of income, members' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Hilbert Communications, LLC and Subsidiaries as of December 31, 2021 and 2020, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Hilbert Communications, LLC and Subsidiaries and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Hilbert Communications, LLC and Subsidiaries' ability to continue as a going concern for one year after the date that the consolidated financial statements are issued or when applicable, one year after the date that the consolidated financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Hilbert Communications, LLC and Subsidiaries' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Hilbert Communications, LLC and Subsidiaries' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Hawkins Ash CPAs, LLP

Green Bay, Wisconsin
June 27, 2022

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

	DECEMBER 31,	
	2021	2020
<u>ASSETS</u>		
CURRENT ASSETS		
Cash	\$ 645,037	\$ 5,769,173
Accounts receivable, net	8,312,868	4,698,994
Inventories	8,852,596	9,488,490
Notes receivable, current	28,977	24,969
ALU prepaid	1,325,945	1,814,621
Prepaid expenses	927,913	529,714
Restricted cash equivalents	60,093,043	111,427
	<u>80,186,379</u>	<u>22,437,388</u>
TOTAL CURRENT ASSETS		
PROPERTY AND EQUIPMENT		
Property and equipment	89,072,294	75,034,515
Less accumulated depreciation	<u>36,763,183</u>	<u>31,832,406</u>
	<u>52,309,111</u>	<u>43,202,109</u>
NET PROPERTY AND EQUIPMENT		
NON-CURRENT ASSETS		
Licenses	12,214,836	12,214,836
Notes receivable, long-term	277,754	243,511
Investment in other entities	(1,201,082)	(321,872)
Restricted cash equivalents	9,378,614	604,355
Other deposits	<u>120,671</u>	<u>101,844</u>
	<u>20,790,793</u>	<u>12,842,674</u>
TOTAL NON-CURRENT ASSETS		
	<u>\$ 153,286,283</u>	<u>\$ 78,482,171</u>
TOTAL ASSETS		

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS - Continued

	DECEMBER 31,	
	2021	2020
<u>LIABILITIES AND STOCKHOLDERS' EQUITY</u>		
CURRENT LIABILITIES		
Line of credit	\$ 400,000	\$ -
Current maturities of long-term debt	2,268,078	820,445
Current maturities of long-term debt - related parties	93,660	1,118,951
Current maturities of capital lease obligations	406,095	520,201
Accounts payable	7,207,272	12,589,969
Customer deposits	1,310,367	7,052,790
Short-term debt - related parties	-	-
Short-term debt	-	4,000,000
Other current liabilities	1,441,818	665,906
	<u>13,127,290</u>	<u>26,768,262</u>
TOTAL CURRENT LIABILITIES	13,127,290	26,768,262
LONG-TERM LIABILITIES		
Asset retirement obligation	3,511,578	2,432,573
Accrued long-term compensation	547,125	231,525
Long-term debt, less current maturities and unamortized debt issuance costs	82,167,670	3,141,373
Long-term debt - related parties, less current maturities	14,417,263	14,195,312
Long-term capital lease obligations, less current maturities	22,867	426,578
	<u>100,666,503</u>	<u>20,427,361</u>
TOTAL LONG-TERM LIABILITIES	100,666,503	20,427,361
TOTAL LIABILITIES	<u>113,793,793</u>	<u>47,195,623</u>
MEMBERS' EQUITY		
Members' equity - exchange transaction	3,870,442	3,870,442
Equity investment	29,650,212	29,450,212
Retained earnings (accumulated deficit)	5,971,836	(2,034,106)
	<u>39,492,490</u>	<u>31,286,548</u>
TOTAL MEMBERS' EQUITY	39,492,490	31,286,548
TOTAL	<u>\$ 153,286,283</u>	<u>\$ 78,482,171</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME

	YEARS ENDED DECEMBER 31,	
	2021	2020
REVENUE		
Service	\$ 5,678,564	\$ 4,458,795
Roaming	20,930,555	15,133,138
Tower construction and services	22,780,966	43,809,413
Equipment	7,750,252	254,484
Other	1,190,592	-
TOTAL REVENUE	58,330,929	63,655,830
COST OF REVENUE		
Network operations	20,349,093	15,351,480
Depreciation and accretion	7,143,320	5,595,084
Service	626,552	439,742
Tower construction and services	19,215,247	31,023,558
TOTAL COST OF REVENUE	47,334,212	52,409,864
GROSS PROFIT (LOSS)	10,996,717	11,245,966
OPERATING EXPENSES		
Selling and marketing	1,646,016	1,130,361
Customer operations	740,301	769,502
General and administrative	4,086,608	3,968,587
Gain (loss) on sale of assets	(1,159)	26,480
TOTAL OPERATING EXPENSES	6,471,766	5,894,930
OPERATING INCOME (LOSS)	4,524,951	5,351,036
OTHER INCOME (EXPENSE)		
Other, net	107,910	50,612
PPP loan forgiveness	905,000	-
Equity in earnings of unconsolidated subsidiaries	2,339,908	2,457,960
Gain on sale of investment agreement	2,000,000	12,800,000
Interest expense	(1,871,827)	(1,517,842)
TOTAL OTHER INCOME (EXPENSE)	3,480,991	13,790,730
NET INCOME	\$ 8,005,942	\$ 19,141,766

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF MEMBERS' EQUITY

	MEMBERS' EQUITY- EXCHANGE TRANSACTION	EQUITY INVESTMENT	ACCUMULATED DEFICIT	TOTAL MEMBERS' EQUITY
BALANCE, JANUARY 1, 2020	\$ 3,870,442	\$ 29,450,212	(21,175,872)	\$ 12,144,782
Net income	<u>-</u>	<u>-</u>	<u>19,141,766</u>	<u>19,141,766</u>
BALANCE, DECEMBER 31, 2020	3,870,442	29,450,212	(2,034,106)	31,286,548
Net income	-	-	8,005,942	8,005,942
Member units issued with acquisition	<u>-</u>	<u>200,000</u>	<u>-</u>	<u>200,000</u>
BALANCE, DECEMBER 31, 2021	<u>\$ 3,870,442</u>	<u>\$ 29,650,212</u>	<u>\$ 5,971,836</u>	<u>\$ 39,492,490</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	<u>YEAR ENDED DECEMBER 31,</u>	
	<u>2021</u>	<u>2020</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	\$ 8,005,942	\$ 19,141,766
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation, amortization and accretion	7,143,320	5,595,084
Allowance for doubtful accounts	2	6,703
Amortization of bond discounts/premiums	(2,347)	(2,347)
Amortization of debt issuance costs	32,779	32,779
(Gain) loss on sale of assets	(1,159)	26,480
Equity in earnings of unconsolidated subsidiaries	879,210	809,588
Provision for accrued long-term compensation	315,600	113,212
Forgiveness of PPP loan	(905,000)	-
Changes in assets and liabilities:		
(Increase) decrease in operating assets		
Accounts receivable	(3,477,532)	(2,826,494)
Other receivables	-	9,700,000
Inventories	839,585	3,578,609
Notes receivable	(38,251)	(268,480)
ALU prepaid	2,391,450	(1,737,593)
Prepaid expenses	(384,697)	(382,311)
Other deposits	(17,327)	(5,800)
Increase (decrease) in operating liabilities		
Accounts payable	(5,658,514)	2,972,366
Customer deposits	(5,742,423)	(9,778,410)
Other current liabilities	775,912	(1,512,903)
Asset retirement obligation	-	(5,027)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>4,156,550</u>	<u>25,457,222</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Cash acquired from acquisition of Northwoods Communications Technologies	4,899	-
Purchase of property and equipment	(12,964,155)	(19,817,056)
Purchase of licenses	-	(1,125,311)
Purchase of Northwoods Communication Technologies	<u>(1,150,000)</u>	<u>-</u>
NET CASH (USED IN) INVESTING ACTIVITIES	<u>(14,109,256)</u>	<u>(20,942,367)</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS - Continued

	<u>YEAR ENDED DECEMBER 31,</u>	
	<u>2021</u>	<u>2020</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from line of credit	\$ 13,095,546	\$ -
Payments on line of credit	(12,695,546)	-
Proceeds from issuance of short-term debt - related parties	-	1,755,312
Proceeds from short-term debt	1,500,000	4,000,000
Payments on short-term debt - related parties	-	(3,110,000)
Payments on short-term debt	(5,500,000)	-
Proceeds on long-term debt	80,040,483	905,000
Payments on long-term debt	(1,034,881)	(709,296)
Payments on long-term debt - related parties	(1,303,340)	(1,905,358)
Payments on capital lease obligations	(517,817)	(498,160)
NET CASH PROVIDED BY FINANCING ACTIVITIES	<u>73,584,445</u>	<u>437,498</u>
 NET INCREASE (DECREASE) IN CASH	 63,631,739	 4,952,353
 CASH AND RESTRICTED CASH EQUIVALENTS AT BEGINNING OF YEAR	 <u>6,484,955</u>	 <u>1,532,602</u>
 CASH AND RESTRICTED CASH EQUIVALENTS AT END OF YEAR	 <u>\$ 70,116,694</u>	 <u>\$ 6,484,955</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS - Continued

YEAR ENDED DECEMBER 31,
2021 2020

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash paid during the year for:				
Interest	\$	1,737,082	\$	2,658,826

SUPPLEMENTAL SCHEDULE OF NONCASH INFORMATION

Asset retirement obligation additions	\$	1,027,061	\$	551,346
Purchase of property and equipment through direct financing		356,332		259,467
Discount on bond issuance		358,657		-
Short-term debt - related parties converted to long-term debt - related parties		-		14,195,312
Acquisition of Northwoods Communications Technologies				
Accounts receivable		136,344		-
Inventory		203,691		-
Property and equipment		1,902,774		-
Customer list		50,000		-
Other assets		15,002		-
Accounts payable		275,817		-
Notes payable		186,259		-
Other liabilities		634		-
Fair value of member units issued with purchase of Northwoods Communications Technologies		200,000		-
Purchase of Northwoods Communications Technologies through note payable		500,000		-

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2021 AND 2020

NOTE 1 - Nature of Operations and Significant Accounting Policies

Nature of Business - Hilbert Communications, LLC and Subsidiaries (the "Company") is a regional provider of telecommunications products and services to residential and commercial customers in the Upper Midwest. The products and services include build out of wireless facilities, wireless communications services, tower construction and services, and consulting services. Hilbert Communications, LLC and Subsidiaries operate wireless communications services under licenses granted by the Federal Communications Commission (FCC) and are subject to the applicable rules and regulations of the FCC.

Principles of Consolidation - The consolidated financial statements of the Company include the accounts and transactions of Hilbert Communications, LLC and its wholly owned subsidiaries: Bug Tussel Wireless, LLC, Cloud 1, LLC, Red Tail Tower, LLC, Cloud 1 Services, LLC, Michigan Wireless, LLC, Midwest DataCore, LLC, Bug Tussel 1, LLC, and Northwoods Communications Technologies, LLC. All significant intercompany transactions and balances have been eliminated in consolidation.

The Company also has investments in other entities accounted for under the equity or cost methods. See Note 5 for further information.

Basis of Accounting - The consolidated financial statements of the Company have been prepared on the accrual basis of accounting and, accordingly, reflect all receivables, payables and other liabilities.

Basis of Presentation - The accompanying consolidated financial statements are presented in accordance with the accounting principles generally accepted in the United States of America (U.S. GAAP) as codified by the Financial Accounting Standards Board (FASB). Significant intercompany accounts and transactions have been eliminated in consolidation.

Recent Accounting Pronouncements - In February 2016, the FASB issued Accounting Standards Update 2016-02, *Leases* (Topic 842) effective for annual reporting periods beginning after December 15, 2019. ASU 2020-05 subsequently deferred the effective date for ASU 2016-02 until annual reporting periods beginning after December 15, 2021. Under the new guidance, a lessee will be required to recognize assets and liabilities for leases with lease terms of more than 12 months. Consistent with current GAAP, the recognition, measurement, and presentation of expenses and cash flows arising from a lease by a lessee primarily will depend on its classification as a finance or operating lease. However, unlike current GAAP, which requires only capital leases to be recognized on the statement of financial position, the new ASU will require both types of leases to be recognized on the statement of financial position. The ASU will also require disclosures to help financial statement users better understand the amount, timing, and uncertainty of cash flows arising from leases. These disclosures include qualitative and quantitative requirements providing additional information about the amounts recorded in the financial statements. The Company is currently evaluating the impact this guidance will have on the financial statements.

Use of Estimates - The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Cash and Cash Equivalents - For purposes of the consolidated statements of cash flows, the Company considers cash to be cash on hand, cash held at financial institutions, and all highly liquid investments available for current use with an initial maturity of three months or less at the time of purchase. The Company does not have any cash equivalents as of December 31, 2021 and 2020.

Accounts Receivable - Receivables are stated at the amount the Company expects to collect from outstanding balances. Management provides for uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Allowance for doubtful accounts at December 31, 2021 and 2020 was \$24,002 and \$24,000, respectively.

Inventory - Inventories consist of materials, labor, and overhead costs related to towers for sale and equipment upgrades on towers. Inventories also consist of wireless devices and accessories for its retail location. Inventories are stated at lower of cost or net realizable value, with cost determined by specific identification.

Property and Equipment - Property and equipment is recorded at cost. Additions, improvements, or major renewals are capitalized, while expenditures that do not enhance or extend the asset's useful life are charged to operating expense as incurred. Property and equipment sold or otherwise disposed of are removed from property accounts with gains or losses on disposal credited or charged to the results of operations. Depreciation is computed using the straight-line method based on the following estimated useful lives:

<u>Asset</u>	<u>Life</u>
Wireless site and transmission equipment	3 - 10 years
Tower structures	7 - 15 years
Office equipment	3 - 7 years
Vehicles and trailers	5 years
Asset retirement obligation	3 - 15 years

Construction in progress costs represent cumulative costs of projects not yet placed in service. No depreciation was taken on these capitalized costs.

Valuation of Long-lived Assets - U.S. GAAP requires that long-lived assets and certain identifiable intangible assets be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Management reviews all material assets annually for possible impairment. If such assets are considered to be impaired, the impairment recognized is measured as the amount by which the carrying amount of the assets exceeds the estimated fair value of the assets. No assets are considered to be impaired at December 31, 2021 and 2020.

Licenses - Licenses include costs incurred in acquiring FCC licenses to wireless services. These costs include amounts paid to license applicants, the FCC, owners of interests in entities awarded licenses, and all direct and incremental costs related to acquiring the licenses.

The Company's FCC licenses provide the Company with the exclusive right to utilize certain radio frequency spectrum to provide wireless communication services. FCC licenses are issued for only a fixed time, generally 10 years, and such licenses are subject to renewal by the FCC.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Licenses, continued - Renewals of FCC licenses have historically occurred routinely and at nominal cost. Moreover, the Company has determined that there are currently no legal, regulatory, contractual, competitive, economic, or other factors that limit the useful life of its FCC licenses. As a result, FCC licenses are treated as indefinite-lived intangible assets and are not amortized, but are assessed annually for impairment. The Company re-evaluates the useful life determination for wireless licenses at regular intervals to determine whether events and circumstances continue to support an indefinite useful life. The Company assesses impairment by combining all individual licenses as a single unit and determining the fair value in the aggregate.

The Company completed its annual impairment assessment of intangible assets with indefinite lives and determined that these assets are not impaired as of December 31, 2021 and 2020.

Customer Deposits - Customer deposits include deposits received from customers related to tower construction contracts. The Company is entitled to milestone payments in accordance with tower construction contracts with various customers. Milestone payments are recorded as customer deposits until the sale of a tower is completed and the revenue is recognized.

See Note 17 for additional information related to the tower construction and site license agreements.

Asset Retirement Obligation - U.S. GAAP requires entities to record the fair value of a liability for legal obligations associated with an asset retirement in the period in which the obligations are incurred. When the liability is initially recorded, the entity capitalizes the cost of the asset retirement obligation by increasing the carrying amount of the related long-lived asset. Over time, the liability is accreted to its present value each period and the capitalized cost is depreciated over the useful life of the related asset.

The Company has determined that asset retirement obligations exist as there is a legal obligation to remove wireless component equipment, which are subject to retirement from sites, or towers that reside upon leased property at the time the Company discontinues its use. The estimated cost to remove these assets is accrued over the life of the assets. Accretion was \$50,385 and \$41,130 and depreciation expense was \$186,989 and \$140,501 for the years ended December 31, 2021 and 2020, respectively.

Debt Issuance Costs - Debt issuance costs related to long-term debt are reported on the statements of financial position as a direct deduction from the face amount of the debt. Amortization of debt issuance costs are reported as interest expense.

Revenue Recognition - A contract exists when it has approval and commitment from both parties, the rights of the parties are identified, payment terms are identified, the contract has commercial substance, and collectability of consideration is probable. The Company has multiple revenue streams that are accounted for based on the terms of the contracts with customers and typically include a single performance obligation within each revenue stream.

Service: The Company recognizes revenue when customers have been provided access to, and usage of, its internet services. Revenue is recognized when services are provided regardless of the period in which they are billed. Internet services are billed monthly and service revenue is recognized over the enforceable contract term as service is rendered, as the customer simultaneously receives and consumes the benefits of the services through network access and usage and the Company has satisfied its performance obligation.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Revenue Recognition, continued - Roaming: The Company recognizes revenue when customers have been provided roaming access on the Company's wireless telecommunications network. Revenue is determined monthly as data is available from all customers roaming on the Company network and recognized in the month the services were provided, regardless of the period in which they are billed. The revenue is recognized at a point in time when the Company has satisfied its performance obligation to provide access to the Company's wireless telecommunications network.

Tower Construction and Services: The Company recognizes revenue when control and ownership of the goods is transferred to the customer which is a condition of receiving the final milestone payment to complete the transaction. All tower construction contracts are fixed-price contracts and are recognized at a point in time when the tower sale has been completed and ownership has transferred to the customer. Revenue is measured as the amount of consideration the Company received in exchange for transferring goods.

The Company also installs equipment related to towers. The Company recognizes revenue when the equipment has been installed and turned on which provides assurances to the customer that the contract has been completed and final payment can be initiated. All equipment installation contracts are fixed-price contracts and are recognized at a point in time when the equipment has been transferred to the customer upon completion. Revenue is measured as the amount of consideration the Company received in exchange for transferring goods.

The pricing and payment terms for tower construction and equipment installation contracts are based on the terms of the contracts or the result of specific negotiations with each customer. The timing of revenue recognition, billings, and cash collections results in receivables, contract assets, and contract liabilities. Accounts receivable are recorded when the right to consideration becomes unconditional and are presented separately in the balance sheets. The Company does not have significant contract assets and contract liabilities are recorded as customer deposits as of December 31, 2021 and 2020.

Equipment: The Company sells communication equipment to customers. Revenue is recognized at a point in time when the Company satisfies its performance obligation to deliver the equipment to the customer.

Other: Other revenue is comprised of maintenance and other services provided to customers. These services are performed according to a pre-arranged maintenance plans or other service agreements. These services are billed monthly and service revenue is recognized over the enforceable contract term as service is rendered, as the customer simultaneously receives and consumes the benefits of the services through network access and usage and the Company has satisfied its performance obligation.

The Company collects sales tax from certain customers and remits the entire amount to the appropriate governmental entities. The Company's accounting policy is to exclude the tax collected and remitted from revenues and cost of revenues.

See Note 17 for additional information related to tower construction, site licenses, and roaming customer contracts.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Income Taxes - The Internal Revenue Code and applicable state statutes provide that income and expenses of a limited liability company are not separately taxable to the Company, but rather accrue directly to the members. Accordingly, no provision for federal or state income taxes has been made in the consolidated financial statements. Per the operating agreement, the Company may periodically make distributions to the unit holders to enable them to pay the income taxes which they incur as a result of Company income.

Accounting for Uncertainty in Income Taxes - U.S. GAAP requires management to evaluate tax positions taken by the Company and recognize a tax liability (or asset) if the Company has taken an uncertain position that more likely than not would be sustained upon examination by a taxing authority. Management has analyzed the tax positions taken by the Company, and has concluded that as of December 31, 2021 and 2020, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the consolidated financial statements. The Company is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

Advertising Costs - The Company expenses advertising costs as incurred. Total advertising expense was \$169,227 and \$124,463 for the years ended December 31, 2021 and 2020, respectively.

Reclassifications - Certain accounts in the prior year financial statements have been reclassified for comparative purpose to conform to the presentation of the current year's financial statements.

Subsequent Events - The Company evaluated subsequent events through June 27, 2022, the date which the financial statements were available to be issued.

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 2 - Restricted Cash

Restricted cash included in the balance sheets consists of accounts held in trust at a bank. The bond project funds are restricted for uses specific to the related bonds. The capitalized interest funds – FDL bond are restricted for use to pay interest due on the bonds to and including November 1, 2024. The debt service funds for both the FDL bonds as well as the MDAR bonds are restricted for use in retiring related bond obligations of the Company. The costs of issuance funds – FDL bond are to cover estimated costs incurred in connection with the issuance of the bonds. See Notes 6 and 9 for more detail. Cash and restricted cash equivalents are included in the following accounts at December 31:

	2021	2020
Cash	\$ 645,037	\$ 5,769,173
Restricted cash equivalents:		
Capitalized interest fund - current - FDL bond	2,004,479	-
Costs of issuance fund - current - FDL bond	98,786	-
Bond project funds - current - FDL bond	57,851,430	-
Debt service reserve fund - current - MDAR bond	138,348	111,427
Capitalized interest fund - FDL bond	4,571,938	-
Debt service reserve fund - FDL bond	4,216,239	-
Debt service reserve fund - MDAR bond	590,437	604,355
Total restricted cash equivalents	<u>69,471,657</u>	<u>715,782</u>

**TOTAL CASH AND RESTRICTED CASH EQUIVALENTS
SHOWN IN THE STATEMENT OF CASH FLOWS**

\$ 70,116,694 **\$ 6,484,955**

NOTE 3 - Inventories

Inventories consist of the following as of December 31:

	2021	2020
Towers for sale	\$ 3,886,723	\$ 5,355,446
Equipment upgrades on towers	4,155,875	1,675,736
Equipment for sale	809,998	2,457,308
TOTAL	<u>\$ 8,852,596</u>	<u>\$ 9,488,490</u>

NOTE 4 - Property and Equipment

Property and equipment consist of the following as of December 31:

	2021	2020
Land	\$ 70,000	\$ -
Wireless site and transmission equipment	71,640,415	65,434,642
Tower structures	6,498,589	3,131,693
Office equipment	702,436	640,176
Vehicles and trailers	1,970,370	1,272,245
Asset retirement obligation	3,209,110	2,182,049
Construction in progress	4,981,374	2,373,710
Subtotal	89,072,294	75,034,515
Less: Accumulated depreciation	(36,763,183)	(31,832,406)
NET PROPERTY AND EQUIPMENT	<u>\$ 52,309,111</u>	<u>\$ 43,202,109</u>

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 4 - Property and Equipment, continued

Depreciation expense was \$6,990,287 and \$5,553,746 for the years ended December 31, 2021 and 2020, respectively.

NOTE 5 - Investment in Other Entities

The Company has a 45% interest in Michigan Spectrum Holdings, LLC, with three unit holders owning the remaining 55%. Michigan Spectrum Holdings, LLC owns FCC licenses and the Company's portion of the carrying value is \$386,600. The Company had a 40% interest, but purchased a unit holder's 5% interest in 2020 for \$55,000. The Company uses the equity method of accounting where the ownership is between 20% and 50%. Under the equity method, the investment is recorded at cost and adjusted to recognize the Company's share of net earnings or losses of the investee. The investee reported a net loss of \$1,130 and \$1,050 in 2021 and 2020, respectively.

During 2016, the Company entered into a joint venture agreement to construct 20 towers with a third party, APC Towers, LLC, forming APC Towers-Hilbert, LLC. As of December 31, 2021 and 2020, 13 towers were constructed. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2021 and 2020, there were no monetary investments in the joint venture made by the Company. This investment was sold in November 2020 for \$8,400,000. The Company's share of the proceeds were \$3,276,473. The following information summarizes the activity of the joint venture for the years ended December 31, 2021 and 2020.

	<u>2021</u>	<u>2020</u>
Revenues	\$ -	\$ 94,102
Net income	-	58,168
Total assets	-	-
Total Liabilities	-	-
Equity	-	-

During 2016, the Company entered into a joint venture agreement to construct 10 towers with a third party, Faith Technologies, LLC, forming Faith Hilbert Towers, LLC. As of December 31, 2021 and 2020, 10 towers have been constructed. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2021, there were no monetary investments in the joint venture made by the Company. The following information summarizes the activity of the joint venture for the years ended December 31, 2021 and 2020.

	<u>2021</u>	<u>2020</u>
Revenues	\$ 255,096	\$ 247,178
Net income/(loss)	(7,596)	(28,828)
Total assets	1,640,374	1,790,784
Total Liabilities	1,863,778	2,006,592
Equity	(223,404)	(215,808)

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 5 - Investment in Other Entities, continued

During 2018, the Company entered into a joint venture agreement to construct 50 towers with a third party, VB-JV6, LLC, forming VBHV, LLC. As of December 31, 2021 and 2020, 16 and 13 towers, respectively, have been constructed or transferred. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2021, there were no monetary investments in the joint venture made by the Company. The following information summarizes the activity of the joint venture for the years ended December 31, 2021 and 2020.

	<u>2021</u>	<u>2020</u>
Revenues	\$ 173,012	\$ 173,012
Net income/(loss)	(1,262,299)	(1,292,299)
Total assets	31,463,960	31,463,960
Total Liabilities	11,259,669	11,259,669
Equity	20,204,291	20,204,291

These joint ventures had combined net (loss) income totaling \$7,124,913 and \$7,108,873 during 2021 and 2020, respectively. The Company's 50% portion of the net (loss) income, \$2,339,908 and \$2,457,960, increased the Company's investment in other entities balance on the accompanying consolidated balance sheets and was recognized in other income as equity in earnings of unconsolidated subsidiaries on the accompanying consolidated statements of operations in 2021 and 2020, respectively. See Note 17 for more detail.

NOTE 6 - Deposits for Payments on Bonds

The Company received Midwestern Disaster Area Fixed Rate Revenue Bonds, Series 2012 (MDAR), held by a trustee to fund a Bug Tussel Wireless, LLC project to construct certain telecommunications infrastructure in Fond du Lac County and Adams County, Wisconsin. A debt service reserve fund totaling \$590,437 and \$604,355 as of December 31, 2021 and 2020, respectively, has been set aside to be utilized for final payments due in 2024. The Company submits monthly deposits to fund the semi-annual payments when due. Total deposits were \$138,348 and \$111,427 as of December 31, 2021 and 2020, respectively, and are included in other current assets on the accompanying consolidated balance sheets. See Note 9 for more detail.

During 2021, the Company received Fond du Lac Fixed Rate Taxable Revenue Bonds, Series 2021 (FDL), held by a trustee to fund Bug Tussel 1, LLC projects to construct certain fiber, wireless internet and telecommunications infrastructure in the Wisconsin counties of Fond du Lac, Calumet, Jackson, Marathon and Waushara. The Company will use the proceeds of the bonds for "Social Projects" as outlined by the International Capital Market Association. Funds from the bond series were deposited to various funds to be used for specific purposes. A debt service reserve fund totaling \$4,216,239 as of December 31, 2021 has been set aside to be utilized for final payments due in 2051. A deposit of \$4,216,224 was made from bond issuance proceeds during the year ended December 31, 2021. A capitalized interest fund totaling \$6,476,193 has been set aside to pay interest due on the bonds to and including November 1, 2024. A deposit of \$6,576,394 was made from bond issuance proceeds during the year ended December 31, 2021. A cost of issuance fund totaling \$98,786 has been set aside to be utilized to cover estimated costs incurred in connection with the issuance of the bonds. A deposit of \$787,500 was made from bond issuance proceeds during the year ended December 31, 2021. The remaining bonds proceeds of \$58,061,226 were deposited into bond project funds to be utilized for purposes specific to the related bond. See Note 9 for more detail.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 7 - Line of Credit

The Company entered into a \$5,000,000 line of credit agreement in 2021, which matures on June 11, 2022. The interest rate is equal to the higher of the prime rate in effect on such day or 3.50% for the year ended December 31, 2021. The agreement is collateralized by substantially all assets of the Company. The outstanding balance on the line of credit was \$400,000 for the year ended December 31, 2021.

NOTE 8 - Short-Term Debt

During 2020, the Company borrowed money on a short-term note from a bank. The note totaled \$4,000,000 as of December 31, 2020 and is secured by a general business security agreement. The note has an interest rate of 3.5%, which is paid monthly, and the remaining principal and interest were due on September 25, 2021. The note is also guaranteed by a unit holder, who receives a 0.5% guarantor fee each month. The short-term note was paid in full during June 2021.

In April 2021, the Company signed a \$1,500,000 note with a bank. The note has a five month term. Interest is due monthly at a rate of 3.5%, and the principal is due in September 2021. The note is guaranteed by a unit holder. The short-term note was paid in full during June 2021.

NOTE 9 - Long-Term Debt

The Company's notes payable are as follows at December 31:

	<u>2021</u>	<u>2020</u>
1.25% secured note with a former unit holder, due in monthly payments of \$1,720 including interest, maturing December 2021. The note is secured with a general business security agreement.	\$ -	\$ 20,581
Note payable to bank, interest at 3.55%, due in monthly payments of \$255,308 including interest, with a final payment due June 2027. The note is secured with a general business agreement.	10,449,506	-
Various 0.00% to 9.99% notes payable to the dealer, secured by specific Company vehicles, due in monthly payments ranging from \$326 - \$2,403, including interest, maturing at various dates between 2021 and 2026.	521,792	328,358
1.00% Payroll Protection Program loans, due in monthly installments of \$51,100 starting in March 2021, including interest to August 2022, unsecured	-	905,000
3.50% secured note with a former unit holder due in monthly installments, including interest, maturing December 2021. The loan calls for monthly payments of principal and interest of \$5,741. The note is secured with a general business security agreement. *	-	68,286

*The unit holder sold their interest in 2020.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 9 - Long-Term Debt, continued

	<u>2021</u>	<u>2020</u>
MDAR Fixed Rate Revenue Bonds, Series 2012, par value \$5,385,000 issued in December 2012 by Fond du Lac County, Wisconsin to fund a Bug Tussel Wireless, LLC project. A premium of \$27,769 was paid by the purchasers of the bonds and will be amortized over the life of the bonds (amortization of \$2,347 for the years ended December 31, 2021 and 2020. Accumulated amortization was \$18,773 and \$16,428 as of December 31, 2021 and 2020, respectively). The issuer placed the proceeds of the sale of the bonds with a trustee of Bug Tussel Wireless, LLC to construct telecommunications infrastructure in the Wisconsin counties of Fond du Lac and Adams. See Note 5. The bonds are limited obligations of the issuer. Fond du Lac and Adams County, WI each is guarantor of the payment of its pro rata share of principal and interest on the bonds. The average interest rate on the bonds is 2.6% plus a guaranteed rate paid to each county of 0.5% for its pro rata share. Starting in May 2015, the bonds call for semi-annual interest and principal payments of \$255,000, increasing each year. Payments increased to \$295,000 and \$300,000 during 2020 and 2021, respectively. Final payment of \$335,000 is due November 2024. Hilbert Communications, LLC is a guarantor to Fond du Lac and Adams Counties for the payment of principal and interest on the bonds. Equipment purchased with proceeds from the bonds are pledged by Bug Tussel Wireless, LLC to Fond du Lac and Adams Counties.	1,931,650	2,533,996
2.00% note payable to Town of Franklin, secured by leasehold interest and various equipment with interest due monthly through February 2020. Principal and interest payments due in quarterly installments of \$6,250 starting May 21, 2020. Note matures February 28, 2030.	206,250	231,250
3.00% note payable to Kewaunee County, secured by property acquired through the agreement, due in annual installments of \$93,918 starting September 1, 2021. Note matures September 1, 2032.	868,902	-
3.00% note payable to Iowa County, secured by property acquired through the agreement, with interest due annually through December 2022. Principal and interest payments due in annual installments of \$140,996 starting December 31, 2022. Note matures December 31, 2034.	1,500,000	-

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 9 - Long-Term Debt, continued

	<u>2021</u>	<u>2020</u>
3.75% SBA EIDL, secured by all assets of company, payable in monthly installments of \$627 starting July 2021. Note was acquired in NWC purchase, and will be paid by unit holders. Note matures July 2050.	131,707	-
6.05% note payable, secured by all assets of company, payable in monthly installments of \$525 through November 2023, with a final balloon payment due at maturity on December 21, 2023.	53,155	-
Taxable Revenue Bonds, Series 2021, par value of \$70,000,000 issued in December 2021 by Fond du Lac County, Wisconsin to provide funds to Bug Tussel 1, LLC for the purpose of financing a portion of the costs of acquisition, construction and equipping of certain fiber and wireless internet communications facilities used by the Bug Tussel 1, LLC and located in the Wisconsin counties of Fond du Lac, Calumet, Jackson, Marathon, and Waushara. The bonds are limited obligations of the issuer. Fond du Lac, Calumet, Jackson, Marathon, and Waushara Counties each is guarantor of the payment of its pro rata share of principal and interest on the bonds. The average interest rate on the bonds is 3.27% plus a guaranteed rate paid to each county of 0.4% for its pro rata share. Interest-only payments are due semi-annually beginning May 2022. Starting in November 2027, the bonds call for semi-annual interest and principal payments of \$1,925,000, increasing to \$4,070,000 annually for 2051. Final payment of \$4,070,000 is due November 2051. Hilbert Communications, LLC, a related party, is a guarantor to Fond du Lac, Calumet, Jackson, Marathon, and Waushara Counties for the payment of principal and interest on the bonds. Equipment purchased with the proceeds from the bonds are pledged by Bug Tussel 1, LLC to Fond du Lac, Calumet, Jackson, Marathon, and Waushara Counties. The bonds are self-designated "social bonds" in accordance with the 2021 edition of the Social Bond Principles published by the International Capital Markets Association.	70,000,000	-
Less: unamortized bond discounts	(358,143)	-
Less: unamortized debt issuance costs	(869,071)	(125,653)
Total	84,435,748	3,961,818
Less current maturities	(2,268,078)	(820,445)
TOTAL LONG-TERM DEBT	<u>\$82,167,670</u>	<u>\$ 3,141,373</u>

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 9 - Long-Term Debt, continued

The Company was granted \$611,000 and \$294,000 loans under the PPP administered by a Small Business Administration (SBA) approved partner. The loans are uncollateralized and are fully guaranteed by the Federal government. The Company is eligible for loan forgiveness of up to 100% of the loan, upon meeting certain requirements. The PPP loans were forgiven during 2021.

Aggregate maturities of long-term debt for the five years and thereafter following December 31, 2021, are as follows:

2022	\$ 2,234,431
2023	3,794,690
2024	3,783,070
2025	3,169,229
2026	691,621
Thereafter	70,762,707
TOTAL	<u>\$ 84,435,748</u>

The Company is in compliance with all loan covenants.

NOTE 10 - Long-Term Debt - Related Parties

The Company's related party notes payable are as follows at December 31:

	<u>2021</u>	<u>2020</u>
7.00% secured note with a unit holder due in monthly installments, including interest, maturing December 2021. The loan calls for monthly payments of principal and interest of \$93,719. The note is secured with specific equipment.	\$ -	\$ 1,118,951
3.5% secured note with unit holders due in monthly installments, including interest, maturing September 2026. The loan calls for monthly payments of principal and interest of \$9,071. The note is secured with general business security agreement.	475,611	-
Various 5.00% to 8.50% secured notes with unit holders, interest payable each month, principal due in January 2023. The notes are secured with general business security agreements.	<u>14,035,312</u>	<u>14,195,312</u>
Total related parties	14,510,923	15,314,263
Less current maturities	93,660	1,118,951
TOTAL RELATED PARTY LONG-TERM DEBT	<u>\$14,417,263</u>	<u>\$14,195,312</u>

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 10 - Long-Term Debt - Related Parties, continued

Aggregate maturities of related party long-term debt for the years following December 31, 2021, calculated at the amended payment amounts, are as follows:

2022	\$ 93,660
2023	14,132,342
2024	100,481
2025	104,055
2026	80,385
TOTAL	<u>\$14,510,923</u>

NOTE 11 - Capital Lease Obligations

The Company is obligated under various capital leases for equipment and office furniture which expire at various dates in 2021, 2022, and 2023. There are a total of 14 capital leases remaining at December 31, 2021. The capital lease obligations are due in monthly installments ranging from \$1,585 to \$4,473 and bear interest rates ranging from 6.70% to 8.80% and are secured with the leased equipment and proof of insurance. Total monthly capital lease payments including interest were \$42,094 and \$48,527 at December 31, 2021 and 2020, respectively. Total capital lease principal payments totaled \$473,269 and \$498,600 in 2021 and 2020, respectively.

The leased assets are included in property and equipment, but they are included with various sites and towers and are not directly traceable, so asset values and accumulated depreciation are not available.

The future minimum lease payments, by year and in aggregate, under capital leases with initial or remaining terms of one or more years as of December 31, 2021 are as follows:

2022	\$ 422,588
2023	23,188
Total future lease payments	445,776
Less: Amount representing interest	16,814
Present value of net minimum lease payments	428,962
Less: Current maturities of capital lease obligations	406,095
TOTAL LONG-TERM CAPITAL LEASE OBLIGATIONS	<u>\$ 22,867</u>

NOTE 12 - Operating Leases

The Company leased its office space under a 37-month lease agreement with a related party that was set to expire on December 31, 2021. The Company signed an amended lease in May 2019 to include additional space with the term being extended until December 31, 2026, and new payment terms. The amended agreement calls for monthly rent payments of \$9,666 per month for 2020, \$11,986 per month for 2021, \$13,265 per month for 2022, \$14,544 per month for 2023, \$15,157 per month for 2024, \$15,781 per month for 2025, and \$16,417 per month for 2026. The Company is responsible for utility, personal property tax, insurance, and repair and maintenance costs relating to the lease.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 12 - Operating Leases, continued

The Company has a lease agreement with a related party to rent warehouse space. The lease agreement commenced on May 15, 2019, and was amended for additional space on March 1, 2020, under new payment terms and expiring on May 31, 2024. The original lease called for monthly rent payments of \$6,000, increasing to \$6,180 in 2020. The amended lease calls for monthly payments of \$9,045 for the remainder of 2020 and annual 3% increases each of the next four years. The Company is responsible for utility, personal property tax, snow removal, insurance, and repair and maintenance costs related to the lease.

In addition, the Company leases, as lessee, various tower sites and backhaul facilities under operating leases from related and unrelated parties through 2030. The agreements contain various renewal options. Following is a schedule by year of future minimum rental payments required under operating leases that have initial or remaining noncancellable lease terms in excess of one year as of December 31, 2021.

	Related Parties	Unrelated Parties	Total
2022	\$ 663,678	\$ 12,740,736	\$ 13,404,414
2023	667,984	12,524,982	13,192,966
2024	663,050	11,883,318	12,546,368
2025	676,311	10,070,183	10,746,494
2026	637,933	8,064,161	8,702,094
Thereafter	419,090	5,511,964	5,931,054
TOTAL	\$ 3,728,046	\$ 60,795,344	\$ 64,523,390

Rent expense under all operating leases amounted to approximately \$13,591,000 and \$10,484,000 in 2021 and 2020, respectively, and is included in network operations in the accompanying consolidated statements of income.

NOTE 13 - Employee Benefits

The Company has a 401(k) Profit Sharing Plan covering substantially all of its employees. The plan is a Safe Harbor Plan with an automatic contribution arrangement for new employees at 6% with an option to opt-out. The Company's matching contribution is equal to 100% of the first 3% of employees' salary deferred and 50% on the next 2% of employees' salary deferred. The total matching contribution was \$213,578 and \$189,529 for 2021 and 2020, respectively. The Company also may contribute a discretionary contribution that would be allocated to participants in the plan. No discretionary contributions were made in 2021 and 2020.

NOTE 14 - Accrued Long-Term Compensation

Accrued long-term compensation consists of a Phantom Unit Plan which provides for the awarding of phantom units to key employees. The value of a phantom unit is equivalent to the value of a unit of ownership in the Company. The value of a unit is determined on an annual basis by the board of directors. Phantom units may be awarded fully vested or awarded with a vesting schedule. Each phantom unit entitles a participant to receive cash compensation equal to the corresponding value upon the trigger of events as defined in the plan. The cash compensation may be paid over a five-year period with interest. Upon termination for cause or resignation prior to trigger events, vested and unvested phantom units are forfeited.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 14 - Accrued Long-Term Compensation, continued

The Company awarded 11,500 and 9,950 units in 2021 and 2020, respectively. Each participant's units are 25% vested at issuance and 25% annually thereafter for the first year participating in the phantom unit plan. The vesting percentage at issuance increases by 25% for each year of participation in the plan, until the participant reaches 100% vested at issuance. The Company recorded an accrued long-term compensation liability and a general and administrative expense of \$315,600 and \$113,213 related to the vested units of phantom stock as of and for the years ended December 31, 2021 and 2020.

NOTE 15 - Related Party Transactions

A Company unitholder has a minority interest in Bellin Building, LLC. The Company leases office and rooftop space from Bellin Building, LLC, on a month-to-month basis. Charges for rent totaled \$17,520 in 2021 and 2020, respectively. Accounts receivable due from Bellin Building, LLC totaled \$0 and \$42,591 as of December 31, 2021 and 2020, respectively.

The Pine Street Cat Company, LLC is majority owned by an entity that is wholly owned by one Company unit holder. The Company leases office space from The Pine Street Cat Company, LLC, through December 31, 2026. Charges for rent totaled \$143,832 and \$115,992 in 2021 and 2020, respectively.

APC Towers-Hilbert, LLC, Faith Hilbert Towers, LLC, and VBHV, LLC are all joint ventures that are 50% owned by the Company. The Company builds towers and sells them to the joint ventures. For the years ended December 31, 2021 and 2020, there were no tower sales to APC Towers-Hilbert, LLC or Faith Hilbert Towers, LLC; and tower sales to VBHV, LLC totaled \$731,250 and \$2,681,250, respectively. Customer deposits received for future tower sales to the joint ventures outstanding at December 31, 2021 and 2020 were \$1,209,767 and \$2,938,750, respectively, all related to VBHV, LLC. The Company also leases space on the towers from the joint ventures in order to mount Bug Tussel equipment.

For the years ended December 31, 2021 and 2020, rent paid to APC Towers-Hilbert, LLC totaled \$0 and \$353,493, respectively, rent paid to Faith Hilbert Towers, LLC totaled \$265,961 and \$260,513, respectively, and rent paid to VBHV, LLC totaled \$372,805 and \$137,300, respectively.

The Company holds a retained interest in tower sales to M3 Hilbert Towers, LLC. See Note 17.

Accounts receivable due from other related parties was \$148,477 and \$16,127 as of December 31, 2021 and 2020, respectively.

Additionally, the Company has entered into other related party transactions that are described in Notes 5, 10, and 12.

NOTE 16 - Concentrations

The Company maintains cash balances at financial institutions which are insured by the Federal Deposit Insurance Corporation (FDIC). The Company's cash deposits may exceed the \$250,000 insurance threshold during the year. At December 31, 2021 and 2020, the Company had approximately \$69,007,534 and \$5,735,000 of uninsured balances, respectively.

Substantially all of the Company's roaming revenue was generated from one customer in 2021 and 2020. Receivables from that customer represented approximately 98% of roaming receivables at December 31, 2021 and 2020.

Substantially all of the Company's tower construction and services revenue was generated from major customers in 2021 and 2020. See Note 17.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 16 - Concentrations, continued

The Company had purchases from two vendors in 2021 and 2020 representing approximately 29% and 45%, respectively of total vendor purchases for the years ended December 31, 2021 and 2020. The accounts payable due to these vendors was \$2,784,786 and \$5,832,582 as of December 31, 2021 and 2020.

NOTE 17 - Tower Construction, Site License, and Roaming Customer Agreements

Tower Construction & Site License Agreements – M3 Hilbert Towers, LLC: In 2017, the Company entered into a Tower Construction and Purchase Agreement (TCPA) with M3 Hilbert Towers, LLC (M3) (a wholly owned subsidiary of Mobilitie Investments III, LLC) to construct and sell up to 250 towers at approved subject sites. The TCPA was amended in 2018 and became effective as of October 30, 2018.

Each completed tower will be sold to M3 and payable in six separate milestone payments as described in the amended TCPA. The Company completed construction on 20 and 128 towers in 2021 and 2020, respectively, and recognized tower construction and services revenue of \$5,000,000 and \$32,000,000 for the years ended December 31, 2021 and 2020, respectively. The base purchase price for each tower is \$250,000. At December 31, 2021, the Company has completed construction of 245 towers related to this agreement. As of December 31, 2021 and 2020, the Company has received \$200,000 and \$1,480,000, respectively, in customer deposits related to 4 and 23 towers, respectively, that are in process.

The TCPA also provides for a contingent purchase price to the Company upon the first sale of each tower asset by M3. The contingent purchase price shall be calculated using a formula defined in the amended TCPA. The contingent purchase price shall not exceed 50% of the contingent purchase price base amount nor shall it be less than zero. If the tower asset is not sold by M3 prior to the eleventh anniversary, an advance payment may be payable to the Company based on terms and conditions described in the TCPA. As of December 31, 2021 and 2020, the Company received payment for 242 and 0 towers, and the net proceeds of \$3,219,119 and \$0, respectively, are included with the Company's 50% portion of the net income of Other Entities (see Note 5).

In connection with the TCPA, the company entered into a Master License Agreement with M3 where the Company will enter into a Site License Agreement (SLA) to lease the prime space on the aforementioned towers for the installation and operation of the Company's telecommunications equipment. The SLA was amended in 2018 and became effective as of October 30, 2018. SLAs will have an initial term of seven years at a monthly rent of \$2,150 that will increase by 2% annually. The SLAs will automatically renew for four additional five-year terms upon the same terms and conditions unless notified by the Company at least six months prior to expiration of the then existing term. In addition, the Company is also responsible for its pro rata share of pass-through expenses (site operating expenses including ground rent, maintenance, taxes, and insurance) in excess of an amount defined in the TCPA, subject to annual escalations of 2%. The Company is responsible for all utilities relating to its telecommunications equipment on the site.

VBHV LLC: In 2018, the Company entered into a partnership with VBHV, LLC to construct, own, lease, and operate towers. Effective December 31, 2019, this operating agreement was restated and amended. The restated and amended operating agreement anticipates the construction or acquisition of at least 300, but up to 1,000 towers within the specified states. Each completed tower will be sold to VBHV, LLC for \$243,750 and payable in seven milestone payments as described in the agreement. The Company completed 16 towers and 13 towers in 2021 and 2020, respectively, including transferring ownership of a tower previously sold to another joint venture and recognized tower construction and service revenues of \$731,250 and \$2,681,250 in 2021 and 2020, respectively. As of December 31, 2021 and 2020, the Company has received \$1,209,767 and \$4,362,500, respectively, in customer deposits related to 14 and 54 towers in process.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 17 - Tower Construction, Site License, and Roaming Customer Agreements, continued

Tower Construction & Site License Agreements, continued – In connection with the agreement with VBHV, LLC the Company will enter into an SLA to lease the prime space on the aforementioned towers for the installation and operation of the Company's telecommunications equipment. These SLAs will have an initial term of seven years at a monthly rent of \$1,950 that will increase by 2% annually. The SLAs will automatically renew for four additional five-year terms upon the same terms and conditions.

The amended and restated operating agreement with VBHV, LLC effective December 31, 2019, includes a sale of investment agreement by the Company that could total \$25,000,000 based on the Company completing its performance obligation. As of December 31, 2021 and 2020, the Company completed the underlying performance obligation as described in the agreement and recognized in other income a gain on sale of investment agreement of \$2,000,000 and \$12,800,000. The Company anticipates completing the majority of the remaining performance obligations in 2022 and will recognize gain on sale of investment agreement within other income as they complete the performance obligations.

The amended and restated agreement also provides the Company an option to sell towers directly to their third party joint venture partner for \$470,000 per tower instead of to VBHV, LLC if certain conditions are met, as defined. The sale of towers to VBHV, LLC will continue under the same terms as the previous agreement. During 2021 and 2020, the Company sold 34 and 16 towers, respectively, directly to the third party venture partner for a total of \$15,980,000 and \$7,520,000.

The amended and restated operating agreement provided additional collateral pledged by the Company to VBHV, LLC related to tower assets operated by the Company. Additional provisions related to distributions and potential exit or unwind scenarios of VBHV, LLC are also provided.

In connection with the aforementioned tower construction agreements, the Company had \$1,088,805 and \$3,067,765 included in inventories as of December 31, 2021 and 2020, respectively, related to towers in process.

Operating lease commitments related to the SLAs in the aforementioned site license agreements are included in Note 12.

Roaming Customer Agreements - The Company entered into a series of agreements with their primary roaming customer for the Company to build, deploy, and place into commercial service 279 new and upgraded cell sites using spectrum owned by the roaming customer. The Company will receive roaming revenues for customer usage based on the terms of the agreements. The Company's primary roaming customer has the option to acquire the equipment on each cell site from the Company at an agreed upon price per the agreements. The agreements continue through November 1, 2021, and will automatically renew for up to five additional two-year terms unless notified by either party at least 180 days prior to the expiration of the then existing term. The cell sites included in the agreements are identical to the tower assets being constructed in the M3 TCPA and the towers constructed for the joint ventures described in Note 5.

In 2018, the Company entered into an agreement with their primary roaming customer for service upgrades on identified cell sites. The agreement was amended effective September 24, 2019, with a change to the total purchase price, scope of the project and no change to the identified cell sites. The amended total purchase price for the equipment and services is identified in the agreement and totals approximately \$10,000,000. The Company completed service upgrades in 2021 and 2020 and revenues received for these service upgrades totaled \$569,785 and \$1,555,772, respectively, related to these site upgrades.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 17 - Tower Construction, Site License, and Roaming Customer Agreements, continued

Roaming Customer Agreements, continued - The agreement also provided the Company an initial \$2,000,000 working capital payment from their primary roaming customer to finance the project. The amended agreement came with additional customer deposits for the change in scope of the project. As of December 31, 2021 and 2020, the Company had customer deposits totaling \$0 and \$670,290, respectively, related to this agreement on the accompanying consolidated balance sheets.

The Company has a build-out and maintenance agreement with their primary roaming customer to build, install, and deploy a radio access network (RAN) to identified cell sites. The purchase price for each cell site is identified in the agreement as \$122,743, which is payable in 96 equal payments of \$1,735 which includes an interest charge of 8%. The agreement has a conditional purchase price for any site requiring specific equipment in the amount of \$22,994, which is payable in 96 equal payments of \$325 which includes an interest charge of 8%. The Company completed 56 and 2 RAN build-outs in 2021 and 2020, respectively, and recognized revenue of \$7,750,252 and \$268,480 for 2021 and 2020, respectively. As of December 31, 2021 and 2020, the Company had \$0 of up-front payments related to in process or future RAN build-outs. The Company had 17 and 53 RAN build-outs in process and \$442,021 and \$2,457,308 included in inventories as of December 31, 2021 and 2020, respectively.

As of December 31, 2021 and 2020, the Company recognized \$204,932 and \$38,395, respectively, in tower construction and services revenue on the accompanying consolidated statements of income related to tower rent and tower services performed unrelated to the aforementioned agreements.

NOTE 18 - Commitments and Contingencies

In the ordinary course of conducting business, the Company occasionally becomes involved in legal proceedings, audits, or other matters. While any litigation or audit has an element of uncertainty, management of the Company believes that the outcome of any pending or threatened actions will not have a material adverse effect on the business or financial condition of the Company.

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2021 AND 2020

NOTE 19 - Business Combinations

During September 2021, the Company acquired 100% of Northwoods Communication Technologies, LLC at a cost of \$1,650,000 plus issuance of 25,000 units of Hilbert Communication, LLC. The units in Hilbert Communication, LLC were valued at \$200,000 bringing the total acquisition cost to \$1,850,000. The initial transaction required a cash payment of \$1,150,000 with the remaining \$500,000 in the form of a promissory note (see Note 9 for more detail). The acquisition allowed the Company to expand its market area as well as customer base. Allocation of the purchase price was as follows:

Assets:	
Cash	\$ 4,899
Accounts receivable	136,344
Inventory	203,691
Property and equipment	1,902,774
Customer list	50,000
Other	15,002
Liabilities:	
Accounts payable	(275,817)
Notes payable	(186,259)
Other	<u>(634)</u>
 TOTAL	 <u>\$ 1,850,000</u>

**HILBERT COMMUNICATIONS, LLC
AND SUBSIDIARIES**

**FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITORS' REPORT**

DECEMBER 31, 2022 AND 2021

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES

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DECEMBER 31, 2022 AND 2021

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors and Management
Hilbert Communications, LLC and Subsidiaries
Green Bay, Wisconsin

Opinion

We have audited the accompanying consolidated financial statements of Hilbert Communications, LLC and Subsidiaries which comprise the consolidated balance sheets as of December 31, 2022 and 2021, and the related consolidated statements of income, members' equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Hilbert Communications, LLC and Subsidiaries as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are required to be independent of Hilbert Communications, LLC and Subsidiaries and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Change in Accounting Principle

As discussed in Note 11 to the financial statements, in 2022, the Organization adopted new accounting guidance in accordance with Accounting Standards Codification Topic 842, *Leases*, as of the beginning of the period of adoption. The prior period presented is in accordance with Topic 840. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Hilbert Communications, LLC and Subsidiaries' ability to continue as a going concern for one year after the date that the consolidated financial statements are issued or when applicable, one year after the date that the consolidated financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Hilbert Communications, LLC and Subsidiaries' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Hilbert Communications, LLC and Subsidiaries' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Hawkins Ash CPAs, LLP

Green Bay, Wisconsin
August 23, 2023

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

	DECEMBER 31,	
	2022	2021
<u>ASSETS</u>		
CURRENT ASSETS		
Cash	\$ 804,770	\$ 645,037
Accounts receivable, net	5,667,327	8,312,868
Inventories	22,993,992	8,852,596
Notes receivable, current	31,207	28,977
ALU prepaid	53,115	1,325,945
Prepaid expenses	828,009	927,913
Interest receivable	390,095	-
Restricted cash equivalents	94,396,870	60,093,043
 TOTAL CURRENT ASSETS	 125,165,385	 80,186,379
PROPERTY AND EQUIPMENT		
Property and equipment	137,957,368	89,072,294
Less accumulated depreciation	42,474,530	36,763,183
 NET PROPERTY AND EQUIPMENT	 95,482,838	 52,309,111
NON-CURRENT ASSETS		
Licenses	12,466,692	12,214,836
Goodwill	6,667,151	-
Customer list, net of amortization of \$12,500 and \$2,500, respectively	37,500	47,500
Operating lease right-of-use assets	103,398,964	-
Notes receivable, long-term	248,663	277,754
Investment in other entities	1,360,372	(1,201,082)
Restricted cash equivalents	23,125,297	9,378,614
Other deposits	233,342	73,171
 TOTAL NON-CURRENT ASSETS	 147,537,981	 20,790,793
 TOTAL ASSETS	 \$ 368,186,204	 \$ 153,286,283

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS - Continued

	DECEMBER 31,	
	2022	2021
<u>LIABILITIES AND STOCKHOLDERS' EQUITY</u>		
CURRENT LIABILITIES		
Line of credit	\$ 3,318,872	\$ 400,000
Current maturities of long-term debt	4,765,319	2,268,078
Current maturities of long-term debt - related parties	462,592	93,660
Current portion of operating lease liabilities	11,718,131	-
Current maturities of finance lease obligations	22,867	-
Current maturities of capital lease obligations	-	406,095
Accounts payable	17,909,982	7,207,272
Customer deposits	765,600	1,310,367
Accrued interest	1,265,135	134,745
Other current liabilities	1,782,535	1,307,073
TOTAL CURRENT LIABILITIES	<u>42,011,033</u>	<u>13,127,290</u>
LONG-TERM LIABILITIES		
Asset retirement obligation	3,878,025	3,511,578
Accrued long-term compensation	802,750	547,125
Operating lease liabilities	92,411,492	-
Long-term debt, less current maturities and unamortized debt issuance costs	182,429,577	82,167,670
Long-term debt - related parties, less current maturities	15,910,810	14,417,263
Long-term capital lease obligations, less current maturities	-	22,867
TOTAL LONG-TERM LIABILITIES	<u>295,432,654</u>	<u>100,666,503</u>
TOTAL LIABILITIES	<u>337,443,687</u>	<u>113,793,793</u>
MEMBERS' EQUITY		
Members' equity - exchange transaction	3,870,442	3,870,442
Equity investment	32,150,212	29,650,212
Retained earnings (accumulated deficit)	(5,278,137)	5,971,836
TOTAL MEMBERS' EQUITY	<u>30,742,517</u>	<u>39,492,490</u>
TOTAL	<u>\$ 368,186,204</u>	<u>\$ 153,286,283</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME

	YEARS ENDED DECEMBER 31,	
	2022	2021
REVENUE		
Service	\$ 7,467,431	\$ 5,678,564
Carrier services	23,210,534	20,930,555
Tower construction and services	7,987,956	22,780,966
Equipment	1,629,607	7,750,252
Other	2,964,419	1,190,592
TOTAL REVENUE	43,259,947	58,330,929
COST OF REVENUE		
Network operations	24,569,067	20,349,093
Depreciation and accretion	8,501,159	7,143,320
Service	717,431	626,552
Tower construction and services	6,564,044	19,215,247
TOTAL COST OF REVENUE	40,351,701	47,334,212
GROSS PROFIT (LOSS)	2,908,246	10,996,717
OPERATING EXPENSES		
Selling and marketing	3,208,942	1,646,016
Customer operations	811,010	740,301
General and administrative	7,903,566	4,086,608
(Gain) loss on sale of assets	199,591	(1,159)
TOTAL OPERATING EXPENSES	12,123,109	6,471,766
OPERATING INCOME (LOSS)	(9,214,863)	4,524,951
OTHER INCOME (EXPENSE)		
Other, net	115,125	33,819
Interest income	1,758,632	74,091
PPP loan forgiveness	-	905,000
Equity in earnings of unconsolidated subsidiaries	2,879,874	2,339,908
Gain (loss) on sale of investment agreement	(100,000)	2,000,000
Interest expense	(6,688,741)	(1,871,827)
TOTAL OTHER INCOME (EXPENSE)	(2,035,110)	3,480,991
NET INCOME (LOSS)	\$ (11,249,973)	\$ 8,005,942

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF MEMBERS' EQUITY

	MEMBERS' EQUITY- EXCHANGE TRANSACTION	EQUITY INVESTMENT	RETAINED EARNINGS (ACCUMULATED DEFICIT)	TOTAL MEMBERS' EQUITY
BALANCE, JANUARY 1, 2021	\$ 3,870,442	\$ 29,450,212	(2,034,106)	\$ 31,286,548
Net income	-	-	8,005,942	8,005,942
Member units issued with acquisition	-	200,000	-	200,000
BALANCE, DECEMBER 31, 2021	3,870,442	29,650,212	5,971,836	39,492,490
Net income (loss)	-	-	(11,249,973)	(11,249,973)
Member units issued with acquisition	-	2,500,000	-	2,500,000
BALANCE, DECEMBER 31, 2022	<u>\$ 3,870,442</u>	<u>\$ 32,150,212</u>	<u>\$ (5,278,137)</u>	<u>\$ 30,742,517</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	<u>YEAR ENDED DECEMBER 31,</u>	
	<u>2022</u>	<u>2021</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (loss)	\$ (11,249,973)	\$ 8,005,942
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation, amortization and accretion	8,501,159	7,143,320
Allowance for doubtful accounts	5,998	2
Amortization of bond discounts/premiums	(2,347)	(2,347)
Amortization of debt issuance costs	32,779	32,779
(Gain) loss on sale of assets	199,591	(1,159)
Equity in earnings of unconsolidated subsidiaries	(2,561,454)	879,210
Provision for accrued long-term compensation	255,625	315,600
Forgiveness of PPP loan	-	(905,000)
Changes in assets and liabilities:		
(Increase) decrease in operating assets		
Accounts receivable	4,680,790	(3,477,532)
Inventories	(14,084,363)	839,585
Notes receivable	26,861	(38,251)
ALU prepaid	1,272,830	2,391,450
Prepaid expenses	99,904	(384,697)
Interest receivable	(390,095)	-
Operating lease right-of-use assets	(103,398,964)	-
Other deposits	(160,171)	(17,327)
Increase (decrease) in operating liabilities		
Accounts payable	10,548,220	(5,658,514)
Customer deposits	(544,767)	(5,742,423)
Accrued interest	1,130,390	134,745
Other current liabilities	313,263	641,167
Asset retirement obligation	277,037	-
Operating lease liabilities	104,129,623	-
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	(918,064)	4,156,550
CASH FLOWS FROM INVESTING ACTIVITIES		
Cash acquired from business acquisition	84,371	4,899
Purchase of property and equipment	(46,888,918)	(12,964,155)
Purchase of licenses	(251,856)	-
Acquisition of business	(5,250,000)	(1,150,000)
NET CASH (USED IN) INVESTING ACTIVITIES	(52,306,403)	(14,109,256)

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS - Continued

	<u>YEAR ENDED DECEMBER 31,</u>	
	<u>2022</u>	<u>2021</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from line of credit	\$ 32,568,872	\$ 13,095,546
Payments on line of credit	(30,578,994)	(12,695,546)
Proceeds from short-term debt	-	1,500,000
Payments on short-term debt	-	(5,500,000)
Proceeds on long-term debt	102,425,396	80,040,483
Payments on long-term debt	(2,480,948)	(1,034,881)
Payments on long-term debt - related parties	(93,521)	(1,303,340)
Payments on capital lease obligations	-	(517,817)
Payments on financing lease obligations	(406,095)	-
NET CASH (USED IN) PROVIDED BY FINANCING ACTIVITIES	<u>101,434,710</u>	<u>73,584,445</u>
NET INCREASE (DECREASE) IN CASH	48,210,243	63,631,739
CASH AND RESTRICTED CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>70,116,694</u>	<u>6,484,955</u>
CASH AND RESTRICTED CASH EQUIVALENTS AT END OF YEAR	<u>\$ 118,326,937</u>	<u>\$ 70,116,694</u>

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS - Continued

YEAR ENDED DECEMBER 31,
2022 2021

SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash paid during the year for:				
Interest	\$	5,387,034	\$	1,737,082

SUPPLEMENTAL SCHEDULE OF NONCASH INFORMATION

Asset retirement obligation additions	\$	710,145	\$	1,027,061
Purchase of property and equipment through direct financing		1,452,149		356,332
Discount on bond issuance		475,328		358,657
Acquisition of business				
Accounts receivable		2,041,247		136,344
Inventory		57,033		203,691
Property and equipment		3,434,000		1,902,774
Customer list		-		50,000
Goodwill		6,667,151		-
Other assets		-		15,002
Line of credit		928,994		-
Accounts payable		154,490		275,817
Other current liabilities		162,199		-
Notes payable		1,332,119		186,259
Other liabilities		-		634
Fair value of member units issued with acquisition of business		2,500,000		200,000
Note payables issued with acquisition of business		1,956,000		500,000

The accompanying notes are an integral part of these financial statements.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2022 AND 2021

NOTE 1 - Nature of Operations and Significant Accounting Policies

Nature of Business - Hilbert Communications, LLC and Subsidiaries (the "Company") is a regional provider of telecommunications products and services to residential and commercial customers in the Upper Midwest. The products and services include build out of fiber and wireless facilities, fiber and wireless communications services, and tower construction and services. Hilbert Communications, LLC and Subsidiaries operate wireless communications services under licenses granted by the Federal Communications Commission (FCC) and are subject to the applicable rules and regulations of the FCC.

Principles of Consolidation - The consolidated financial statements of the Company include the accounts and transactions of Hilbert Communications, LLC and its wholly owned subsidiaries: Bug Tussel Wireless, LLC, Cloud 1, LLC, Red Tail Tower, LLC, Cloud 1 Services, LLC, Michigan Wireless, LLC, Midwest DataCore, LLC, Bug Tussel 1, LLC, Northwoods Communications Technologies, LLC, and KES Excavating Services, LLC. All significant intercompany transactions and balances have been eliminated in consolidation.

The Company also has investments in other entities accounted for under the equity or cost methods. See Note 5 for further information.

Basis of Accounting - The consolidated financial statements of the Company have been prepared on the accrual basis of accounting and, accordingly, reflect all receivables, payables and other liabilities.

Basis of Presentation - The accompanying consolidated financial statements are presented in accordance with the accounting principles generally accepted in the United States of America (U.S. GAAP) as codified by the Financial Accounting Standards Board (FASB). Significant intercompany accounts and transactions have been eliminated in consolidation.

Change in Accounting Principle - In February 2016, the FASB issued ASU 2016-02, *Leases* (ASC Topic 842). The standard requires the recognition of right-of-use assets and lease liabilities for lease contracts with terms greater than 12 months. Operating lease costs are recognized in the income statement as a single lease cost and finance lease costs are recognized in two components, interest expense and amortization expense. The Company adopted the standard effective January 1, 2022 and recognized and measured leases existing at, or entered into after, January 1, 2022 (the beginning of the period of adoption) through a cumulative effect adjustment, with certain practical expedients available. The Company has elected the package of practical expedients permitted in ASC Topic 842. Accordingly, the Company accounted for its existing leases as either finance or operating lease under the new guidance, without reassessing (a) whether the contract contains a lease under ASC Topic 842, (b) whether classification of the operating lease would be different in accordance with ASC Topic 842, or (c) whether the unamortized initial direct costs before transition adjustments would have met the definition of initial direct costs in ASC Topic 842 at lease commencement.

As a result of the adoption of the new lease accounting guidance, the Company recognized on January 1, 2022, the beginning of the adoption period, no cumulative effect adjustment to retained earnings, an operating lease liability of approximately \$114,609,000, and an operating right-of-use asset of approximately \$110,646,000. The finance lease right of use asset and liabilities were recorded as of January 1, 2022 at the carrying value under prior guidance. The adoption of the new standard did not materially impact the Company's statements of operations or statements of cash flows.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Use of Estimates - The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents - For purposes of the consolidated statements of cash flows, the Company considers cash to be cash on hand, cash held at financial institutions, and all highly liquid investments available for current use with an initial maturity of three months or less at the time of purchase.

Accounts Receivable - Receivables are stated at the amount the Company expects to collect from outstanding balances. Management provides for uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Allowance for doubtful accounts at December 31, 2022 and 2021 was \$30,000 and \$24,002, respectively.

Inventory - Inventories consist of materials, labor, and overhead costs related to fiber optics as well as towers for sale and equipment upgrades on towers. Inventories are stated at lower of cost or net realizable value, with cost determined by specific identification.

Property and Equipment - Property and equipment is recorded at cost. Additions, improvements, or major renewals are capitalized, while expenditures that do not enhance or extend the asset's useful life are charged to operating expense as incurred. Property and equipment sold or otherwise disposed of are removed from property accounts with gains or losses on disposal credited or charged to the results of operations. Depreciation is computed using the straight-line method based on the following estimated useful lives:

<u>Asset</u>	<u>Life</u>
Wireless site and transmission equipment	3 - 20 years
Tower structures	7 - 15 years
Office equipment	3 - 7 years
Vehicles and trailers	5 years
Asset retirement obligation	3 - 15 years

Construction in progress costs represent cumulative costs of projects not yet placed in service. No depreciation was taken on these capitalized costs.

Valuation of Long-lived Assets - U.S. GAAP requires that long-lived assets and certain identifiable intangible assets be reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Management reviews all material assets annually for possible impairment. If such assets are considered to be impaired, the impairment recognized is measured as the amount by which the carrying amount of the assets exceeds the estimated fair value of the assets. No assets are considered to be impaired at December 31, 2022 and 2021.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Licenses - Licenses include costs incurred in acquiring FCC licenses to wireless services. These costs include amounts paid to license applicants, the FCC, owners of interests in entities awarded licenses, and all direct and incremental costs related to acquiring the licenses.

The Company's FCC licenses provide the Company with the exclusive right to utilize certain radio frequency spectrum to provide wireless communication services. FCC licenses are issued for only a fixed time, generally 10 years, and such licenses are subject to renewal by the FCC.

Renewals of FCC licenses have historically occurred routinely and at nominal cost. Moreover, the Company has determined that there are currently no legal, regulatory, contractual, competitive, economic, or other factors that limit the useful life of its FCC licenses. As a result, FCC licenses are treated as indefinite-lived intangible assets and are not amortized, but are assessed annually for impairment. The Company re-evaluates the useful life determination for wireless licenses at regular intervals to determine whether events and circumstances continue to support an indefinite useful life. The Company assesses impairment by combining all individual licenses as a single unit and determining the fair value in the aggregate.

The Company completed its annual impairment assessment of intangible assets with indefinite lives and determined that these assets are not impaired as of December 31, 2022 and 2021.

Customer Deposits - Customer deposits include deposits received from customers related to tower construction contracts. The Company is entitled to milestone payments in accordance with tower construction contracts with various customers. Milestone payments are recorded as customer deposits until the sale of a tower is completed and the revenue is recognized.

See Note 17 for additional information related to the tower construction and site license agreements.

Asset Retirement Obligation - U.S. GAAP requires entities to record the fair value of a liability for legal obligations associated with an asset retirement in the period in which the obligations are incurred. When the liability is initially recorded, the entity capitalizes the cost of the asset retirement obligation by increasing the carrying amount of the related long-lived asset. Over time, the liability is accreted to its present value each period and the capitalized cost is depreciated over the useful life of the related asset.

The Company has determined that asset retirement obligations exist as there is a legal obligation to remove wireless component equipment, which are subject to retirement from sites, or towers that reside upon leased property at the time the Company discontinues its use. The estimated cost to remove these assets is accrued over the life of the assets. Accretion was \$64,706 and \$50,385 and depreciation expense was \$230,117 and \$186,989 for the years ended December 31, 2022 and 2021, respectively.

Debt Issuance Costs - Debt issuance costs related to long-term debt are reported on the statements of financial position as a direct deduction from the face amount of the debt. Amortization of debt issuance costs are reported as interest expense.

Revenue Recognition - A contract exists when it has approval and commitment from both parties, the rights of the parties are identified, payment terms are identified, the contract has commercial substance, and collectability of consideration is probable. The Company has multiple revenue streams that are accounted for based on the terms of the contracts with customers and typically include a single performance obligation within each revenue stream.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Revenue Recognition, continued - Service: The Company recognizes revenue when customers have been provided access to, and usage of, its internet services. Revenue is recognized when services are provided regardless of the period in which they are billed. Internet services are billed monthly and service revenue is recognized over the enforceable contract term as service is rendered, as the customer simultaneously receives and consumes the benefits of the services through network access and usage and the Company has satisfied its performance obligation.

Carrier Services: The Company recognizes revenue when customers have been provided access on the Company's wireless telecommunications network. Revenue is determined monthly as data is available from all customers on the Company network and recognized in the month the services were provided, regardless of the period in which they are billed. The revenue is recognized at a point in time when the Company has satisfied its performance obligation to provide access to the Company's wireless telecommunications network.

Tower Construction and Services: The Company recognizes revenue when control and ownership of the goods is transferred to the customer which is a condition of receiving the final milestone payment to complete the transaction. All tower construction contracts are fixed-price contracts and are recognized at a point in time when the tower sale has been completed and ownership has transferred to the customer. Revenue is measured as the amount of consideration the Company received in exchange for transferring goods.

The Company also installs equipment related to towers. The Company recognizes revenue when the equipment has been installed and turned on which provides assurances to the customer that the contract has been completed and final payment can be initiated. All equipment installation contracts are fixed-price contracts and are recognized at a point in time when the equipment has been transferred to the customer upon completion. Revenue is measured as the amount of consideration the Company received in exchange for transferring goods.

The pricing and payment terms for tower construction and equipment installation contracts are based on the terms of the contracts or the result of specific negotiations with each customer. The timing of revenue recognition, billings, and cash collections results in receivables, contract assets, and contract liabilities. Accounts receivable are recorded when the right to consideration becomes unconditional and are presented separately in the balance sheets. The Company does not have significant contract assets and contract liabilities are recorded as customer deposits as of December 31, 2022 and 2021.

Equipment: The Company sells communication equipment to customers. Revenue is recognized at a point in time when the Company satisfies its performance obligation to deliver the equipment to the customer.

Other: Other revenue is comprised of maintenance and other services provided to customers. These services are performed according to a pre-arranged maintenance plans or other service agreements. These services are billed monthly and service revenue is recognized over the enforceable contract term as service is rendered, as the customer simultaneously receives and consumes the benefits of the services through network access and usage and the Company has satisfied its performance obligation.

The Company collects sales tax from certain customers and remits the entire amount to the appropriate governmental entities. The Company's accounting policy is to exclude the tax collected and remitted from revenues and cost of revenues.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 1 - Nature of Operations and Significant Accounting Policies, continued

Revenue Recognition, continued - See Note 17 for additional information related to tower construction, site licenses, and carrier services customer contracts.

Income Taxes - The Internal Revenue Code and applicable state statutes provide that income and expenses of a limited liability company are not separately taxable to the Company, but rather accrue directly to the members. Accordingly, no provision for federal or state income taxes has been made in the consolidated financial statements. Per the operating agreement, the Company may periodically make distributions to the unit holders to enable them to pay the income taxes which they incur as a result of Company income.

Accounting for Uncertainty in Income Taxes - U.S. GAAP requires management to evaluate tax positions taken by the Company and recognize a tax liability (or asset) if the Company has taken an uncertain position that more likely than not would be sustained upon examination by a taxing authority. Management has analyzed the tax positions taken by the Company, and has concluded that as of December 31, 2022 and 2021, there are no uncertain positions taken or expected to be taken that would require recognition of a liability (or asset) or disclosure in the consolidated financial statements. The Company is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

Advertising Costs - The Company expenses advertising costs as incurred. Total advertising expense was \$316,179 and \$169,227 for the years ended December 31, 2022 and 2021, respectively.

Reclassifications - Certain accounts in the prior year financial statements have been reclassified for comparative purpose to conform to the presentation of the current year's financial statements.

Subsequent Events - The Company evaluated subsequent events through August 23, 2023, the date which the financial statements were available to be issued.

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 2 - Restricted Cash

Restricted cash included in the balance sheets consists of accounts held in trust at a bank. The bond project funds are restricted for uses specific to the related bonds. The capitalized interest funds – FDL bond are restricted for use to pay interest due on the bonds to and including November 1, 2024. The debt service funds for both FDL bonds as well as the MDAR bonds are restricted for use in retiring related bond obligations of the Company. The costs of issuance funds – FDL bond are to cover estimated costs incurred in connection with the issuance of the bonds. See Notes 6 and 9 for more detail. Cash and restricted cash equivalents are included in the following accounts at December 31:

	<u>2022</u>	<u>2021</u>
Cash	\$ 804,770	\$ 645,037
Restricted cash equivalents:		
Capitalized interest fund - current - FDL bonds	7,208,159	2,004,479
Costs of issuance fund - current - FDL bonds	-	98,786
Bond project funds - current - FDL bonds	87,062,177	57,851,430
Debt service reserve fund - current - MDAR bond	126,534	138,348
Capitalized interest fund - FDL bonds	11,281,467	4,571,938
Debt service reserve fund - FDL bonds	11,212,507	4,216,239
Debt service reserve fund - MDAR bond	631,323	590,437
Total restricted cash equivalents	<u>117,522,167</u>	<u>69,471,657</u>
TOTAL CASH AND RESTRICTED CASH EQUIVALENTS		
SHOWN IN THE STATEMENT OF CASH FLOWS	<u>\$ 118,326,937</u>	<u>\$ 70,116,694</u>

NOTE 3 - Inventories

Inventories consist of the following as of December 31:

	<u>2022</u>	<u>2021</u>
Towers for sale	\$ 2,833,046	\$ 3,886,723
Equipment upgrades on towers	6,683,947	4,155,875
Fiber optics, wireless devices and accessories	13,131,828	-
Equipment for sale	345,171	809,998
TOTAL	<u>\$22,993,992</u>	<u>\$ 8,852,596</u>

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 4 - Property and Equipment

Property and equipment consist of the following as of December 31:

	<u>2022</u>	<u>2021</u>
Land	\$ 70,000	\$ 70,000
Wireless site and transmission equipment	90,927,953	71,640,415
Tower structures	9,054,433	6,498,589
Office equipment	1,387,273	702,436
Vehicles and trailers	5,465,960	1,970,370
Asset retirement obligation	3,311,214	3,209,110
Leasehold improvements	12,082	-
Construction in progress	<u>27,728,453</u>	<u>4,981,374</u>
Subtotal	137,957,368	89,072,294
Less: Accumulated depreciation	<u>(42,474,530)</u>	<u>(36,763,183)</u>
NET PROPERTY AND EQUIPMENT	<u>\$ 95,482,838</u>	<u>\$ 52,309,111</u>

Depreciation expense was \$7,841,330 and \$6,990,287 for the years ended December 31, 2022 and 2021, respectively.

NOTE 5 - Investment in Other Entities

The Company has a 45% interest in Michigan Spectrum Holdings, LLC, with three unit holders owning the remaining 55%. Michigan Spectrum Holdings, LLC owns FCC licenses and the Company's portion of the carrying value is \$386,600. The Company uses the equity method of accounting where the ownership is between 20% and 50%. Under the equity method, the investment is recorded at cost and adjusted to recognize the Company's share of net earnings or losses of the investee. The investee reported a net loss of \$1,121 and \$1,130 in 2022 and 2021, respectively.

During 2016, the Company entered into a joint venture agreement to construct 10 towers with a third party, Faith Technologies, LLC, forming Faith Hilbert Towers, LLC. As of December 31, 2022 and 2021, one and 10 towers have been constructed. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2022, there were no monetary investments in the joint venture made by the Company. Nine of the ten towers were sold in 2022 for a total of approximately \$5,845,000 and the Company's share of the proceeds were approximately \$2,257,000. The sales are reflected in the financial statements. The following information summarizes the activity of the joint venture for the years ended December 31, 2022 and 2021.

	<u>2022</u>	<u>2021</u>
Revenues	\$ 5,165,513	\$ 255,096
Net income/(loss)	4,881,968	(7,596)
Total assets	4,696,077	1,640,374
Total liabilities	37,511	1,863,778
Equity	4,658,566	(223,404)

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 5 - Investment in Other Entities, continued

During 2018, the Company entered into a joint venture agreement to construct 50 towers with a third party, VB-JV6, LLC, forming VBHV, LLC. As of December 31, 2022 and 2021, 26 and 16 towers, respectively, have been constructed or transferred. The Company has a noncontrolling 50% ownership interest, which is accounted for using the equity method. As of December 31, 2022, there were no monetary investments in the joint venture made by the Company. The following information summarizes the activity of the joint venture for the years ended December 31, 2022 and 2021.

	<u>2022</u>	<u>2021</u>
Revenues	\$ 455,259	\$ 173,012
Net income/(loss)	454,788	(1,262,299)
Total assets	10,200,355	31,463,960
Total liabilities	9,648,197	11,259,669
Equity	552,159	20,204,291

These joint ventures had combined net (loss) income totaling \$5,335,635 and \$7,124,913 during 2022 and 2021, respectively. The Company's 50% portion of the net (loss) income, \$2,879,874 and \$2,339,908, increased the Company's investment in other entities balance on the accompanying consolidated balance sheets and was recognized in other income as equity in earnings of unconsolidated subsidiaries on the accompanying consolidated statements of operations in 2022 and 2021, respectively. See Note 17 for more detail.

NOTE 6 - Deposits for Payments on Bonds

The Company received Midwestern Disaster Area Fixed Rate Revenue Bonds, Series 2012 (MDAR), held by a trustee to fund a Bug Tussel Wireless, LLC project to construct certain telecommunications infrastructure in Fond du Lac County and Adams County, Wisconsin. A debt service reserve fund totaling \$631,323 and \$590,437 as of December 31, 2022 and 2021, respectively, has been set aside to be utilized for final payments due in 2024. The Company submits monthly deposits to fund the semi-annual payments when due. Total deposits were \$126,534 and \$138,348 as of December 31, 2022 and 2021, respectively, and are included in other current assets on the accompanying consolidated balance sheets. See Note 9 for more detail.

During 2021, the Company received Fond du Lac Fixed Rate Taxable Revenue Bonds, Series 2021 (FDL), held by a trustee to fund Bug Tussel 1, LLC projects to construct certain fiber, wireless internet and telecommunications infrastructure in the Wisconsin counties of Fond du Lac, Calumet, Jackson, Marathon and Waushara. The Company will use the proceeds of the bonds for "Social Projects" as outlined by the International Capital Market Association. Funds from the bond series were deposited to various funds to be used for specific purposes. A debt service reserve fund totaling \$4,238,448 and \$4,216,239 as of December 31, 2022 and 2021, respectively, has been set aside to be utilized for final payments due in 2051. A deposit of \$4,216,224 was made from bond issuance proceeds during the year ended December 31, 2021. A capitalized interest fund totaling \$4,639,451 and \$6,476,193 as of December 31, 2022 and 2021, respectively, has been set aside to pay interest due on the bonds to and including November 1, 2024. A deposit of \$6,576,394 was made from bond issuance proceeds during the year ended December 31, 2021. A cost of issuance fund totaling \$0 and \$98,786 as of December 31, 2022 and 2021, respectively, has been set aside to be utilized to cover estimated costs incurred in connection with the issuance of the bonds. A deposit of \$787,500 was made from bond issuance proceeds during the year ended December 31, 2021. The remaining bonds proceeds of \$58,061,226 were deposited into bond project funds to be utilized for purposes specific to the related bond. See Note 9 for more detail.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 6 - Deposits for Payments on Bonds, continued

During 2022, the Company received Fond du Lac Fixed Rate Taxable Revenue Bonds, Series 2022A (FDL2), held by a trustee to fund a Bug Tussel 1, LLC project to construct certain fiber, wireless internet and telecommunications infrastructure in the Wisconsin counties of Green Lake, Iowa, Jefferson, Oconto, Rock, Taylor, and Wood. Funds from the bond series were deposited to various funds to be used for specific purposes. A debt service reserve fund totaling \$6,946,415 as of December 31, 2022 has been set aside to be utilized for final payments due in 2051. A deposit of \$6,890,143 was made from bond issuance proceeds during the year ended December 31, 2022. A capitalized interest fund totaling \$13,850,175 has been set aside to pay interest due on the bonds to and including November 1, 2025. A deposit of \$14,757,477 was made from bond issuance proceeds during the year ended December 31, 2022. A deposit of \$1,552,733 was made from bond issuance proceeds during the year ended December 31, 2022. The remaining bonds proceeds of \$69,224,319 were deposited into bond project funds to be utilized for purposes specific to the related bond. See Note 9 for more detail.

NOTE 7 - Line of Credit

The Company entered into a \$5,000,000 line of credit agreement in 2021, which was renewed in 2022 and extended until September 30, 2023. The interest rate is equal to the higher of the prime rate in effect on such day or 4.00% and 3.50% for the years ended December 31, 2022 and 2021. The agreement is collateralized by substantially all assets of the Company. The outstanding balance on the line of credit was \$2,095,000 and \$400,000 for the years ended December 31, 2022 and 2021.

The Company also acquired a line of credit through the acquisition of KES Excavating Services, LLC, that matures on December 29, 2024. The interest rate is equal to the higher of the prime rate in effect on such month plus 0.25% or 7.75% for the year ended December 31, 2022. The agreement is collateralized by substantially all assets of the Company. The outstanding balance on the line of credit was approximately \$1,224,000 for the year ended December 31, 2022.

NOTE 8 - Short-Term Debt

In April 2021, the Company signed a \$1,500,000 note with a bank. The note has a five month term. Interest is due monthly at a rate of 3.5%, and the principal is due in September 2021. The note is guaranteed by a unit holder. The short-term note was paid in full during June 2021.

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 9 - Long-Term Debt

The Company's notes payable are as follows at December 31:

	<u>2022</u>	<u>2021</u>
Note payable to bank, interest at 3.55%, due in monthly payments of \$255,308 including interest, with a final payment due June 2027. The note is secured with a general business agreement. Additional draws of approximately \$3,550,000 were made in 2022.	\$ 12,707,123	\$ 10,449,506
Various 0.00% to 8.49% notes payable to the dealer, secured by specific Company vehicles and assets, due in monthly payments ranging from \$379 - \$2,403, including interest, maturing at various dates between 2023 and 2027.	524,137	521,792
MDAR Fixed Rate Revenue Bonds, Series 2012, par value \$5,385,000 issued in December 2012 by Fond du Lac County, Wisconsin to fund a Bug Tussel Wireless, LLC project. A premium of \$27,769 was paid by the purchasers of the bonds and will be amortized over the life of the bonds (amortization of \$2,347 for the years ended December 31, 2022 and 2021. Accumulated amortization was \$21,120 and \$18,773 as of December 31, 2022 and 2021, respectively). The issuer placed the proceeds of the sale of the bonds with a trustee of Bug Tussel Wireless, LLC to construct telecommunications infrastructure in the Wisconsin counties of Fond du Lac and Adams. See Note 5. The bonds are limited obligations of the issuer. Fond du Lac and Adams County, WI each is guarantor of the payment of its pro rata share of principal and interest on the bonds. The average interest rate on the bonds is 2.6% plus a guaranteed rate paid to each county of 0.5% for its pro rata share. Starting in May 2015, the bonds call for semi-annual interest and principal payments of \$255,000, increasing each year. Payments increased to \$300,000 and \$310,000 during 2021 and 2022, respectively. Final payment of \$335,000 is due November 2024. Hilbert Communications, LLC is a guarantor to Fond du Lac and Adams Counties for the payment of principal and interest on the bonds. Equipment purchased with proceeds from the bonds are pledged by Bug Tussel Wireless, LLC to Fond du Lac and Adams Counties.	1,309,304	1,931,650

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 9 - Long-Term Debt, continued

	<u>2022</u>	<u>2021</u>
2.00% note payable to Town of Franklin, secured by leasehold interest and various equipment with interest due monthly through February 2020. Principal and interest payments due in quarterly installments of \$6,250 starting May 21, 2020. Note matures February 28, 2030.	181,250	206,250
3.00% note payable to Kewaunee County, secured by property acquired through the agreement, due in annual installments of \$93,918 starting September 1, 2021. Additional proceeds in 2022 of approximately \$2,206,000. Note matures September 1, 2032.	3,007,073	868,902
3.00% note payable to Iowa County, secured by property acquired through the agreement, with interest due annually through December 2022. Principal and interest payments due in annual installments of \$140,996 starting December 31, 2023. Note matures December 31, 2034.	1,500,000	1,500,000
3.75% SBA EIDL, secured by all assets of company, payable in monthly installments of \$627 starting July 2021. Note was paid in full during 2022.	-	131,707
6.05% note payable, secured by all assets of company, payable in monthly installments of \$525 through November 2023, with a final balloon payment due at maturity on December 21, 2023.	50,028	53,155
Variable rate note payable, 7.073% as of December 31, 2022 (rate based on 1 month SOFR plus 2.75), secured by all assets of company, payable in monthly installments of \$77,381 plus interest beginning January 31, 2023. Note matures December 31, 2029.	6,500,000	-
Various 2.05% to 7.55% notes payable to the dealer, secured by specific Company equipment, due in monthly payments ranging from \$957 - \$8,858, including interest, maturing at various dates between 2025 and 2027.	1,305,566	-

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 9 - Long-Term Debt, continued

	<u>2022</u>	<u>2021</u>
Taxable Revenue Bonds, Series 2021, par value of \$70,000,000 issued in December 2021 by Fond du Lac County, Wisconsin to provide funds to Bug Tussel 1, LLC for the purpose of financing a portion of the costs of acquisition, construction and equipping of certain fiber and wireless internet communications facilities used by the Bug Tussel 1, LLC and located in the Wisconsin counties of Fond du Lac, Calumet, Jackson, Marathon, and Waushara. The bonds are limited obligations of the issuer. Fond du Lac, Calumet, Jackson, Marathon, and Waushara Counties each is guarantor of the payment of its pro rata share of principal and interest on the bonds. The average interest rate on the bonds is 3.27% plus a guaranteed rate paid to each county of 0.4% for its pro rata share. Interest-only payments are due semi-annually beginning May 2022. Starting in November 2027, the bonds call for semi-annual principal payments of \$1,925,000 (plus interest), increasing to \$4,070,000 annually for 2051. Final payment of \$4,070,000 plus interest is due November 2051. Hilbert Communications, LLC, a related party, is a guarantor to Fond du Lac, Calumet, Jackson, Marathon, and Waushara Counties for the payment of principal and interest on the bonds. Equipment purchased with the proceeds from the bonds are pledged by Bug Tussel 1, LLC to Fond du Lac, Calumet, Jackson, Marathon, and Waushara Counties. The bonds are self-designated as "social bonds" in accordance with the 2021 edition of the Social Bond Principles published by the International Capital Markets Association.	\$ 70,000,000	\$ 70,000,000

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 9 - Long-Term Debt, continued

Taxable Revenue Bonds, Series 2022A, par value of \$92,900,000 issued in August 2022 by Fond du Lac County, Wisconsin to provide funds to Bug Tussel 1, LLC for the purpose of financing a portion of the costs of acquisition, construction and equipping of certain fiber and wireless internet communications facilities used by the Bug Tussel 1, LLC and located in the Wisconsin counties of Green Lake, Iowa, Jefferson, Oconto, Rock, Taylor, and Wood. The bonds are limited obligations of the issuer. Green Lake, Iowa, Jefferson, Oconto, Rock, Taylor, and Wood Counties each is guarantor of the payment of its pro rata share of principal and interest on the bonds. The average interest rate on the bonds is 5.58% plus a guaranteed rate paid to each county of 0.4% for its pro rata share. Interest-only payments are due semi-annually beginning November 2022. Starting in November 2027, the bonds call for semi-annual principal payments of \$1,970,000 (plus interest), increasing to \$6,515,000 annually for 2051. Final payment of \$6,515,000 plus interest is due November 2051. Hilbert Communications, LLC, a related party, is a guarantor to Green Lake, Iowa, Jefferson, Oconto, Rock, Taylor, and Wood Counties for the payment of principal and interest on the bonds. Equipment purchased with the proceeds from the bonds are pledged by Bug Tussel 1, LLC to Fond du Lac, Green Lake, Iowa, Jefferson, Oconto, Rock, Taylor, and Wood Counties. The bonds are self-designated as "social bonds" in accordance with the 2021 edition of the Social Bond Principles published by the International Capital Markets Association.

	92,900,000	-
Less: unamortized discount	811,250	358,143
Less: unamortized debt issuance costs	4,156,697	869,071
Total	187,194,896	84,435,748
Less: current maturities	4,765,319	2,268,078
TOTAL LONG-TERM DEBT	<u>\$182,429,577</u>	<u>\$ 82,167,670</u>

The Company was granted \$611,000 and \$294,000 loans under the PPP administered by a Small Business Administration (SBA) approved partner. The loans are uncollateralized and are fully guaranteed by the Federal government. The Company is eligible for loan forgiveness of up to 100% of the loan, upon meeting certain requirements. The PPP loans were forgiven during 2021.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 9 - Long-Term Debt, continued

Guarantee fees paid to the counties are amortized as interest expense on a monthly basis. The Company paid \$154,078 and \$140,000 of guarantee fees during the years ended December 31, 2022 and 2021, respectively. Unamortized guarantee fees of \$138,751 and \$127,556 at December 31, 2022 and 2021, respectively, are included in prepaid expenses on the balance sheets.

Aggregate maturities of long-term debt for the five years following December 31, 2022, are as follows:

2023	\$ 5,074,000
2024	6,306,000
2025	4,347,000
2026	4,341,000
2027	9,066,000

The Company is in compliance with all loan covenants.

Subsequent to December 31, 2022, The Company entered into an interest rate swap contract to eliminate the cash flow exposure of interest rate movements on the variable rate debt.

NOTE 10 - Long-Term Debt - Related Parties

The Company's related party notes payable are as follows at December 31:

	<u>2022</u>	<u>2021</u>
3.5% secured note with unit holders due in monthly installments, including interest, maturing September 2026. The loan calls for monthly payments of principal and interest of \$9,071. The note is secured with general business security agreement.	\$ 382,090	\$ 475,611
Two 3.97% promissory notes payable, unsecured, payable in monthly installments of \$20,183 beginning on January 1, 2023 through December 1, 2027.	1,956,000	-
Various 5.00% to 8.50% secured notes with unit holders, interest payable each month, principal due in January 2024. The notes are secured with general business security agreements.	14,035,312	14,035,312
Total related parties	16,373,402	14,510,923
Less current maturities	462,592	93,660
TOTAL RELATED PARTY LONG-TERM DEBT	<u>\$15,910,810</u>	<u>\$14,417,263</u>

Aggregate maturities of related party long-term debt for the years following December 31, 2022, calculated at the amended payment amounts, are as follows:

2023	\$ 463,000
2024	14,510,000
2025	493,000
2026	486,000
2027	422,000

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 10 - Long-Term Debt - Related Parties, continued

Subsequent to December 31, 2022, the Company signed a short-term \$15,000,000 convertible note with unit holders. The Company has drawn \$12,500,000 on the note as August 23, 2023. Interest is due monthly at a rate of 15.0%, and the principal is due in December 2023. The note is secured with a general business security agreement and includes an option to be converted into membership units in the Company.

NOTE 11 - Leases

The Company leases its office space under an agreement with a related party that expires December 31, 2026. The agreement calls for monthly rent payments of \$11,986 per month for 2021, \$13,265 per month for 2022, \$14,544 per month for 2023, \$15,157 per month for 2024, \$15,781 per month for 2025, and \$16,417 per month for 2026. The Company is responsible for utility, personal property tax, insurance, and repair and maintenance costs relating to the lease. The Company includes in the determination of the right-of-use assets and lease liabilities any renewal options when the options are reasonably certain to be exercised. The leases provide for increases in future minimum annual rental payments based on a defined schedule or index.

The Company leases warehouse space from a related party with the agreement expiring on May 31, 2024. The lease calls for monthly payments of \$9,045 through December 31, 2020 with annual 3% increases each of the next four years. The Company is responsible for utility, personal property tax, snow removal, insurance, and repair and maintenance costs related to the lease. The Company includes in the determination of the right-of-use assets and lease liabilities any renewal options when the options are reasonably certain to be exercised. The leases provide for increases in future minimum annual rental payments based on a defined schedule or index.

In addition, the Company leases, as lessee, various tower sites and backhaul facilities under operating leases from unrelated parties through 2040. The agreements contain various renewal options.

The weighted-average discount rate is based on the discount rate implicit in the lease, or if the implicit rate is not readily determinable from the lease, then the Company elected the option to use the risk-free rate determined using a period comparable to the lease terms as the discount rate.

The Company has elected the short-term lease exemption for all leases with a term of 12 months or less for both existing and ongoing operating leases to not recognize the asset and liability for these leases. Lease payments for short-term leases are recognized on straight-line basis.

The Company elected to apply the practical expedient to use the written terms and conditions of common control arrangements in determining whether a lease exists, the classification of the lease, and the accounting for the lease.

The Company elected the practical expedient to not separate lease and non-lease components.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 11 – Leases, continued

Total lease expense is as follows for the years ended December 31:

	<u>2022</u>
Finance lease expense	
Amortization of ROU assets	\$ 389,752
Interest on lease liabilities	16,416
Operating lease expense - unrelated	13,121,831
Operating lease expense - related parties	319,034
Variable lease expense	1,835,484
TOTAL	<u>\$ 15,682,518</u>

Other lease information is as follows for the years ended December 31:

	<u>2022</u>
Cash paid for amounts included in the measurement of lease liabilities	
Operating cash flows from operating leases - unrelated	\$ 12,322,632
Operating cash flows from operating leases - related parties	294,390
ROU assets obtained in exchange for new finance lease liabilities	-
ROU assets obtained in exchange for new operating lease liabilities	5,312,393
Weighted-average remaining lease term in years for finance leases	0.28
Weighted-average remaining lease term in years for operating leases	8.90
Weighted-average discount rate for finance leases	4.54%
Weighted-average discount rate for operating leases	1.61%

The future minimum lease payments are as follows as of December 31, 2022:

	Finance	Operating - Unrelated	Operating - Related Party
2023	\$ 22,867	\$ 12,964,690	\$ 313,798
2024	-	12,761,790	251,926
2025	-	12,499,157	209,088
2026	-	12,297,397	217,308
2027	-	12,091,865	-
Thereafter	-	48,162,864	-
Total undiscounted cash flows	22,867	110,777,763	992,120
Total amounts representing interest	-	(7,618,645)	(21,614)
TOTAL LEASE LIABILITIES	<u>\$ 22,867</u>	<u>\$ 103,159,118</u>	<u>\$ 970,506</u>

Finance lease right-of-use assets with a net adjusted basis of approximately \$22,000 are included in equipment and vehicles on the consolidated balance sheet as of December 31, 2022.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 11 – Leases, continued

For the year ended December 31, 2021, the Company accounted for leases under ASC Topic 840. Capital lease expense for the year ended December 31, 2021 was approximately \$473,000 and operating lease expense for the year ended December 31, 2021 was approximately \$13,591,000. Included in this total was approximately \$912,000 of lease expense paid to related parties.

The future minimum lease payments, by year and in aggregate, under capital leases with initial or remaining terms of one or more years as of December 31, 2021, are as follows:

2022	\$ 422,588
2023	<u>23,188</u>
Total future lease payments	445,776
Less: Amount representing interest	<u>16,814</u>
Present value of net minimum lease payments	428,962
Less: Current maturities of capital lease obligations	<u>406,095</u>
TOTAL LONG-TERM FINANCE LEASE OBLIGATIONS	<u>\$ 22,867</u>

In addition, the Company leases, as lessee, various tower sites and backhaul facilities under operating leases from related and unrelated parties through 2030. The agreements contain various renewal options.

Following is a schedule by year of future minimum rental payments required under operating leases that have initial or remaining noncancellable lease terms in excess of one year as of December 31, 2021:

	Related Parties	Unrelated Parties	Total
2022	\$ 663,678	\$ 12,740,736	\$ 13,404,414
2023	667,984	12,524,982	13,192,966
2024	663,050	11,883,318	12,546,368
2025	676,311	10,070,183	10,746,494
2026	637,933	8,064,161	8,702,094
Thereafter	<u>419,090</u>	<u>5,511,964</u>	<u>5,931,054</u>
TOTAL	<u>\$ 3,728,046</u>	<u>\$ 60,795,344</u>	<u>\$ 64,523,390</u>

Rent expense under all operating leases amounted to approximately \$13,591,000 in 2021, and is included in network operations in the accompanying consolidated statements of income.

NOTE 12 - Employee Benefits

The Company has a 401(k) Profit Sharing Plan covering substantially all of its employees. The plan is a Safe Harbor Plan with an automatic contribution arrangement for new employees at 6% with an option to opt-out. The Company's matching contribution is equal to 100% of the first 3% of employees' salary deferred and 50% on the next 2% of employees' salary deferred. The total matching contribution was \$277,134 and \$213,578 for 2022 and 2021, respectively. The Company also may contribute a discretionary contribution that would be allocated to participants in the plan. No discretionary contributions were made in 2022 and 2021.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 13 - Accrued Long-Term Compensation

Accrued long-term compensation consists of a Phantom Unit Plan which provides for the awarding of phantom units to key employees. The value of a phantom unit is equivalent to the value of a unit of ownership in the Company. The value of a unit is determined on an annual basis by the board of directors. Phantom units may be awarded fully vested or awarded with a vesting schedule. Each phantom unit entitles a participant to receive cash compensation equal to the corresponding value upon the trigger of events as defined in the plan. The cash compensation may be paid over a five-year period with interest. Upon termination for cause or resignation prior to trigger events, vested and unvested phantom units are forfeited.

The Company awarded 10,375 and 11,500 units in 2022 and 2021, respectively. Each participant's units are 25% vested at issuance and 25% annually thereafter for the first year participating in the phantom unit plan. The vesting percentage at issuance increases by 25% for each year of participation in the plan, until the participant reaches 100% vested at issuance. The Company recorded an accrued long-term compensation liability and a general and administrative expense of \$259,375 and \$315,600 related to the vested units of phantom stock as of and for the years ended December 31, 2022 and 2021.

NOTE 14 - Related Party Transactions

The Pine Street Cat Company, LLC is majority owned by an entity that is wholly owned by one Company unit holder. The Company leases office space from The Pine Street Cat Company, LLC, through December 31, 2026. Charges for rent totaled \$163,500 and \$143,832 in 2022 and 2021, respectively.

Faith Hilbert Towers, LLC and VBHV, LLC are joint ventures that are 50% owned by the Company. The Company builds towers and sells them to the joint ventures. For the years ended December 31, 2022 and 2021, there were no tower sales to Faith Hilbert Towers, LLC; and tower sales to VBHV, LLC totaled \$2,727,500 and \$0, respectively. Customer deposits received for future tower sales to the joint ventures outstanding at December 31, 2022 and 2021 were \$370,000 and \$1,209,767, respectively, all related to VBHV, LLC. The Company also leases space on the towers from the joint ventures in order to mount Bug Tussel equipment.

For the years ended December 31, 2022 and 2021, rent paid to Faith Hilbert Towers, LLC totaled \$271,126 and \$265,961, respectively, and rent paid to VBHV, LLC totaled \$425,575 and \$372,805, respectively.

The Company holds a retained interest in tower sales to M3 Hilbert Towers, LLC. See Note 17.

Accounts receivable due from other related parties was \$59,277 and \$148,477 as of December 31, 2022 and 2021, respectively.

Additionally, the Company has entered into other related party transactions that are described in Notes 5, 10, and 12.

NOTE 15 - Concentrations

The Company maintains cash balances at financial institutions which are insured by the Federal Deposit Insurance Corporation (FDIC). The Company's cash deposits may exceed the \$250,000 insurance threshold during the year. At December 31, 2022 and 2021, the Company had approximately \$116,907,000 and \$69,008,000 of uninsured balances, respectively.

Substantially all of the Company's carrier service revenue was generated from one customer in 2022 and 2021. Receivables from that customer represented approximately 98% of carrier service receivables at December 31, 2022 and 2021.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 15 – Concentrations, continued

Substantially all of the Company's tower construction and services revenue was generated from major customers in 2022 and 2021. See Note 17.

The Company had purchases from two vendors in 2022 and 2021 representing approximately 29% and 29%, respectively of total vendor purchases for the years ended December 31, 2022 and 2021. The accounts payable due to these vendors was \$12,532,539 and \$2,784,786 as of December 31, 2022 and 2021.

NOTE 16 - Tower Construction, Site License, and Carrier Service Customer Agreements

Tower Construction & Site License Agreements – M3 Hilbert Towers, LLC: In 2017, the Company entered into a Tower Construction and Purchase Agreement (TCPA) with M3 Hilbert Towers, LLC (M3) (a wholly owned subsidiary of Mobilitie Investments III, LLC) to construct and sell up to 250 towers at approved subject sites. The TCPA was amended in 2018 and became effective as of October 30, 2018.

Each completed tower will be sold to M3 and payable in six separate milestone payments as described in the amended TCPA. The Company completed construction on 3 and 20 towers in 2022 and 2021, respectively, and recognized tower construction and services revenue of \$750,000 and \$5,000,000 for the years ended December 31, 2022 and 2021, respectively. The base purchase price for each tower is \$250,000. At December 31, 2022, the Company has completed construction of 248 towers related to this agreement. As of December 31, 2022 and 2021, the Company has received \$380,000 and \$200,000, respectively, in customer deposits related to 2 and 4 towers, respectively, that are in process.

The TCPA also provides for a contingent purchase price to the Company upon the first sale of each tower asset by M3. The contingent purchase price shall be calculated using a formula defined in the amended TCPA. The contingent purchase price shall not exceed 50% of the contingent purchase price base amount nor shall it be less than zero. If the tower asset is not sold by M3 prior to the eleventh anniversary, an advance payment may be payable to the Company based on terms and conditions described in the TCPA. As of December 31, 2022 and 2021, the Company received payment for 5 and 242 towers, and the net proceeds of \$318,404 and \$3,219,119, respectively, are included with the Company's 50% portion of the net income of Other Entities (see Note 5).

In connection with the TCPA, the company entered into a Master License Agreement with M3 where the Company will enter into a Site License Agreement (SLA) to lease the prime space on the aforementioned towers for the installation and operation of the Company's telecommunications equipment. The SLA was amended in 2018 and became effective as of October 30, 2018. SLAs will have an initial term of seven years at a monthly rent of \$2,150 that will increase by 2% annually. The SLAs will automatically renew for four additional five-year terms upon the same terms and conditions unless notified by the Company at least six months prior to expiration of the then existing term. In addition, the Company is also responsible for its pro rata share of pass-through expenses (site operating expenses including ground rent, maintenance, taxes, and insurance) in excess of an amount defined in the TCPA, subject to annual escalations of 2%. The Company is responsible for all utilities relating to its telecommunications equipment on the site.

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HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 16 - Tower Construction, Site License, and Carrier Services Customer Agreements, continued

Tower Construction & Site License Agreements, continued - VBHV LLC: In 2018, the Company entered into a partnership with VBHV, LLC to construct, own, lease, and operate towers. Effective December 31, 2019, this operating agreement was restated and amended. The restated and amended operating agreement anticipates the construction or acquisition of at least 300, but up to 1,000 towers within the specified states. The agreement was amended in December 2022 to apply CPI inflation rates to the milestones and selling price, and allow for reconsidered sites to be sold. Each completed tower will be sold to VBHV, LLC for \$243,750 or \$280,000 for reconsidered sites and payable in seven milestone payments as described in the agreement. The Company completed 10 towers and 0 towers in 2022 and 2021, respectively, and recognized tower construction and service revenues of \$2,727,500 and \$0 in 2022 and 2021, respectively. As of December 31, 2022 and 2021, the Company has received \$370,000 and \$1,209,767, respectively, in customer deposits related to 6 and 14 towers in process.

In connection with the agreement with VBHV, LLC the Company will enter into an SLA to lease the prime space on the aforementioned towers for the installation and operation of the Company's telecommunications equipment. These SLAs will have an initial term of seven years at a monthly rent of \$1,950 that will increase by 2% annually. The SLAs will automatically renew for four additional five-year terms upon the same terms and conditions.

The amended and restated operating agreement with VBHV, LLC effective December 31, 2019, includes a sale of investment agreement by the Company that could total \$25,000,000 based on the Company completing its performance obligation. The Company completed the underlying performance obligation as described in the agreement and recognized in other income, a loss of \$100,000 and a gain of \$2,000,000 for the years ended December 31, 2022 and 2021, respectively.

The amended and restated agreement also provides the Company an option to sell towers directly to their third party joint venture partner for \$470,000 per tower or \$517,000 for reconsidered sites instead of to VBHV, LLC if certain conditions are met, as defined. The sale of towers to VBHV, LLC will continue under the same terms as the previous agreement. During 2022 and 2021, the Company sold 18 and 34 towers, respectively, directly to the third party venture partner for a total of \$8,460,000 and \$15,980,000.

The amended and restated operating agreement provided additional collateral pledged by the Company to VBHV, LLC related to tower assets operated by the Company. Additional provisions related to distributions and potential exit or unwind scenarios of VBHV, LLC are also provided.

In connection with the aforementioned tower construction agreements, the Company had \$2,807,071 and \$1,088,805 included in inventories as of December 31, 2022 and 2021, respectively, related to towers in process.

Operating lease commitments related to the SLAs in the aforementioned site license agreements are included in Note 11.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 16 - Tower Construction, Site License, and Carrier Services Customer Agreements, continued

Carrier Services Customer Agreements - The Company entered into a series of agreements with their primary carrier services customer for the Company to build, deploy, and place into commercial service 279 new and upgraded cell sites using spectrum owned by the carrier services customer. The Company will receive carrier service revenues for customer usage based on the terms of the agreements. The Company's primary carrier service customer has the option to acquire the equipment on each cell site from the Company at an agreed upon price per the agreements. The agreements continue through November 1, 2021, and will automatically renew for up to five additional two-year terms unless notified by either party at least 180 days prior to the expiration of the then existing term. The cell sites included in the agreements are identical to the tower assets being constructed in the M3 TCPA and the towers constructed for the joint ventures described in Note 5.

In 2018, the Company entered into an agreement with their primary carrier services customer for service upgrades on identified cell sites. The agreement was amended effective September 24, 2019, with a change to the total purchase price, scope of the project and no change to the identified cell sites. The amended total purchase price for the equipment and services is identified in the agreement and totals approximately \$10,000,000. The Company completed service upgrades in 2022 and 2021 and revenues received for these service upgrades totaled \$34,123 and \$569,785, respectively, related to these site upgrades.

The agreement also provided the Company an initial \$2,000,000 working capital payment from their primary carrier services customer to finance the project. The amended agreement came with additional customer deposits for the change in scope of the project.

The Company has a build-out and maintenance agreement with their primary carrier services customer to build, install, and deploy a radio access network (RAN) to identified cell sites. The purchase price for each cell site is identified in the agreement as \$122,743, which is payable in 96 equal payments of \$1,735 which includes an interest charge of 8%. The agreement has a conditional purchase price for any site requiring specific equipment in the amount of \$22,994, which is payable in 96 equal payments of \$325 which includes an interest charge of 8%. The Company completed 12 and 56 RAN build-outs in 2022 and 2021, respectively, and recognized revenue of \$1,629,607 and \$7,750,252 for 2022 and 2021, respectively. As of December 31, 2022 and 2021, the Company had \$0 of up-front payments related to in process or future RAN build-outs. The Company had 5 and 17 RAN build-outs in process and \$340,263 and \$442,021 included in inventories as of December 31, 2022 and 2021, respectively.

As of December 31, 2022 and 2021, the Company recognized \$416,727 and \$204,932, respectively, in tower construction and services revenue on the accompanying consolidated statements of income related to tower rent and tower services performed unrelated to the aforementioned agreements.

NOTE 17 - Commitments and Contingencies

In the ordinary course of conducting business, the Company occasionally becomes involved in legal proceedings, audits, or other matters. While any litigation or audit has an element of uncertainty, management of the Company believes that the outcome of any pending or threatened actions will not have a material adverse effect on the business or financial condition of the Company.

HILBERT COMMUNICATIONS, LLC AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS - Continued
DECEMBER 31, 2022 AND 2021

NOTE 18 - Business Combinations

During September 2021, the Company acquired 100% of Northwoods Communication Technologies, LLC at a cost of \$1,650,000 plus issuance of 25,000 units of Hilbert Communication, LLC. The units in Hilbert Communication, LLC were valued at \$200,000 bringing the total acquisition cost to \$1,850,000. The initial transaction required a cash payment of \$1,150,000 with the remaining \$500,000 in the form of a promissory note (see Note 9 for more detail). The acquisition allowed the Company to expand its market area as well as customer base. Allocation of the purchase price was as follows:

Assets:	
Cash	\$ 4,899
Accounts receivable	136,344
Inventory	203,691
Property and equipment	1,902,774
Customer list	50,000
Other	15,002
Liabilities:	
Accounts payable	(275,817)
Notes payable	(186,259)
Other	-
TOTAL	<u>\$ 1,850,634</u>

During December 2022, the Company acquired 100% of KES Excavating Services, LLC at a cost of \$9,456,000 plus issuance of 41,500 units of Hilbert Communication, LLC. The units in Hilbert Communication, LLC were valued at \$2,500,000 bringing the total acquisition cost to \$6,956,000. The initial transaction required a cash payment of \$5,000,000 with the remaining \$1,956,000 in the form of two promissory notes of \$1,100,000 and \$856,000 (see Note 10 for more detail). The acquisition allowed the Company to expand its construction capabilities. Allocation of the purchase price was as follows:

Cash	\$ 84,371
Accounts receivable	2,041,247
Inventory	57,033
Property and equipment	3,434,000
Goodwill	6,667,151
Liabilities:	
Line of credit	(928,994)
Accounts payable	(154,490)
Other current liabilities	(162,199)
Notes payable	(1,332,119)
TOTAL	<u>\$ 9,706,000</u>

NOTE 19 - Subsequent Event

The Company is in the process of obtaining \$58,000,000 in taxable revenue bonds through the same issuer used for the Series 2021 and Series 2022A taxable revenue bonds.

Public Safety Radio Network Comparison of Options

Buildout Cost Estimates

Option 1 – Build/Own or Lease Towers - Microwave

Description of Estimated Costs	Price
P25 Conv Simulcast Sites	\$620,791
Microwave Backhaul	\$326,992
Services	\$115,000
Towers and Shelters	\$1,172,644
Hayward WT Tx/Rx Site	\$223,669
Total	\$2,474,096

Budget with contingency \$2.75m

6-Site Simulcast Towers

Existing Sites

Hayward
Hayward Water Tower

New Sites

Lac Courte Oreille – WOJB (lease?)
Birchwood (possible lease existing Mosaic) \$12,000
Meteor (Projected Build – could be lease)
Loretta (Projected Build – could be lease)

Annual Operational Costs Estimates

Network Service Contract	\$30,000
Tower Maintenance Costs	\$20,000
Tower Leases	?
Operating Costs	\$20,000

Buildout Cost Estimates

Option 2 – Use BugTussel Towers - Fiber

Description of Estimated Costs	Price
P25 Conv Simulcast Sites	\$620,791
Microwave Backhaul	\$102,218
Services	\$115,000
Shelters	\$474,966
Hayward WT Tx/Rx Site	\$238,669
Total	\$1,551,664

Budget with contingency \$1.75m

6 possible- 7-Site Simulcast Towers

Existing Sites

Hayward
Hayward Water Tower Site

New Sites

Lac Courte Oreille – WOJB (lease?)
Wooddale (BugTussel)
Meadowbrook (BugTussel)
Winter (BugTussel)
Possible 7th site Kimberly Clark (Price Co) or Flambeau Fire Twr

Annual Operational Costs Estimates

Network Service Contract	\$30,000
Tower Leases	?
Operating Costs	\$5,000

Current Status

- Verifying WOJB Tower use and lease
Verifying ability to mount equipment and height
- Developing Operating Cost Budget

Next Steps

- Pursue Leases for Towers and/or tower sites
- Prepare full budget and finance/pay options & revenue possibilities

Pros

Gets desired public safety network coverage
More control/ownership of infrastructure
More defined cost (less unknown future risk)
Fewer parties involved
Potential revenue from leasing tower space

Cons

Greater out-of-pocket/upfront cost to County
No impact on broadband/cell-phone improvements in County
Own/Maintain own towers (or annual lease costs if leasing)

Current Status

- Verifying WOJB Tower use and lease
Verifying ability to mount equipment and height
- Undertaking Due Diligence on BugTussel
- Reviewing legal documents related to bonding/borrowing capacity
- Developing Operating Cost Budget

Next Steps

- Pursue Leases for Towers
- Prepare full budget and finance/pay options
- Make determination on BugTussel

-BugTussel project includes
7 total tower sites (only 3 used for Public Safety network)
Fiber infrastructure – connecting all towers (115 miles)
Towers used for leases to cell phone providers
BugTussel sells fiber broadband-fixed wireless internet to consumers

BugTussel project costs -- \$16,000,000 of borrowing capacity
Revenue to County – approx. \$40,000 annually
BugTussel to service \$16m of debt over 30 years.
County gets tower access for 30 years.
County is guarantor/liable for debt in case of default

Pros

Gets desired public safety network coverage
Not in business of towers and fiber infrastructure but get access
Less out of pocket cost for County (but potential larger risk)
Improved broadband access and cell phone coverage for County

Cons

Potential liability for use of borrowing capacity (County is guarantor)
Relying on 30-year repayment/revenue generation from projects
Tied to success of projects in multiple Counties



Sawyer County

Bug Tussel 2

\$16,000,000 Bug Tussel Revenue Bonds

Due Diligence Analysis

Erik Kass

Director, Public Finance

PMA Securities, LLC

August 14, 2024



Sawyer County Bug Tussel 2, LLC Broadband Issuance Due Diligence

The following information and analysis is derived from information provided to PMA by interested parties to the proposed transaction. Certain representations by County Officials and Legal Counsel are included in our understanding of the proposed deal and are outlined in further detail within this report.

The proposed issuance of \$109,000,000 Taxable Revenue Bonds, Series 2024 comes with a proforma provided by Bug Tussel II, a subsidiary of Hilbert Communications, LLC. This proforma has been analyzed and stress tested for the ability of Hilbert to meet the annual proposed debt service obligations for the financing. Unfortunately, at this time, we do not have actual performance information related to previous deals which would help to inform the validity of the stress testing for the portfolio. From review of official statements for previous deals in 2021, 2022, and 2023 the original projections of subscriptions have shifted at least one year later for the initial 2021 issuance to updated projections found in the 2023 issuance official statement.

This analysis will focus on the areas of debt issuance considerations, proforma, and credit analysis of Hilbert Communications, LLC to the extent possible.

Debt Considerations:

The issuance of \$109,000,000 is broken down into four main categories outlined below:

1. Deposit to Proceeds: amount available for projects
2. Capitalized Interest: debt is interest only for the first two years, providing for the borrowing to cover interest expense over that time period.
3. Debt Service Reserve: amount required to be held in reserve to pay annual debt service if revenues fall short of annual payment amount.
4. Costs of Issuance: costs for various parties working on the transaction

Consideration should be made to define amounts associated with each category of the transaction prior to issuance. PMA would work with Bug Tussel and the Underwriter to finalize amounts.

Dependent upon the final proforma the County is comfortable with, consideration should be made to the appropriate structure of repayment to decrease any projected stress on the cash flows.

Credit Analysis:

Due to time constraints, our credit analysis team is unable to provide quality information that we feel comfortable releasing at this point. Our intention was to evaluate the debt to asset ratio for Hilbert Communications LLC versus the telecom industry. We were provided financial statements from Hilbert Communications but the statements include quite a few adjustments which make the kind of ratios we are looking for rather muddy at best without speaking directly to the company itself. Unfortunately, our credit teams thought is that there is no way to present this accurately without doing a full analysis including a call with the company. With these types of adjustments in the financial statements, missing one piece of information can throw off the ratios to an extent that would not be accurately representing what we are looking for in the information.

Proforma Analysis:

Included in this report are various proforma tests for Sawyer County which assume the performance of revenue is stressed vs. projection annually. The analysis will also provide a summary for all counties combined applying the same stress percentages. This is important, as we consider the risk to the County due to revenue shortfalls and the potential for the Debt Service Reserve account to be accessed. If this were to happen, the standard for annually replenishing the debt service reserve is viewed on the entire issuance, not on the individual performance within any County. This replenishment of the reserve account would be linked directly to the pro-rata share for Sawyer County defined in the indenture.

Proforma Analysis:

The financial proforma provided by Bug Tussel assumes annual subscriptions for homes passed starting at 40% and ramping up to 60% for a high point. When we apply a 90% factor to the proposed proforma, everything continues to look good for Sawyer County. When we drop the subscription rate proposed to a 70% threshold we see annual stress on the proforma as annual revenue falls below the required annual debt payment. Sawyer County is one of ten counties projected to participate in the total borrowing of \$109 million. The requirement to replenish the debt service reserve fund established is dependent upon the overall performance of all counties, and not for Sawyer County individually. If Sawyer County overperforms expectations for example, this would help the overall stability of the proforma and vice versa.

Summary Across All Counties		EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$109,000,000	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
DEBT SERVICE	\$0	\$0	\$0	(\$6,540,000)	(\$6,540,000)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)
CASH AVAILABLE FOR DEBT SERVICE	Base	\$233,112	\$2,028,444	\$4,075,081	\$5,981,528	\$7,431,060	\$8,093,009	\$9,160,896	\$10,025,739	\$10,762,318	\$11,059,042	\$11,391,521	\$11,804,390	\$12,339,813	\$13,017,279	\$13,414,156	\$13,774,038
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Case	\$233,112	\$2,028,444	\$4,075,081	(\$558,472)	\$891,060	(\$433,703)	\$634,184	\$1,499,027	\$2,235,606	\$2,532,330	\$2,864,809	\$3,277,678	\$3,813,100	\$4,490,567	\$4,887,444	\$5,247,326
CUMULATIVE FUNDS AVAILABLE		\$233,112	\$2,261,556	\$6,336,636	\$5,778,165	\$6,669,224	\$6,235,521	\$6,869,705	\$8,368,732	\$10,604,338	\$13,136,668	\$16,001,476	\$19,279,154	\$23,092,254	\$27,582,821	\$32,470,265	\$37,717,591
CASH AVAILABLE FOR DEBT SERVICE	90%	\$204,331	\$1,815,554	\$3,689,129	\$5,474,654	\$6,832,026	\$7,454,796	\$8,469,671	\$9,301,909	\$10,026,978	\$10,311,921	\$10,632,344	\$11,032,875	\$11,555,673	\$12,220,222	\$12,603,884	\$12,950,246
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Test	\$204,331	\$1,815,554	\$3,689,129	(\$1,065,346)	\$292,026	(\$1,071,916)	(\$57,041)	\$775,197	\$1,500,265	\$1,785,209	\$2,105,631	\$2,506,163	\$3,028,961	\$3,693,510	\$4,077,172	\$4,423,533
CUMULATIVE FUNDS AVAILABLE		\$204,331	\$2,019,884	\$5,709,013	\$4,643,667	\$4,935,693	\$3,863,777	\$3,806,735	\$4,581,932	\$6,082,198	\$7,867,406	\$9,973,038	\$12,479,201	\$15,508,161	\$19,201,671	\$23,278,843	\$27,702,376
Negative Balance Test / Treshold % of Par:	1%	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok
CASH AVAILABLE FOR DEBT SERVICE	80%	\$175,832	\$1,605,027	\$3,307,174	\$4,973,607	\$6,240,319	\$6,824,826	\$7,787,438	\$8,587,071	\$9,300,430	\$9,573,393	\$9,881,559	\$10,269,553	\$10,779,527	\$11,430,959	\$11,801,205	\$12,133,846
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Test	\$175,832	\$1,605,027	\$3,307,174	(\$1,566,393)	(\$299,681)	(\$1,701,886)	(\$739,275)	\$60,359	\$773,717	\$1,046,680	\$1,354,847	\$1,742,841	\$2,252,814	\$2,904,246	\$3,274,492	\$3,607,134
CUMULATIVE FUNDS AVAILABLE		\$175,832	\$1,780,859	\$5,088,033	\$3,521,640	\$3,221,959	\$1,520,073	\$780,798	\$841,157	\$1,614,874	\$2,661,555	\$4,016,402	\$5,759,242	\$8,012,057	\$10,916,303	\$14,190,795	\$17,797,930
Negative Balance Test / Treshold % of Par:	1%	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok
CASH AVAILABLE FOR DEBT SERVICE	70%	\$147,615	\$1,396,865	\$2,929,215	\$4,478,389	\$5,655,939	\$6,203,099	\$7,114,196	\$7,881,226	\$8,582,674	\$8,843,457	\$9,139,167	\$9,514,424	\$10,011,373	\$10,649,488	\$11,006,119	\$11,324,841
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Test	\$147,615	\$1,396,865	\$2,929,215	(\$2,061,611)	(\$884,061)	(\$2,323,613)	(\$1,412,516)	(\$645,487)	\$55,962	\$316,745	\$612,455	\$987,712	\$1,484,661	\$2,122,776	\$2,479,407	\$2,798,128
CUMULATIVE FUNDS AVAILABLE		\$147,615	\$1,544,479	\$4,473,695	\$2,412,084	\$1,528,022	(\$795,591)	(\$2,208,106)	(\$2,853,593)	(\$2,797,632)	(\$2,480,887)	(\$1,868,432)	(\$880,721)	\$603,940	\$2,726,716	\$5,206,123	\$8,004,251
Negative Balance Test / Treshold % of Par:	1%	Ok	Ok	Ok	Ok	Ok	Ok	Problem	Problem	Problem	Problem	Problem	Ok	Ok	Ok	Ok	Ok

Summary Across All Counties		EOY 2040	EOY 2041	EOY 2042	EOY 2043	EOY 2044	EOY 2045	EOY 2046	EOY 2047	EOY 2048	EOY 2049	EOY 2050	EOY 2051	EOY 2052	EOY 2053	EOY 2054
PAR AMOUNT:	\$109,000,000															
DEBT SERVICE		(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	(\$8,526,712)	\$0
CASH AVAILABLE FOR DEBT SERVICE	Base	\$14,050,332	\$14,444,760	\$14,522,020	\$15,248,238	\$15,554,903	\$16,003,388	\$16,497,407	\$17,335,055	\$17,758,113	\$18,171,554	\$18,689,547	\$19,066,592	\$19,521,355	\$20,048,520	\$20,464,058
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Case	\$5,523,620	\$5,918,048	\$5,995,308	\$6,721,526	\$7,028,191	\$7,476,675	\$7,970,695	\$8,808,342	\$9,231,401	\$9,644,841	\$10,162,835	\$10,539,879	\$10,994,642	\$11,521,808	\$20,464,058
CUMULATIVE FUNDS AVAILABLE		\$43,241,211	\$49,159,259	\$55,154,566	\$61,876,092	\$68,904,283	\$76,380,958	\$84,351,653	\$93,159,996	\$102,391,396	\$112,036,237	\$122,199,073	\$132,738,952	\$143,733,595	\$155,255,402	\$175,719,460
CASH AVAILABLE FOR DEBT SERVICE	90%	\$13,212,709	\$13,592,989	\$13,655,778	\$14,367,196	\$14,658,725	\$15,091,730	\$15,569,920	\$16,391,382	\$16,797,890	\$17,194,410	\$17,695,104	\$18,054,463	\$18,489,138	\$18,995,814	\$19,390,452
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Test	\$4,685,996	\$5,066,276	\$5,129,066	\$5,840,484	\$6,132,012	\$6,565,017	\$7,043,208	\$7,864,669	\$8,271,178	\$8,667,698	\$9,168,392	\$9,527,751	\$9,962,426	\$10,469,101	\$19,390,452
CUMULATIVE FUNDS AVAILABLE		\$32,388,372	\$37,454,649	\$42,583,715	\$48,424,198	\$54,556,211	\$61,121,228	\$68,164,436	\$76,029,105	\$84,300,283	\$92,967,981	\$102,136,373	\$111,664,124	\$121,626,549	\$132,095,651	\$151,486,102
Negative Balance Test / Treshhold % of Par:	1%	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok
CASH AVAILABLE FOR DEBT SERVICE	80%	\$12,382,279	\$12,748,211	\$12,796,331	\$13,492,748	\$13,768,940	\$14,186,266	\$14,648,428	\$15,453,504	\$15,843,263	\$16,222,662	\$16,705,857	\$17,047,330	\$17,461,917	\$17,948,103	\$18,321,841
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Test	\$3,855,566	\$4,221,499	\$4,269,618	\$4,966,036	\$5,242,228	\$5,659,554	\$6,121,716	\$6,926,791	\$7,316,550	\$7,695,949	\$8,179,144	\$8,520,618	\$8,935,205	\$9,421,390	\$18,321,841
CUMULATIVE FUNDS AVAILABLE		\$21,653,496	\$25,874,995	\$30,144,614	\$35,110,649	\$40,352,877	\$46,012,431	\$52,134,147	\$59,060,938	\$66,377,489	\$74,073,438	\$82,252,582	\$90,773,200	\$99,708,405	\$109,129,795	\$127,451,636
Negative Balance Test / Treshhold % of Par:	1%	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok
CASH AVAILABLE FOR DEBT SERVICE	70%	\$11,559,043	\$11,910,428	\$11,943,677	\$12,624,894	\$12,885,551	\$13,286,998	\$13,732,930	\$14,521,421	\$14,894,230	\$15,256,309	\$15,721,805	\$16,045,192	\$16,439,691	\$16,905,388	\$17,258,227
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	Test	\$3,032,330	\$3,383,716	\$3,416,965	\$4,098,182	\$4,358,838	\$4,760,285	\$5,206,218	\$5,994,708	\$6,367,518	\$6,729,596	\$7,195,092	\$7,518,480	\$7,912,979	\$8,378,675	\$17,258,227
CUMULATIVE FUNDS AVAILABLE		\$11,036,582	\$14,420,298	\$17,837,262	\$21,935,444	\$26,294,283	\$31,054,568	\$36,260,786	\$42,255,495	\$48,623,012	\$55,352,609	\$62,547,701	\$70,066,181	\$77,979,160	\$86,357,835	\$103,616,062
Negative Balance Test / Treshhold % of Par:	1%	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok	Ok

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
Number of National Carrier Tower Leases	-	2	3	4	4	5	5	5	5	5	5	5	5	5	6	6	6		
Number of National Carrier Backhaul Contracts	-	3	3	5	5	9	12	12	15	15	15	18	18	18	18	18	18		
Number of ISP Aggregation Circuits	-	-	1	2	2	3	3	4	4	4	4	4	4	5	5	5	5		
Number of Fixed Wireless Subscribers	-	60	100	150	150	200	200	300	300	300	300	300	300	300	300	300	300		
Number of Fiberoptic Broadband Subscribers	-	390	600	750	825	825	900	900	900	900	900	900	900	900	900	900	900		
Number of Content Subscriptions	-	113	210	315	390	461	495	540	528	516	504	492	480	468	456	444	444		
Number of Managed Services Contracts	-	68	105	135	146	154	165	180	180	180	180	180	180	180	180	180	180		
Number of Fixed Wireless Towers	-	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Subscribers per Tower	-	20	20	30	30	40	40	60	60	60	60	60	60	60	60	60	60		
Homes Passed	-	975	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500		
Fiber Miles Constructed	-	75	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115		
Subscription Rate for Fiber Broadband	100%	40%	40%	40%	50%	55%	55%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Content Subscription	100%	20%	25%	30%	35%	40%	45%	45%	45%	44%	43%	42%	41%	40%	39%	38%	37%		
Subscription Rate for Managed Services	100%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%		
National Carrier Tower Lease Rate	(Test %)	\$ 1,900	\$ 1,938	\$ 1,977	\$ 2,016	\$ 2,057	\$ 2,098	\$ 2,140	\$ 2,183	\$ 2,226	\$ 2,271	\$ 2,316	\$ 2,362	\$ 2,410	\$ 2,458	\$ 2,507	\$ 2,557		
National Carrier Backhaul Rate		\$ 975	\$ 995	\$ 1,014	\$ 1,035	\$ 1,055	\$ 1,076	\$ 1,098	\$ 1,120	\$ 1,142	\$ 1,165	\$ 1,189	\$ 1,212	\$ 1,237	\$ 1,261	\$ 1,286	\$ 1,312		
ISP Aggregation Rate		\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	\$ 2,760	\$ 2,815	\$ 2,872	\$ 2,929	\$ 2,988	\$ 3,047	\$ 3,108	\$ 3,171	\$ 3,234	\$ 3,299	\$ 3,365		
Fixed Wireless Subscriber ARPU		\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 61.20	\$ 62.42	\$ 63.67	\$ 64.95	\$ 66.24	\$ 67.57	\$ 68.92	\$ 70.30	\$ 71.71	\$ 73.14	\$ 74.60	\$ 76.09		
Fiberoptic Broadband ARPU		\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 76.50	\$ 78.03	\$ 79.59	\$ 81.18	\$ 82.81	\$ 84.46	\$ 86.15	\$ 87.87	\$ 89.63	\$ 91.42	\$ 93.25	\$ 95.12		
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00		
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00		
REVENUES:																			
Tower Rents	\$ -	\$ 46,512	\$ 71,163	\$ 96,782	\$ 98,718	\$ 125,865	\$ 128,383	\$ 130,950	\$ 133,569	\$ 136,241	\$ 138,965	\$ 141,745	\$ 144,580	\$ 176,965	\$ 180,505	\$ 184,115			
Backhaul Contracts	\$ -	\$ 35,802	\$ 36,518	\$ 62,081	\$ 63,322	\$ 116,260	\$ 158,113	\$ 161,275	\$ 205,626	\$ 209,739	\$ 213,934	\$ 261,855	\$ 267,092	\$ 272,434	\$ 277,882	\$ 283,440			
ISP Aggregation Revenue	\$ -	\$ -	\$ 31,212	\$ 63,672	\$ 64,946	\$ 99,367	\$ 101,355	\$ 137,842	\$ 140,599	\$ 143,411	\$ 146,279	\$ 149,205	\$ 190,236	\$ 194,041	\$ 197,922	\$ 201,880			
Fixed Wireless Revenue	\$ -	\$ 43,200	\$ 72,000	\$ 108,000	\$ 110,160	\$ 149,818	\$ 152,814	\$ 233,805	\$ 238,481	\$ 243,251	\$ 248,116	\$ 253,078	\$ 258,140	\$ 263,303	\$ 268,569	\$ 273,940			
Fiberoptic Broadband Revenue	\$ -	\$ 351,000	\$ 540,000	\$ 675,000	\$ 757,350	\$ 772,497	\$ 859,578	\$ 876,770	\$ 894,305	\$ 912,192	\$ 930,435	\$ 949,044	\$ 968,025	\$ 987,385	\$ 1,007,133	\$ 1,027,276			
Content Margin Revenue	\$ -	\$ 16,200	\$ 30,240	\$ 45,360	\$ 56,160	\$ 66,420	\$ 71,280	\$ 77,760	\$ 76,032	\$ 74,304	\$ 72,576	\$ 70,848	\$ 69,120	\$ 67,392	\$ 65,664	\$ 63,936			
ANNUAL PROJECT REVENUE	\$ -	\$ 492,714	\$ 781,133	\$ 1,050,895	\$ 1,150,656	\$ 1,330,227	\$ 1,471,523	\$ 1,618,403	\$ 1,688,613	\$ 1,719,137	\$ 1,750,306	\$ 1,825,775	\$ 1,897,193	\$ 1,961,520	\$ 1,997,675	\$ 2,034,587			
OPERATING EXPENSES:																			
Tower Land Rent and Maintenance	\$ 650.00	\$ -	\$ (23,400)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)		
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Subscriber Support Costs and Billing	\$ 5.00	\$ -	\$ (27,000)	\$ (42,000)	\$ (54,000)	\$ (58,500)	\$ (61,500)	\$ (66,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)		
Backhaul and Internet Access	\$ 250.00	\$ -	\$ (9,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)		
Site Maintenance/Field Services	\$ 350.00	\$ -	\$ (12,600)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)		
Customer Installation and Acquisition Expense	\$ 300.00	\$ -	\$ (135,000)	\$ (75,000)	\$ (60,000)	\$ (22,500)	\$ (15,000)	\$ (22,500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber Maintenance	\$ 300.00	\$ -	\$ (22,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)		
Selling and Marketing	2%	\$ -	\$ (9,854)	\$ (15,623)	\$ (21,018)	\$ (23,013)	\$ (26,605)	\$ (29,430)	\$ (32,368)	\$ (33,772)	\$ (34,383)	\$ (35,006)	\$ (36,515)	\$ (37,944)	\$ (39,230)	\$ (39,953)	\$ (40,692)		
Property Taxes	\$ 360.00	\$ -	\$ (12,960)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)		
OPERATING EXPENSES	\$ -	\$ (252,314)	\$ (263,723)	\$ (266,118)	\$ (235,113)	\$ (234,205)	\$ (249,030)	\$ (235,468)	\$ (236,872)	\$ (237,483)	\$ (238,106)	\$ (239,615)	\$ (241,044)	\$ (242,330)	\$ (243,053)	\$ (243,792)			
CASH AVAILABLE FOR DEBT SERVICE	\$ -	\$ 240,400	\$ 517,411	\$ 784,777	\$ 915,543	\$ 1,096,022	\$ 1,222,492	\$ 1,382,935	\$ 1,451,741	\$ 1,481,654	\$ 1,512,200	\$ 1,586,159	\$ 1,656,149	\$ 1,719,190	\$ 1,754,621	\$ 1,790,795			
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ (960,000)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)		
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	\$ -	\$ 240,400	\$ 517,411	\$ (175,223)	\$ (44,457)	\$ (155,605)	\$ (29,135)	\$ 131,308	\$ 200,114	\$ 230,027	\$ 260,572	\$ 334,532	\$ 404,521	\$ 467,562	\$ 502,994	\$ 539,168			
CUMULATIVE FUNDS AVAILABLE	\$ -	\$ 240,400	\$ 757,810	\$ 582,588	\$ 538,131	\$ 382,526	\$ 353,390	\$ 484,698	\$ 684,812	\$ 914,839	\$ 1,175,411	\$ 1,509,942	\$ 1,914,464	\$ 2,382,026	\$ 2,885,020	\$ 3,424,188			
CAPITAL EXPENDITURES:																			
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ (6,000,000)	\$ (3,200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Tower Construction	\$ (220,000.00)	\$ -	\$ (660,000)	\$ (440,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Microwave Paths	\$ (30,000.00)	\$ -	\$ (90,000)	\$ (60,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber to the Premise	\$ (350.00)	\$ -	\$ (136,500)	\$ (73,500)	\$ (52,500)	\$ (26,250)	\$ -	\$ (26,250)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Broadband Equipment	\$ (75,000.00)	\$ -	\$ (225,000)	\$ (150,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Technology Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)		
TOTAL CAPITAL EXPENDITURES	\$ -	\$ (7,111,500)	\$ (3,923,500)	\$ (52,500)	\$ (26,250)	\$ -	\$ (26,250)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)		
BALANCE -- PSC GRANT	\$ -																		
BALANCE -- COUNTY LOAN	\$ -																		
BALANCE -- BOND PROJECT FUND	\$ 11,250,000																		
BALANCE -- TOTAL PROJECT FUND	\$ 11,250,000	\$ 11,250,000	\$ 4,138,500	\$ 215,000	\$ 162,500														
BALANCE -- OPERATING FUND	\$ -	\$ 240,400	\$ 757,810	\$ 582,588	\$ 511,881	\$ 356,276	\$ 300,890	\$ 432,198	\$ 632,312	\$ 862,339	\$ 922,911	\$ 1,257,442	\$ 1,661,964	\$ 2,129,526	\$ 2,632,520	\$ 2,971,688			
Subscription Rate for Fiber Broadband	Base	40%	40%	40%	50%	55%	55%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Content Subscription	Base	20%	25%	30%	35%	40%	45%	45%	45%	44%	43%	42%	41%	40%	39%	38%	37%		
Subscription Rate for Managed Services	Base	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%		
CASH AVAILABLE																			

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Number of National Carrier Tower Leases		6	6	6	6	6	8	8	8	8	8	10	10	10	10	10	
Number of National Carrier Backhaul Contracts		18	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
Number of ISP Aggregation Circuits		5	5	5	5	5	5	6	6	6	6	6	6	6	6	6	
Number of Fixed Wireless Subscribers		300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
Number of Fiberoptic Broadband Subscribers		900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	
Number of Content Subscriptions		432	420	408	396	384	372	360	348	336	324	312	300	300	300	300	
Number of Managed Services Contracts		180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	
Number of Fixed Wireless Towers		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Subscribers per Tower		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
Homes Passed		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Fiber Miles Constructed		115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	
Subscription Rate for Fiber Broadband	100%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Content Subscription	100%	36%	35%	34%	33%	32%	31%	30%	29%	28%	27%	26%	25%	25%	25%	25%	
Subscription Rate for Managed Services	100%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	
National Carrier Tower Lease Rate	(Test %)	\$ 2,608	\$ 2,660	\$ 2,714	\$ 2,768	\$ 2,823	\$ 2,880	\$ 2,937	\$ 2,996	\$ 3,056	\$ 3,117	\$ 3,179	\$ 3,243	\$ 3,308	\$ 3,374	\$ 3,442	
National Carrier Backhaul Rate		\$ 1,338	\$ 1,365	\$ 1,393	\$ 1,420	\$ 1,449	\$ 1,478	\$ 1,507	\$ 1,537	\$ 1,568	\$ 1,600	\$ 1,632	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,766	
ISP Aggregation Rate		\$ 3,432	\$ 3,501	\$ 3,571	\$ 3,642	\$ 3,715	\$ 3,789	\$ 3,865	\$ 3,942	\$ 4,021	\$ 4,102	\$ 4,184	\$ 4,267	\$ 4,353	\$ 4,440	\$ 4,528	
Fixed Wireless Subscriber ARPU		\$ 77.62	\$ 79.17	\$ 80.75	\$ 82.37	\$ 84.01	\$ 85.69	\$ 87.41	\$ 89.16	\$ 90.94	\$ 92.76	\$ 94.61	\$ 96.51	\$ 98.44	\$ 100.41	\$ 102.41	
Fiberoptic Broadband ARPU		\$ 97.02	\$ 98.96	\$ 100.94	\$ 102.96	\$ 105.02	\$ 107.12	\$ 109.26	\$ 111.45	\$ 113.67	\$ 115.95	\$ 118.27	\$ 120.63	\$ 123.05	\$ 125.51	\$ 128.02	
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	
REVENUES:																	
Tower Rents		\$ 187,797	\$ 191,553	\$ 195,384	\$ 199,292	\$ 203,278	\$ 276,458	\$ 281,987	\$ 287,626	\$ 293,379	\$ 299,247	\$ 381,539	\$ 389,170	\$ 396,954	\$ 404,893	\$ 412,990	
Backhaul Contracts		\$ 289,109	\$ 327,656	\$ 334,210	\$ 340,894	\$ 347,712	\$ 354,666	\$ 361,759	\$ 368,994	\$ 376,374	\$ 383,902	\$ 391,580	\$ 399,411	\$ 407,400	\$ 415,548	\$ 423,859	
ISP Aggregation Revenue		\$ 205,918	\$ 210,036	\$ 214,237	\$ 218,522	\$ 222,892	\$ 227,350	\$ 278,276	\$ 283,842	\$ 289,519	\$ 295,309	\$ 301,215	\$ 307,240	\$ 313,384	\$ 319,652	\$ 326,045	
Fixed Wireless Revenue		\$ 279,419	\$ 285,007	\$ 290,708	\$ 296,522	\$ 302,452	\$ 308,501	\$ 314,671	\$ 320,965	\$ 327,384	\$ 333,932	\$ 340,610	\$ 347,422	\$ 354,371	\$ 361,458	\$ 368,687	
Fiberoptic Broadband Revenue		\$ 1,047,821	\$ 1,068,778	\$ 1,090,153	\$ 1,111,956	\$ 1,134,196	\$ 1,156,879	\$ 1,180,017	\$ 1,203,617	\$ 1,227,690	\$ 1,252,244	\$ 1,277,288	\$ 1,302,834	\$ 1,328,891	\$ 1,355,469	\$ 1,382,578	
Content Margin Revenue		\$ 62,208	\$ 60,480	\$ 58,752	\$ 57,024	\$ 55,296	\$ 53,568	\$ 51,840	\$ 50,112	\$ 48,384	\$ 46,656	\$ 44,928	\$ 43,200	\$ 43,200	\$ 43,200	\$ 43,200	
ANNUAL PROJECT REVENUE		\$ 2,072,272	\$ 2,143,511	\$ 2,183,444	\$ 2,224,209	\$ 2,265,825	\$ 2,377,422	\$ 2,468,551	\$ 2,515,157	\$ 2,562,730	\$ 2,611,289	\$ 2,737,161	\$ 2,789,278	\$ 2,844,199	\$ 2,900,219	\$ 2,957,360	
OPERATING EXPENSES:																	
Tower Land Rent and Maintenance	\$ 650.00	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subscriber Support Costs and Billing	\$ 5.00	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	\$ (72,000)	
Backhaul and Internet Access	\$ 250.00	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	
Site Maintenance/Field Services	\$ 350.00	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	
Customer Installation and Acquisition Expense	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber Maintenance	\$ 300.00	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	
Selling and Marketing	2%	\$ (41,445)	\$ (42,870)	\$ (43,669)	\$ (44,484)	\$ (45,317)	\$ (47,548)	\$ (49,371)	\$ (50,303)	\$ (51,255)	\$ (52,226)	\$ (54,743)	\$ (55,786)	\$ (56,884)	\$ (58,004)	\$ (59,147)	
Property Taxes	\$ 360.00	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	
OPERATING EXPENSES		\$ (244,545)	\$ (245,970)	\$ (246,769)	\$ (247,584)	\$ (248,417)	\$ (250,648)	\$ (252,471)	\$ (253,403)	\$ (254,355)	\$ (255,326)	\$ (257,843)	\$ (258,886)	\$ (259,984)	\$ (261,104)	\$ (262,247)	
CASH AVAILABLE FOR DEBT SERVICE		\$ 1,827,727	\$ 1,897,541	\$ 1,936,675	\$ 1,976,625	\$ 2,017,409	\$ 2,126,774	\$ 2,216,080	\$ 2,261,754	\$ 2,308,375	\$ 2,355,963	\$ 2,479,318	\$ 2,530,392	\$ 2,584,215	\$ 2,639,115	\$ 2,695,112	
DEBT SERVICE		\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES		\$ 576,099	\$ 645,913	\$ 685,047	\$ 724,998	\$ 765,781	\$ 875,146	\$ 964,452	\$ 1,010,126	\$ 1,056,748	\$ 1,104,335	\$ 1,227,690	\$ 1,278,765	\$ 1,332,588	\$ 1,387,487	\$ 2,695,112	
CUMULATIVE FUNDS AVAILABLE		\$ 4,000,287	\$ 4,646,200	\$ 5,331,247	\$ 6,056,245	\$ 6,822,026	\$ 7,697,172	\$ 8,661,624	\$ 9,671,750	\$ 10,728,498	\$ 11,832,833	\$ 13,060,523	\$ 14,339,288	\$ 15,671,876	\$ 17,059,363	\$ 19,754,476	
CAPITAL EXPENDITURES:																	
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tower Construction	\$ (220,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Microwave Paths	\$ (30,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber to the Premise	\$ (350.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Broadband Equipment	\$ (75,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Technology Upgrades		\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	
TOTAL CAPITAL EXPENDITURES		\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	
BALANCE -- PSC GRANT	\$ -																
BALANCE -- COUNTY LOAN	\$ -																
BALANCE -- BOND PROJECT FUND	\$ 11,250.00																
BALANCE -- TOTAL PROJECT FUND	\$ 11,250.00																
BALANCE -- OPERATING FUND		\$ 3,547,787	\$ 4,193,700	\$ 4,878,747	\$ 5,403,745	\$ 6,169,526	\$ 7,044,672	\$ 8,009,124	\$ 9,019,250	\$ 9,875,998	\$ 10,980,333	\$ 12,208,023	\$ 13,486,788	\$ 14,819,376	\$ 16,006,863	\$ 18,701,976	
Subscription Rate for Fiber Broadband	Base	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Content Subscription	Base	36%	35%	34%	33%	32%	31%	30%	29%	28%	27%	26%	25%	25%	25%	25%	
Subscription Rate for Managed Services	Base	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	
CASH AVAILABLE FOR DEBT SERVICE		\$1,827,727	\$1,897,541	\$1,936,675	\$1,976,625	\$2,017,409	\$2,126,774	\$2,216,080	\$2,261,754	\$2,308,375	\$2,355,963	\$2,479,318	\$2,530,392	\$2,584,215	\$2,639,115	\$2,695,112	
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES		\$576,099	\$645,913	\$685,047	\$724,998	\$765,781	\$875,146	\$964,452	\$1,010,126	\$1,056,748	\$1,104,335	\$1,227,690	\$1,278,765	\$1,332,588	\$1,387,487	\$2,695,112	
CUMULATIVE FUNDS AVAILABLE		\$4,000,287	\$4,646,200	\$5,331,247	\$6,056,245	\$6,822,026	\$7,697,172	\$8,661,624	\$9,671,750	\$10,728,498	\$11,832,833	\$13,060,523	\$14,339,288	\$15,671,876	\$17,059,363	\$19,754,476	
Subscription Rate for Fiber Broadband	100%	60%	60%	60%	60%	60%	60%	60%									

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
Number of National Carrier Tower Leases	-	2	3	4	4	5	5	5	5	5	5	5	5	5	6	6	6		
Number of National Carrier Backhaul Contracts	-	3	3	5	5	9	12	12	15	15	15	15	18	18	18	18	18		
Number of ISP Aggregation Circuits	-	-	1	2	2	3	3	4	4	4	4	4	4	5	5	5	5		
Number of Fixed Wireless Subscribers	-	60	100	150	150	200	200	300	300	300	300	300	300	300	300	300	300		
Number of Fiberoptic Broadband Subscribers	-	351	540	675	743	743	810	810	810	810	810	810	810	810	810	810	810		
Number of Content Subscriptions	-	92	173	260	321	382	409	450	440	430	420	410	400	390	380	370	370		
Number of Managed Services Contracts	-	55	86	111	120	127	136	150	150	150	150	150	150	150	150	150	150		
Number of Fixed Wireless Towers	-	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Subscribers per Tower	-	20	20	30	30	40	40	60	60	60	60	60	60	60	60	60	60		
Homes Passed	-	975	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500		
Fiber Miles Constructed	-	75	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115		
Subscription Rate for Fiber Broadband	90%	36%	36%	36%	45%	50%	50%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%		
Content Subscription	90%	18%	23%	27%	32%	36%	41%	41%	41%	40%	39%	38%	37%	36%	35%	34%	33%		
Subscription Rate for Managed Services	90%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%		
National Carrier Tower Lease Rate	(Test %)	\$ 1,900	\$ 1,938	\$ 1,977	\$ 2,016	\$ 2,057	\$ 2,098	\$ 2,140	\$ 2,183	\$ 2,226	\$ 2,271	\$ 2,316	\$ 2,362	\$ 2,410	\$ 2,458	\$ 2,507	\$ 2,557		
National Carrier Backhaul Rate		\$ 975	\$ 995	\$ 1,014	\$ 1,035	\$ 1,055	\$ 1,076	\$ 1,098	\$ 1,120	\$ 1,142	\$ 1,165	\$ 1,189	\$ 1,212	\$ 1,237	\$ 1,261	\$ 1,286	\$ 1,312		
ISP Aggregation Rate		\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	\$ 2,760	\$ 2,815	\$ 2,872	\$ 2,929	\$ 2,988	\$ 3,047	\$ 3,108	\$ 3,171	\$ 3,234	\$ 3,299	\$ 3,365		
Fixed Wireless Subscriber ARPU		\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 61.20	\$ 62.42	\$ 63.67	\$ 64.95	\$ 66.24	\$ 67.57	\$ 68.92	\$ 70.30	\$ 71.71	\$ 73.14	\$ 74.60	\$ 76.09		
Fiberoptic Broadband ARPU		\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 76.50	\$ 78.03	\$ 79.59	\$ 81.18	\$ 82.81	\$ 84.46	\$ 86.15	\$ 87.87	\$ 89.63	\$ 91.42	\$ 93.25	\$ 95.12		
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00		
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00		
REVENUES:																			
Tower Rents	\$ -	\$ 46,512	\$ 71,163	\$ 96,782	\$ 98,718	\$ 125,865	\$ 128,383	\$ 130,950	\$ 133,569	\$ 136,241	\$ 138,965	\$ 141,745	\$ 144,580	\$ 176,965	\$ 180,505	\$ 184,115			
Backhaul Contracts	\$ -	\$ 35,802	\$ 36,518	\$ 62,081	\$ 63,322	\$ 116,260	\$ 158,113	\$ 161,275	\$ 205,626	\$ 209,739	\$ 213,934	\$ 261,855	\$ 267,092	\$ 272,434	\$ 277,882	\$ 283,440			
ISP Aggregation Revenue	\$ -	\$ -	\$ 31,212	\$ 63,672	\$ 64,946	\$ 99,367	\$ 101,355	\$ 137,842	\$ 140,599	\$ 143,411	\$ 146,279	\$ 149,205	\$ 190,236	\$ 194,041	\$ 197,922	\$ 201,880			
Fixed Wireless Revenue	\$ -	\$ 43,200	\$ 72,000	\$ 108,000	\$ 110,160	\$ 149,818	\$ 152,814	\$ 238,805	\$ 238,481	\$ 243,251	\$ 248,116	\$ 253,078	\$ 258,140	\$ 263,303	\$ 268,569	\$ 273,940			
Fiberoptic Broadband Revenue	\$ -	\$ 315,900	\$ 486,000	\$ 607,500	\$ 681,615	\$ 695,247	\$ 773,621	\$ 789,093	\$ 804,875	\$ 820,972	\$ 837,392	\$ 854,140	\$ 871,222	\$ 888,647	\$ 906,420	\$ 924,548			
Content Margin Revenue	\$ -	\$ 13,316	\$ 24,883	\$ 37,422	\$ 46,267	\$ 54,967	\$ 58,903	\$ 64,735	\$ 63,297	\$ 61,858	\$ 60,420	\$ 58,981	\$ 57,542	\$ 56,104	\$ 54,665	\$ 53,227			
ANNUAL PROJECT REVENUE	\$ -	\$ 454,730	\$ 721,777	\$ 975,457	\$ 1,065,028	\$ 1,241,524	\$ 1,373,188	\$ 1,517,702	\$ 1,586,448	\$ 1,615,472	\$ 1,645,106	\$ 1,719,003	\$ 1,788,812	\$ 1,851,494	\$ 1,885,963	\$ 1,921,150			
OPERATING EXPENSES:																			
Tower Land Rent and Maintenance	\$ 650.00	\$ -	\$ (23,400)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)		
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Subscriber Support Costs and Billing	\$ 5.00	\$ -	\$ (24,660)	\$ (38,400)	\$ (49,500)	\$ (53,550)	\$ (56,550)	\$ (60,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)		
Backhaul and Internet Access	\$ 250.00	\$ -	\$ (9,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)		
Site Maintenance/Field Services	\$ 350.00	\$ -	\$ (12,600)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)		
Customer Installation and Acquisition Expense	\$ 300.00	\$ -	\$ (123,300)	\$ (68,700)	\$ (55,500)	\$ (20,250)	\$ (15,000)	\$ (20,250)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber Maintenance	\$ 300.00	\$ -	\$ (22,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)		
Selling and Marketing	2%	\$ -	\$ (9,059)	\$ (14,436)	\$ (19,509)	\$ (21,301)	\$ (24,830)	\$ (27,464)	\$ (30,354)	\$ (31,729)	\$ (32,309)	\$ (32,902)	\$ (34,380)	\$ (35,776)	\$ (37,030)	\$ (37,719)	\$ (38,423)		
Property Taxes	\$ 360.00	\$ -	\$ (12,960)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)		
OPERATING EXPENSES	\$ -	\$ (237,515)	\$ (252,636)	\$ (255,009)	\$ (226,201)	\$ (227,480)	\$ (239,414)	\$ (228,054)	\$ (229,429)	\$ (230,009)	\$ (230,602)	\$ (232,080)	\$ (233,476)	\$ (234,730)	\$ (235,419)	\$ (236,123)			
CASH AVAILABLE FOR DEBT SERVICE	\$ -	\$ 217,216	\$ 469,141	\$ 719,848	\$ 838,828	\$ 1,014,043	\$ 1,133,774	\$ 1,289,647	\$ 1,357,019	\$ 1,385,463	\$ 1,414,504	\$ 1,486,923	\$ 1,555,336	\$ 1,616,764	\$ 1,650,543	\$ 1,685,027			
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ (960,000)	\$ (960,000)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)		
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	\$ -	\$ 217,216	\$ 469,141	\$ (240,152)	\$ (121,172)	\$ (237,584)	\$ (117,853)	\$ 38,020	\$ 105,391	\$ 133,835	\$ 162,876	\$ 235,296	\$ 303,709	\$ 365,136	\$ 398,916	\$ 433,400			
CUMULATIVE FUNDS AVAILABLE	\$ -	\$ 217,216	\$ 686,357	\$ 446,205	\$ 325,033	\$ 87,448	\$ (30,405)	\$ 7,615	\$ 113,006	\$ 246,841	\$ 409,717	\$ 645,013	\$ 948,722	\$ 1,313,858	\$ 1,712,774	\$ 2,146,174			
CAPITAL EXPENDITURES:																			
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ (6,000,000)	\$ (3,200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Tower Construction	\$ (220,000.00)	\$ -	\$ (660,000)	\$ (440,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Microwave Paths	\$ (30,000.00)	\$ -	\$ (90,000)	\$ (60,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber to the Premise	\$ (350.00)	\$ -	\$ (122,850)	\$ (66,150)	\$ (47,250)	\$ (23,625)	\$ -	\$ (23,625)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Broadband Equipment	\$ (75,000.00)	\$ -	\$ (225,000)	\$ (150,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Technology Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)		
TOTAL CAPITAL EXPENDITURES	\$ -	\$ (7,097,850)	\$ (3,916,150)	\$ (47,250)	\$ (23,625)	\$ -	\$ (23,625)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)		
BALANCE -- PSC GRANT																			
BALANCE -- COUNTY LOAN																			
BALANCE -- BOND PROJECT FUND																			
BALANCE -- TOTAL PROJECT FUND	\$ 11,250,000	\$ 11,250,000	\$ 4,152,150	\$ 236,000	\$ 188,750														
BALANCE -- OPERATING FUND	\$ -	\$ 217,216	\$ 686,357	\$ 446,205	\$ 301,408	\$ 63,823	\$ (77,655)	\$ (39,635)	\$ 65,756	\$ 199,591	\$ 162,467	\$ 397,763	\$ 701,472	\$ 1,066,608	\$ 1,465,524	\$ 1,698,924			
Subscription Rate for Fiber Broadband	Base	40%	40%	40%	50%	55%	55%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Content Subscription	Base	20%	25%	30%	35%	40%	45%	45%	45%	44%	43%	42%	41%	40%	39%	38%	37%		
Subscription Rate for Managed Services	Base	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%		
CASH AVAILABLE FOR DEBT SERVICE	\$0	\$240,400	\$517,411	\$784,777	\$915,543	\$1,096,022	\$1,222,492	\$1,382,935	\$1,451,741	\$1,481,654	\$1,512,200	\$1,586,159	\$1,656,149	\$1,719,190	\$1,754,621	\$1,790,795			

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Number of National Carrier Tower Leases		6	6	6	6	6	8	8	8	8	8	10	10	10	10	10	
Number of National Carrier Backhaul Contracts		18	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
Number of ISP Aggregation Circuits		5	5	5	5	5	5	6	6	6	6	6	6	6	6	6	
Number of Fixed Wireless Subscribers		300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
Number of Fiberoptic Broadband Subscribers		810	810	810	810	810	810	810	810	810	810	810	810	810	810	810	
Number of Content Subscriptions		360	350	340	330	320	310	300	290	280	270	260	250	250	250	250	
Number of Managed Services Contracts		150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	
Number of Fixed Wireless Towers		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Subscribers per Tower		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
Homes Passed		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Fiber Miles Constructed		115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	
Subscription Rate for Fiber Broadband	90%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	54%	
Content Subscription	90%	32%	32%	31%	30%	29%	28%	27%	26%	25%	24%	23%	23%	23%	23%	23%	
Subscription Rate for Managed Services	90%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	
National Carrier Tower Lease Rate	(Test %)	\$ 2,608	\$ 2,660	\$ 2,714	\$ 2,768	\$ 2,823	\$ 2,880	\$ 2,937	\$ 2,996	\$ 3,056	\$ 3,117	\$ 3,179	\$ 3,243	\$ 3,308	\$ 3,374	\$ 3,442	
National Carrier Backhaul Rate		\$ 1,338	\$ 1,365	\$ 1,393	\$ 1,420	\$ 1,449	\$ 1,478	\$ 1,507	\$ 1,537	\$ 1,568	\$ 1,600	\$ 1,632	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,766	
ISP Aggregation Rate		\$ 3,432	\$ 3,501	\$ 3,571	\$ 3,642	\$ 3,715	\$ 3,789	\$ 3,865	\$ 3,942	\$ 4,021	\$ 4,102	\$ 4,184	\$ 4,267	\$ 4,353	\$ 4,440	\$ 4,528	
Fixed Wireless Subscriber ARPU		\$ 77.62	\$ 79.17	\$ 80.75	\$ 82.37	\$ 84.01	\$ 85.69	\$ 87.41	\$ 89.16	\$ 90.94	\$ 92.76	\$ 94.61	\$ 96.51	\$ 98.44	\$ 100.41	\$ 102.41	
Fiberoptic Broadband ARPU		\$ 97.02	\$ 98.96	\$ 100.94	\$ 102.96	\$ 105.02	\$ 107.12	\$ 109.26	\$ 111.45	\$ 113.67	\$ 115.95	\$ 118.27	\$ 120.63	\$ 123.05	\$ 125.51	\$ 128.02	
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	
REVENUES:																	
Tower Rents		\$ 187,797	\$ 191,553	\$ 195,384	\$ 199,292	\$ 203,278	\$ 276,458	\$ 281,987	\$ 287,626	\$ 293,379	\$ 299,247	\$ 381,539	\$ 389,170	\$ 396,954	\$ 404,893	\$ 412,990	
Backhaul Contracts		\$ 289,109	\$ 327,656	\$ 334,210	\$ 340,894	\$ 347,712	\$ 354,666	\$ 361,759	\$ 368,994	\$ 376,374	\$ 383,902	\$ 391,580	\$ 399,411	\$ 407,400	\$ 415,548	\$ 423,859	
ISP Aggregation Revenue		\$ 205,918	\$ 210,036	\$ 214,237	\$ 218,522	\$ 222,892	\$ 227,350	\$ 278,276	\$ 283,842	\$ 289,519	\$ 295,309	\$ 301,215	\$ 307,240	\$ 313,384	\$ 319,652	\$ 326,045	
Fixed Wireless Revenue		\$ 279,419	\$ 285,007	\$ 290,708	\$ 296,522	\$ 302,452	\$ 308,501	\$ 314,671	\$ 320,965	\$ 327,384	\$ 333,932	\$ 340,610	\$ 347,422	\$ 354,371	\$ 361,458	\$ 368,687	
Fiberoptic Broadband Revenue		\$ 943,039	\$ 961,900	\$ 981,138	\$ 1,000,761	\$ 1,020,776	\$ 1,041,192	\$ 1,062,015	\$ 1,083,256	\$ 1,104,921	\$ 1,127,019	\$ 1,149,560	\$ 1,172,551	\$ 1,196,002	\$ 1,219,922	\$ 1,244,320	
Content Margin Revenue		\$ 51,788	\$ 50,350	\$ 48,911	\$ 47,472	\$ 46,034	\$ 44,595	\$ 43,157	\$ 41,718	\$ 40,280	\$ 38,841	\$ 37,403	\$ 35,964	\$ 35,964	\$ 35,964	\$ 35,964	
ANNUAL PROJECT REVENUE		\$ 1,957,070	\$ 2,026,503	\$ 2,064,587	\$ 2,103,462	\$ 2,143,143	\$ 2,252,761	\$ 2,341,866	\$ 2,386,401	\$ 2,431,856	\$ 2,478,249	\$ 2,601,907	\$ 2,651,758	\$ 2,704,074	\$ 2,757,436	\$ 2,811,866	
OPERATING EXPENSES:																	
Tower Land Rent and Maintenance	\$ 650.00	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subscriber Support Costs and Billing	\$ 5.00	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	\$ (66,600)	
Backhaul and Internet Access	\$ 250.00	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	
Site Maintenance/Field Services	\$ 350.00	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	
Customer Installation and Acquisition Expense	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber Maintenance	\$ 300.00	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	
Selling and Marketing	2%	\$ (39,141)	\$ (40,530)	\$ (41,292)	\$ (42,069)	\$ (42,863)	\$ (45,055)	\$ (46,837)	\$ (47,728)	\$ (48,637)	\$ (49,565)	\$ (52,038)	\$ (53,035)	\$ (54,081)	\$ (55,149)	\$ (56,237)	
Property Taxes	\$ 360.00	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	
OPERATING EXPENSES		\$ (236,841)	\$ (238,230)	\$ (238,992)	\$ (239,769)	\$ (240,563)	\$ (242,755)	\$ (244,537)	\$ (245,428)	\$ (246,337)	\$ (247,265)	\$ (249,738)	\$ (250,735)	\$ (251,781)	\$ (252,849)	\$ (253,937)	
CASH AVAILABLE FOR DEBT SERVICE		\$ 1,720,229	\$ 1,788,273	\$ 1,825,596	\$ 1,863,693	\$ 1,902,581	\$ 2,010,006	\$ 2,097,328	\$ 2,140,973	\$ 2,185,519	\$ 2,230,984	\$ 2,352,169	\$ 2,401,023	\$ 2,452,293	\$ 2,504,588	\$ 2,557,929	
DEBT SERVICE		\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES		\$ 468,601	\$ 536,645	\$ 573,968	\$ 612,065	\$ 650,953	\$ 758,379	\$ 845,701	\$ 889,346	\$ 933,892	\$ 979,357	\$ 1,100,541	\$ 1,149,396	\$ 1,200,665	\$ 1,252,960	\$ 2,557,929	
CUMULATIVE FUNDS AVAILABLE		\$ 2,614,775	\$ 3,151,420	\$ 3,725,388	\$ 4,337,454	\$ 4,988,407	\$ 5,746,785	\$ 6,592,486	\$ 7,481,832	\$ 8,415,724	\$ 9,395,081	\$ 10,495,622	\$ 11,645,017	\$ 12,845,683	\$ 14,098,643	\$ 16,656,571	
CAPITAL EXPENDITURES:																	
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tower Construction	\$ (220,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Microwave Paths	\$ (30,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber to the Premise	\$ (350.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Broadband Equipment	\$ (75,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Technology Upgrades		\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	
TOTAL CAPITAL EXPENDITURES		\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	
BALANCE -- PSC GRANT	\$ -																
BALANCE -- COUNTY LOAN	\$ -																
BALANCE -- BOND PROJECT FUND	\$ 11,250.000																
BALANCE -- TOTAL PROJECT FUND	\$ 11,250.000																
BALANCE -- OPERATING FUND		\$ 2,167,525	\$ 2,704,170	\$ 3,278,138	\$ 3,690,204	\$ 4,341,157	\$ 5,099,535	\$ 5,945,236	\$ 6,834,582	\$ 7,568,474	\$ 8,547,831	\$ 9,648,372	\$ 10,797,767	\$ 11,998,433	\$ 13,051,393	\$ 15,609,321	
Subscription Rate for Fiber Broadband	Base	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	
Content Subscription	Base	36%	35%	34%	33%	32%	31%	30%	29%	28%	27%	26%	25%	25%	25%	25%	
Subscription Rate for Managed Services	Base	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	
CASH AVAILABLE FOR DEBT SERVICE		\$1,827,727	\$1,897,541	\$1,936,675	\$1,976,625	\$2,017,409	\$2,126,774	\$2,216,080	\$2,261,754	\$2,308,375	\$2,355,963	\$2,479,318	\$2,530,392	\$2,584,215	\$2,639,115	\$2,695,112	
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES		\$576,099	\$645,913	\$685,047	\$724,998	\$765,781	\$875,146	\$964,452	\$1,010,126	\$1,056,748	\$1,104,335	\$1,227,690	\$1,278,765	\$1,332,588	\$1,387,487	\$2,695,112	
CUMULATIVE FUNDS AVAILABLE		\$4,000,287	\$4,646,200	\$5,331,247	\$6,056,245	\$6,822,026	\$7,697,172	\$8,661,624	\$9,671,750	\$10,728,498	\$11,832,833	\$13,060,523	\$14,339,288	\$15,671,876	\$17,059,363	\$19,754,476	
Subscription Rate for Fiber Broadband	90%	54%	54%	54%	54%	54%	54%	54%	54%	54%	5						

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Number of National Carrier Tower Leases	-	2	3	3	4	4	5	5	5	5	5	5	5	5	6	6	6	
Number of National Carrier Backhaul Contracts	-	3	3	5	5	9	12	12	15	15	15	15	18	18	18	18	18	
Number of ISP Aggregation Circuits	-	-	1	2	2	2	3	3	4	4	4	4	4	5	5	5	5	
Number of Fixed Wireless Subscribers	-	60	100	150	150	200	200	300	300	300	300	300	300	300	300	300	300	
Number of Fiberoptic Broadband Subscribers	-	312	480	600	660	660	720	720	720	720	720	720	720	720	720	720	720	
Number of Content Subscriptions	-	74	139	210	259	310	331	367	359	351	343	335	326	318	310	310	302	
Number of Managed Services Contracts	-	45	70	90	97	103	110	122	122	122	122	122	122	122	122	122	122	
Number of Fixed Wireless Towers	-	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Subscribers per Tower	-	20	20	30	30	40	40	60	60	60	60	60	60	60	60	60	60	
Homes Passed	-	975	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Fiber Miles Constructed	-	75	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	
Subscription Rate for Fiber Broadband	80%	32%	32%	32%	40%	44%	44%	48%	48%	48%	48%	48%	48%	48%	48%	48%	48%	
Content Subscription	80%	16%	20%	24%	28%	32%	36%	36%	35%	34%	34%	33%	32%	32%	31%	30%	30%	
Subscription Rate for Managed Services	80%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	
National Carrier Tower Lease Rate	(Test %)	\$ 1,900	\$ 1,938	\$ 1,977	\$ 2,016	\$ 2,057	\$ 2,098	\$ 2,140	\$ 2,183	\$ 2,226	\$ 2,271	\$ 2,316	\$ 2,362	\$ 2,410	\$ 2,458	\$ 2,507	\$ 2,557	
National Carrier Backhaul Rate		\$ 975	\$ 995	\$ 1,014	\$ 1,035	\$ 1,055	\$ 1,076	\$ 1,098	\$ 1,120	\$ 1,142	\$ 1,165	\$ 1,189	\$ 1,212	\$ 1,237	\$ 1,261	\$ 1,286	\$ 1,312	
ISP Aggregation Rate		\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	\$ 2,760	\$ 2,815	\$ 2,872	\$ 2,929	\$ 2,988	\$ 3,047	\$ 3,108	\$ 3,171	\$ 3,234	\$ 3,299	\$ 3,365	
Fixed Wireless Subscriber ARPU		\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 61.20	\$ 62.42	\$ 63.67	\$ 64.95	\$ 66.24	\$ 67.57	\$ 68.92	\$ 70.30	\$ 71.71	\$ 73.14	\$ 74.60	\$ 76.09	
Fiberoptic Broadband ARPU		\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 76.50	\$ 78.03	\$ 79.59	\$ 81.18	\$ 82.81	\$ 84.46	\$ 86.15	\$ 87.87	\$ 89.63	\$ 91.42	\$ 93.25	\$ 95.12	
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	
REVENUES:																		
Tower Rents	\$ -	\$ 46,512	\$ 71,163	\$ 96,782	\$ 98,718	\$ 125,865	\$ 128,383	\$ 130,950	\$ 133,569	\$ 136,241	\$ 138,965	\$ 141,745	\$ 144,580	\$ 176,965	\$ 180,505	\$ 184,115		
Backhaul Contracts	\$ -	\$ 35,802	\$ 36,518	\$ 62,081	\$ 63,322	\$ 116,260	\$ 158,113	\$ 161,275	\$ 205,626	\$ 209,739	\$ 213,934	\$ 261,855	\$ 267,092	\$ 272,434	\$ 277,882	\$ 283,440		
ISP Aggregation Revenue	\$ -	\$ -	\$ 31,212	\$ 63,672	\$ 64,946	\$ 99,367	\$ 101,355	\$ 137,842	\$ 140,599	\$ 143,411	\$ 146,279	\$ 149,205	\$ 190,236	\$ 194,041	\$ 197,922	\$ 201,880		
Fixed Wireless Revenue	\$ -	\$ 43,200	\$ 72,000	\$ 108,000	\$ 110,160	\$ 149,818	\$ 152,814	\$ 238,805	\$ 238,481	\$ 243,251	\$ 248,116	\$ 253,078	\$ 258,140	\$ 263,303	\$ 268,569	\$ 273,940		
Fiberoptic Broadband Revenue	\$ -	\$ 280,800	\$ 432,000	\$ 540,000	\$ 605,880	\$ 617,998	\$ 687,663	\$ 701,416	\$ 715,444	\$ 729,753	\$ 744,348	\$ 759,235	\$ 774,420	\$ 789,908	\$ 805,707	\$ 821,821		
Content Margin Revenue	\$ -	\$ 10,714	\$ 20,045	\$ 30,240	\$ 37,325	\$ 44,582	\$ 47,693	\$ 52,877	\$ 51,702	\$ 50,527	\$ 49,352	\$ 48,177	\$ 47,002	\$ 45,827	\$ 44,652	\$ 43,476		
ANNUAL PROJECT REVENUE	\$ -	\$ 417,028	\$ 662,938	\$ 900,775	\$ 980,351	\$ 1,153,890	\$ 1,276,020	\$ 1,418,166	\$ 1,485,422	\$ 1,512,921	\$ 1,540,994	\$ 1,613,295	\$ 1,681,469	\$ 1,742,478	\$ 1,775,236	\$ 1,808,672		
OPERATING EXPENSES:																		
Tower Land Rent and Maintenance	\$ 650.00	\$ -	\$ (23,400)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subscriber Support Costs and Billing	\$ 5.00	\$ -	\$ (22,320)	\$ (34,800)	\$ (45,000)	\$ (48,600)	\$ (51,600)	\$ (55,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	
Backhaul and Internet Access	\$ 250.00	\$ -	\$ (9,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	
Site Maintenance/Field Services	\$ 350.00	\$ -	\$ (12,600)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	
Customer installation and Acquisition Expense	\$ 300.00	\$ -	\$ (111,600)	\$ (62,400)	\$ (51,000)	\$ (18,000)	\$ (15,000)	\$ (18,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber Maintenance	\$ 300.00	\$ -	\$ (22,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	
Selling and Marketing	2%	\$ -	\$ (8,341)	\$ (13,259)	\$ (18,016)	\$ (19,607)	\$ (23,078)	\$ (25,220)	\$ (28,363)	\$ (29,708)	\$ (30,258)	\$ (30,820)	\$ (32,266)	\$ (33,629)	\$ (34,850)	\$ (35,505)	\$ (36,173)	
Property Taxes	\$ 360.00	\$ -	\$ (12,960)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	
OPERATING EXPENSES	\$ -	\$ (222,721)	\$ (241,559)	\$ (245,116)	\$ (217,307)	\$ (220,778)	\$ (229,820)	\$ (220,663)	\$ (222,008)	\$ (222,558)	\$ (223,120)	\$ (224,566)	\$ (225,929)	\$ (227,150)	\$ (227,805)	\$ (228,473)		
CASH AVAILABLE FOR DEBT SERVICE	\$ -	\$ 194,307	\$ 421,379	\$ 655,660	\$ 763,044	\$ 933,112	\$ 1,046,199	\$ 1,197,503	\$ 1,263,414	\$ 1,290,363	\$ 1,317,874	\$ 1,388,729	\$ 1,455,540	\$ 1,515,328	\$ 1,547,431	\$ 1,580,199		
DEBT SERVICE	\$ -	\$ -	\$ -	\$ (960,000)	\$ (960,000)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	\$ -	\$ 194,307	\$ 421,379	\$ (304,340)	\$ (196,956)	\$ (318,515)	\$ (205,428)	\$ (54,125)	\$ 11,786	\$ 38,736	\$ 66,247	\$ 137,101	\$ 203,912	\$ 263,701	\$ 295,803	\$ 328,571		
CUMULATIVE FUNDS AVAILABLE	\$ -	\$ 194,307	\$ 615,686	\$ 311,346	\$ 114,390	\$ (204,125)	\$ (409,553)	\$ (463,678)	\$ (451,892)	\$ (413,156)	\$ (346,909)	\$ (209,808)	\$ (5,896)	\$ 257,805	\$ 553,608	\$ 882,179		
CAPITAL EXPENDITURES:																		
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ (6,000,000)	\$ (3,200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tower Construction	\$ (220,000.00)	\$ -	\$ (660,000)	\$ (440,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Microwave Paths	\$ (30,000.00)	\$ -	\$ (90,000)	\$ (60,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber to the Premise	\$ (350.00)	\$ -	\$ (109,200)	\$ (58,800)	\$ (42,000)	\$ (21,000)	\$ -	\$ (21,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Broadband Equipment	\$ (75,000.00)	\$ -	\$ (225,000)	\$ (150,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Technology Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	
TOTAL CAPITAL EXPENDITURES	\$ -	\$ (7,084,200)	\$ (3,908,800)	\$ (42,000)	\$ (21,000)	\$ -	\$ (21,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	
BALANCE -- PSC GRANT																		
BALANCE -- COUNTY LOAN																		
BALANCE -- BOND PROJECT FUND																		
BALANCE -- TOTAL PROJECT FUND	\$ 11,250,000	\$ 11,250,000	\$ 4,165,800	\$ 257,000	\$ 215,000													
BALANCE -- OPERATING FUND	\$ -	\$ 194,307	\$ 615,686	\$ 311,346	\$ 93,390	\$ (225,125)	\$ (451,553)	\$ (505,678)	\$ (493,892)	\$ (455,156)	\$ (588,909)	\$ (451,808)	\$ (247,896)	\$ 15,805	\$ 311,608	\$ 440,179		
Subscription Rate for Fiber Broadband																		
Content Subscription																		
Subscription Rate for Managed Services																		
CASH AVAILABLE FOR DEBT SERVICE	\$0	\$240,400	\$517,411	\$784,777	\$915,543	\$1,096,022	\$1,222,492	\$1,382,935	\$1,451,741	\$1,481,654	\$1,512,200	\$1,586,159	\$1,656,149	\$1,719,190	\$1,754,621	\$1,790,795		
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	\$0	\$240,400	\$517,411	(\$175,223)	(\$44,457)	(\$155,605)	(\$29,135)	\$131,308	\$200,114	\$230,027	\$260,572	\$334,532	\$404,521	\$467,562	\$502,994	\$539,168		
CUMULATIVE FUNDS AVAILABLE	\$0	\$240,400	\$757,810	\$582,588	\$538,131	\$382,526	\$353,390	\$484,698	\$684,812	\$914,839	\$1,175,411	\$1,509,942	\$1,914,464	\$2,382,026	\$2,885,020	\$3,424,188		
Subscription Rate for Fiber Broadband																		
Content Subscription																		
Subscription Rate for Managed Services																		
CASH AVAILABLE FOR DEBT SERVICE	\$0	\$194,307	\$421,379	\$655,660	\$763,044	\$933,112	\$1,046,199	\$1,197,503	\$1,263,414	\$1,290,363	\$1,317,874	\$1,388,729	\$1,455,540					

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054		
Number of National Carrier Tower Leases		6	6	6	6	6	8	8	8	8	8	10	10	10	10	10		
Number of National Carrier Backhaul Contracts		18	20	20	20	20	20	20	20	20	20	20	20	20	20	20		
Number of ISP Aggregation Circuits		5	5	5	5	5	5	6	6	6	6	6	6	6	6	6		
Number of Fixed Wireless Subscribers		300	300	300	300	300	300	300	300	300	300	300	300	300	300	300		
Number of Fiberoptic Broadband Subscribers		720	720	720	720	720	720	720	720	720	720	720	720	720	720	720		
Number of Content Subscriptions		294	286	277	269	261	253	245	237	228	220	212	204	204	204	204		
Number of Managed Services Contracts		122	122	122	122	122	122	122	122	122	122	122	122	122	122	122		
Number of Fixed Wireless Towers		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Subscribers per Tower		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60		
Homes Passed		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500		
Fiber Miles Constructed		115	115	115	115	115	115	115	115	115	115	115	115	115	115	115		
Subscription Rate for Fiber Broadband	80%	48%	48%	48%	48%	48%	48%	48%	48%	48%	48%	48%	48%	48%	48%	48%		
Content Subscription	80%	29%	28%	27%	26%	26%	25%	24%	23%	22%	22%	21%	20%	20%	20%	20%		
Subscription Rate for Managed Services	80%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%		
National Carrier Tower Lease Rate	(Test %)	\$ 2,608	\$ 2,660	\$ 2,714	\$ 2,768	\$ 2,823	\$ 2,880	\$ 2,937	\$ 2,996	\$ 3,056	\$ 3,117	\$ 3,179	\$ 3,243	\$ 3,308	\$ 3,374	\$ 3,442		
National Carrier Backhaul Rate		\$ 1,338	\$ 1,365	\$ 1,393	\$ 1,420	\$ 1,449	\$ 1,478	\$ 1,507	\$ 1,537	\$ 1,568	\$ 1,600	\$ 1,632	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,766		
ISP Aggregation Rate		\$ 3,432	\$ 3,501	\$ 3,571	\$ 3,642	\$ 3,715	\$ 3,789	\$ 3,865	\$ 3,942	\$ 4,021	\$ 4,102	\$ 4,184	\$ 4,267	\$ 4,353	\$ 4,440	\$ 4,528		
Fixed Wireless Subscriber ARPU		\$ 77.62	\$ 79.17	\$ 80.75	\$ 82.37	\$ 84.01	\$ 85.69	\$ 87.41	\$ 89.16	\$ 90.94	\$ 92.76	\$ 94.61	\$ 96.51	\$ 98.44	\$ 100.41	\$ 102.41		
Fiberoptic Broadband ARPU		\$ 97.02	\$ 98.96	\$ 100.94	\$ 102.96	\$ 105.02	\$ 107.12	\$ 109.26	\$ 111.45	\$ 113.67	\$ 115.95	\$ 118.27	\$ 120.63	\$ 123.05	\$ 125.51	\$ 128.02		
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00		
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00		
REVENUES:																		
Tower Rents		\$ 187,797	\$ 191,553	\$ 195,384	\$ 199,292	\$ 203,278	\$ 276,458	\$ 281,987	\$ 287,626	\$ 293,379	\$ 299,247	\$ 381,539	\$ 389,170	\$ 396,954	\$ 404,893	\$ 412,990		
Backhaul Contracts		\$ 289,109	\$ 327,656	\$ 334,210	\$ 340,894	\$ 347,712	\$ 354,666	\$ 361,759	\$ 368,994	\$ 376,374	\$ 383,902	\$ 391,580	\$ 399,411	\$ 407,400	\$ 415,548	\$ 423,859		
ISP Aggregation Revenue		\$ 205,918	\$ 210,036	\$ 214,237	\$ 218,522	\$ 222,892	\$ 227,350	\$ 278,276	\$ 283,842	\$ 289,519	\$ 295,309	\$ 301,215	\$ 307,240	\$ 313,384	\$ 319,652	\$ 326,045		
Fixed Wireless Revenue		\$ 279,419	\$ 285,007	\$ 290,708	\$ 296,522	\$ 302,452	\$ 308,501	\$ 314,671	\$ 320,965	\$ 327,384	\$ 333,932	\$ 340,610	\$ 347,422	\$ 354,371	\$ 361,458	\$ 368,687		
Fiberoptic Broadband Revenue		\$ 838,257	\$ 855,022	\$ 872,123	\$ 889,565	\$ 907,356	\$ 925,504	\$ 944,014	\$ 962,894	\$ 982,152	\$ 1,001,795	\$ 1,021,831	\$ 1,042,267	\$ 1,063,113	\$ 1,084,375	\$ 1,106,062		
Content Margin Revenue		\$ 42,301	\$ 41,126	\$ 39,951	\$ 38,776	\$ 37,601	\$ 36,426	\$ 35,251	\$ 34,076	\$ 32,901	\$ 31,726	\$ 30,551	\$ 29,376	\$ 28,201	\$ 27,026	\$ 25,851		
ANNUAL PROJECT REVENUE		\$ 1,842,801	\$ 1,910,402	\$ 1,946,612	\$ 1,983,570	\$ 2,021,291	\$ 2,128,904	\$ 2,215,958	\$ 2,258,397	\$ 2,301,709	\$ 2,345,910	\$ 2,467,326	\$ 2,514,887	\$ 2,564,597	\$ 2,615,302	\$ 2,667,020		
OPERATING EXPENSES:																		
Tower Land Rent and Maintenance	\$ 650.00	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)		
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Subscriber Support Costs and Billing	\$ 5.00	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)	\$ (61,200)		
Backhaul and Internet Access	\$ 250.00	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)		
Site Maintenance/Field Services	\$ 350.00	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)		
Customer Installation and Acquisition Expense	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber Maintenance	\$ 300.00	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)		
Selling and Marketing	2%	\$ (36,856)	\$ (38,208)	\$ (38,932)	\$ (39,671)	\$ (40,426)	\$ (42,578)	\$ (44,319)	\$ (45,168)	\$ (46,034)	\$ (46,918)	\$ (47,819)	\$ (48,736)	\$ (49,669)	\$ (50,618)	\$ (51,582)		
Property Taxes	\$ 360.00	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)		
OPERATING EXPENSES		\$ (229,156)	\$ (230,508)	\$ (231,232)	\$ (231,971)	\$ (232,726)	\$ (234,878)	\$ (236,619)	\$ (237,468)	\$ (238,334)	\$ (239,218)	\$ (241,647)	\$ (242,598)	\$ (243,592)	\$ (244,606)	\$ (245,640)		
CASH AVAILABLE FOR DEBT SERVICE		\$ 1,613,645	\$ 1,679,894	\$ 1,715,380	\$ 1,751,599	\$ 1,788,565	\$ 1,894,026	\$ 1,979,339	\$ 2,020,929	\$ 2,063,375	\$ 2,106,692	\$ 2,225,680	\$ 2,272,289	\$ 2,321,005	\$ 2,370,696	\$ 2,421,380		
DEBT SERVICE		\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)		
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES		\$ 362,018	\$ 428,266	\$ 463,753	\$ 499,972	\$ 536,938	\$ 642,399	\$ 727,712	\$ 769,302	\$ 811,747	\$ 855,064	\$ 974,052	\$ 1,020,662	\$ 1,069,378	\$ 1,119,068	\$ 1,169,751		
CUMULATIVE FUNDS AVAILABLE		\$ 1,244,197	\$ 1,672,463	\$ 2,136,216	\$ 2,636,187	\$ 3,173,125	\$ 3,815,524	\$ 4,543,236	\$ 5,312,538	\$ 6,124,285	\$ 6,979,349	\$ 7,953,402	\$ 8,974,063	\$ 10,043,441	\$ 11,162,509	\$ 12,541,889		
CAPITAL EXPENDITURES:																		
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Tower Construction	\$ (220,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Microwave Paths	\$ (30,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber to the Premise	\$ (350.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Broadband Equipment	\$ (75,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Technology Upgrades		\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -		
TOTAL CAPITAL EXPENDITURES		\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -		
BALANCE -- PSC GRANT	\$ -																	
BALANCE -- COUNTY LOAN	\$ -																	
BALANCE -- BOND PROJECT FUND	\$ 11,250.00																	
BALANCE -- TOTAL PROJECT FUND	\$ 11,250.00																	
BALANCE -- OPERATING FUND		\$ 802,197	\$ 1,230,463	\$ 1,694,216	\$ 1,994,187	\$ 2,531,125	\$ 3,173,524	\$ 3,901,236	\$ 4,670,538	\$ 5,282,285	\$ 6,137,349	\$ 7,111,402	\$ 8,132,063	\$ 9,201,441	\$ 10,120,509	\$ 12,541,889		
Subscription Rate for Fiber Broadband	Base	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Content Subscription	Base	36%	35%	34%	33%	32%	31%	30%	29%	28%	27%	26%	25%	25%	25%	25%		
Subscription Rate for Managed Services	Base	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%		
CASH AVAILABLE FOR DEBT SERVICE		\$1,827,727	\$1,897,541	\$1,936,675	\$1,976,625	\$2,017,409	\$2,126,774	\$2,216,080	\$2,261,754	\$2,308,375	\$2,355,963	\$2,479,318	\$2,530,392	\$2,584,215	\$2,639,115	\$2,695,112		
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES		\$576,099	\$645,913	\$685,047	\$724,998	\$765,781	\$875,146	\$964,452	\$1,010,126	\$1,056,748	\$1,104,335	\$1,227,690	\$1,278,765	\$1,332,588	\$1,387,487	\$1,443,476		
CUMULATIVE FUNDS AVAILABLE		\$4,000,287	\$4,646,200	\$5,331,247	\$6,056,245	\$6,822,026	\$7,697,172											

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
Number of National Carrier Tower Leases	-	2	3	3	4	4	5	5	5	5	5	5	5	5	6	6	6		
Number of National Carrier Backhaul Contracts	-	3	3	5	5	9	12	12	15	15	15	15	18	18	18	18	18		
Number of ISP Aggregation Circuits	-	-	1	2	2	2	3	3	4	4	4	4	4	5	5	5	5		
Number of Fixed Wireless Subscribers	-	60	100	150	150	200	200	300	300	300	300	300	300	300	300	300	300		
Number of Fiberoptic Broadband Subscribers	-	273	420	525	578	578	630	630	630	630	630	630	630	630	630	630	630		
Number of Content Subscriptions	-	58	109	165	204	245	261	293	286	280	273	267	260	254	247	241	241		
Number of Managed Services Contracts	-	35	55	71	76	82	87	98	98	98	98	98	98	98	98	98	98		
Number of Fixed Wireless Towers	-	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Subscribers per Tower	-	20	20	30	30	40	40	60	60	60	60	60	60	60	60	60	60		
Homes Passed	-	975	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500		
Fiber Miles Constructed	-	75	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115		
Subscription Rate for Fiber Broadband	70%	28%	28%	28%	35%	39%	39%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%		
Content Subscription	70%	14%	18%	21%	25%	28%	32%	32%	31%	30%	29%	29%	28%	27%	27%	26%	26%		
Subscription Rate for Managed Services	70%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%		
National Carrier Tower Lease Rate	(Test %)	\$ 1,900	\$ 1,938	\$ 1,977	\$ 2,016	\$ 2,057	\$ 2,098	\$ 2,140	\$ 2,183	\$ 2,226	\$ 2,271	\$ 2,316	\$ 2,362	\$ 2,410	\$ 2,458	\$ 2,507	\$ 2,557		
National Carrier Backhaul Rate		\$ 975	\$ 995	\$ 1,014	\$ 1,035	\$ 1,055	\$ 1,076	\$ 1,098	\$ 1,120	\$ 1,142	\$ 1,165	\$ 1,189	\$ 1,212	\$ 1,237	\$ 1,261	\$ 1,286	\$ 1,312		
ISP Aggregation Rate		\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653	\$ 2,706	\$ 2,760	\$ 2,815	\$ 2,872	\$ 2,929	\$ 2,988	\$ 3,047	\$ 3,108	\$ 3,171	\$ 3,234	\$ 3,299	\$ 3,365		
Fixed Wireless Subscriber ARPU		\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 61.20	\$ 62.42	\$ 63.67	\$ 64.95	\$ 66.24	\$ 67.57	\$ 68.92	\$ 70.30	\$ 71.71	\$ 73.14	\$ 74.60	\$ 76.09		
Fiberoptic Broadband ARPU		\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 76.50	\$ 78.03	\$ 79.59	\$ 81.18	\$ 82.81	\$ 84.46	\$ 86.15	\$ 87.87	\$ 89.63	\$ 91.42	\$ 93.25	\$ 95.12		
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00		
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00		
REVENUES:																			
Tower Rents	\$ -	\$ 46,512	\$ 71,163	\$ 96,782	\$ 98,718	\$ 125,865	\$ 128,383	\$ 130,950	\$ 133,569	\$ 136,241	\$ 138,965	\$ 141,745	\$ 144,580	\$ 176,965	\$ 180,505	\$ 184,115			
Backhaul Contracts	\$ -	\$ 35,802	\$ 36,518	\$ 62,081	\$ 63,322	\$ 116,260	\$ 158,113	\$ 161,275	\$ 205,626	\$ 209,739	\$ 213,934	\$ 213,934	\$ 261,855	\$ 267,092	\$ 272,434	\$ 277,882	\$ 283,440		
ISP Aggregation Revenue	\$ -	\$ -	\$ 31,212	\$ 63,672	\$ 64,946	\$ 99,367	\$ 101,355	\$ 137,842	\$ 140,599	\$ 143,411	\$ 146,279	\$ 149,205	\$ 190,236	\$ 194,041	\$ 197,922	\$ 201,880			
Fixed Wireless Revenue	\$ -	\$ 43,200	\$ 72,000	\$ 108,000	\$ 110,160	\$ 149,818	\$ 152,814	\$ 238,805	\$ 238,481	\$ 243,251	\$ 248,116	\$ 253,078	\$ 258,140	\$ 263,303	\$ 268,569	\$ 273,940			
Fiberoptic Broadband Revenue	\$ -	\$ 245,700	\$ 378,000	\$ 472,500	\$ 530,145	\$ 540,748	\$ 601,705	\$ 613,739	\$ 626,014	\$ 638,534	\$ 651,305	\$ 664,331	\$ 677,617	\$ 691,170	\$ 704,993	\$ 719,093			
Content Margin Revenue	\$ -	\$ 8,392	\$ 15,725	\$ 23,814	\$ 29,333	\$ 35,267	\$ 37,649	\$ 42,185	\$ 41,247	\$ 40,310	\$ 39,372	\$ 38,435	\$ 37,498	\$ 36,560	\$ 35,623	\$ 34,685			
ANNUAL PROJECT REVENUE	\$ -	\$ 379,606	\$ 604,618	\$ 826,849	\$ 896,624	\$ 1,067,325	\$ 1,180,018	\$ 1,319,797	\$ 1,385,537	\$ 1,411,486	\$ 1,437,972	\$ 1,437,972	\$ 1,508,649	\$ 1,575,163	\$ 1,634,473	\$ 1,665,494	\$ 1,697,154		
OPERATING EXPENSES:																			
Tower Land Rent and Maintenance	\$ 650.00	\$ -	\$ (23,400)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)		
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Subscriber Support Costs and Billing	\$ 5.00	\$ -	\$ (19,980)	\$ (31,200)	\$ (40,500)	\$ (43,650)	\$ (46,650)	\$ (49,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)		
Backhaul and Internet Access	\$ 250.00	\$ -	\$ (9,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)		
Site Maintenance/Field Services	\$ 350.00	\$ -	\$ (12,600)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)		
Customer Installation and Acquisition Expense	\$ 300.00	\$ -	\$ (99,900)	\$ (56,100)	\$ (46,500)	\$ (15,750)	\$ (15,000)	\$ (15,750)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber Maintenance	\$ 300.00	\$ -	\$ (22,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)		
Selling and Marketing	2%	\$ -	\$ (7,592)	\$ (12,092)	\$ (16,537)	\$ (17,932)	\$ (21,347)	\$ (23,600)	\$ (26,396)	\$ (27,711)	\$ (28,230)	\$ (28,759)	\$ (30,173)	\$ (31,503)	\$ (32,689)	\$ (33,310)	\$ (33,943)		
Property Taxes	\$ 360.00	\$ -	\$ (12,960)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)		
OPERATING EXPENSES	\$ -	\$ (207,932)	\$ (230,492)	\$ (234,637)	\$ (208,432)	\$ (214,097)	\$ (220,250)	\$ (213,296)	\$ (214,611)	\$ (215,130)	\$ (215,659)	\$ (217,073)	\$ (218,403)	\$ (219,589)	\$ (220,210)	\$ (220,843)			
CASH AVAILABLE FOR DEBT SERVICE	\$ -	\$ 171,673	\$ 374,126	\$ 592,212	\$ 688,191	\$ 853,229	\$ 959,768	\$ 1,106,501	\$ 1,170,926	\$ 1,196,356	\$ 1,222,312	\$ 1,291,576	\$ 1,356,759	\$ 1,414,883	\$ 1,445,284	\$ 1,476,310			
DEBT SERVICE	\$ -	\$ -	\$ -	\$ -	\$ (960,000)	\$ (960,000)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)		
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES	\$ -	\$ 171,673	\$ 374,126	\$ (367,788)	\$ (271,809)	\$ (398,399)	\$ (291,860)	\$ (145,126)	\$ (80,701)	\$ (55,272)	\$ (29,315)	\$ 39,948	\$ 105,132	\$ 163,256	\$ 193,656	\$ 224,683			
CUMULATIVE FUNDS AVAILABLE	\$ -	\$ 171,673	\$ 545,799	\$ 178,012	\$ (93,797)	\$ (492,196)	\$ (784,056)	\$ (929,182)	\$ (1,009,883)	\$ (1,065,155)	\$ (1,094,470)	\$ (1,054,522)	\$ (949,390)	\$ (786,134)	\$ (592,478)	\$ (367,795)			
CAPITAL EXPENDITURES:																			
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ (6,000,000)	\$ (3,200,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Tower Construction	\$ (220,000.00)	\$ -	\$ (660,000)	\$ (440,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Microwave Paths	\$ (30,000.00)	\$ -	\$ (90,000)	\$ (60,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fiber to the Premise	\$ (350.00)	\$ -	\$ (95,550)	\$ (51,450)	\$ (36,750)	\$ (18,375)	\$ -	\$ (18,375)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Broadband Equipment	\$ (75,000.00)	\$ -	\$ (225,000)	\$ (150,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Technology Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)		
TOTAL CAPITAL EXPENDITURES	\$ -	\$ (7,070,550)	\$ (3,901,450)	\$ (36,750)	\$ (18,375)	\$ -	\$ (18,375)	\$ -	\$ (18,375)	\$ -	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ (200,000)		
BALANCE -- PSC GRANT																			
BALANCE -- COUNTY LOAN																			
BALANCE -- BOND PROJECT FUND																			
BALANCE -- TOTAL PROJECT FUND	\$ 11,250,000	\$ 11,250,000	\$ 4,179,450	\$ 278,000	\$ 241,250														
BALANCE -- OPERATING FUND	\$ -	\$ 171,673	\$ 545,799	\$ 178,012	\$ (112,172)	\$ (510,571)	\$ (820,806)	\$ (965,932)	\$ (1,046,633)	\$ (1,101,905)	\$ (1,331,220)	\$ (1,291,272)	\$ (1,186,140)	\$ (1,022,884)	\$ (829,228)	\$ (804,545)			
Subscription Rate for Fiber Broadband	Base	40%	40%	40%	50%	55%	55%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Content Subscription	Base	20%	25%	30%	35%	40%	45%	45%	45%	44%	43%	42%	41%	40%	39%	38%	37%		
Subscription Rate for Managed Services	Base	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%		
CASH AVAILABLE FOR DEBT SERVICE	\$0	\$240,400	\$517,411	\$784,777	\$915,543	\$1,096,022	\$1,222,492	\$1,382,935	\$1,451,541	\$1,481,654	\$1,512,200	\$1,586,159	\$1,656,149	\$1,719,190	\$1,754,621	\$1,790,795			
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES</																			

SAWYER COUNTY	07/15/24	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY	EOY
PAR AMOUNT:	\$ 16,000,000	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Number of National Carrier Tower Leases		6	6	6	6	6	8	8	8	8	8	10	10	10	10	10	
Number of National Carrier Backhaul Contracts		18	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
Number of ISP Aggregation Circuits		5	5	5	5	5	5	6	6	6	6	6	6	6	6	6	
Number of Fixed Wireless Subscribers		300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
Number of Fiberoptic Broadband Subscribers		630	630	630	630	630	630	630	630	630	630	630	630	630	630	630	
Number of Content Subscriptions		234	228	221	215	208	202	195	189	182	176	169	163	163	163	163	
Number of Managed Services Contracts		98	98	98	98	98	98	98	98	98	98	98	98	98	98	98	
Number of Fixed Wireless Towers		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Subscribers per Tower		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
Homes Passed		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Fiber Miles Constructed		115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	
Subscription Rate for Fiber Broadband	70%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%	42%	
Content Subscription	70%	25%	25%	24%	23%	22%	22%	21%	20%	20%	19%	18%	18%	18%	18%	18%	
Subscription Rate for Managed Services	70%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	11%	
National Carrier Tower Lease Rate	(Test %)	\$ 2,608	\$ 2,660	\$ 2,714	\$ 2,768	\$ 2,823	\$ 2,880	\$ 2,937	\$ 2,996	\$ 3,056	\$ 3,117	\$ 3,179	\$ 3,243	\$ 3,308	\$ 3,374	\$ 3,442	
National Carrier Backhaul Rate		\$ 1,338	\$ 1,365	\$ 1,393	\$ 1,420	\$ 1,449	\$ 1,478	\$ 1,507	\$ 1,537	\$ 1,568	\$ 1,600	\$ 1,632	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,766	
ISP Aggregation Rate		\$ 3,432	\$ 3,501	\$ 3,571	\$ 3,642	\$ 3,715	\$ 3,789	\$ 3,865	\$ 3,942	\$ 4,021	\$ 4,102	\$ 4,184	\$ 4,267	\$ 4,353	\$ 4,440	\$ 4,528	
Fixed Wireless Subscriber ARPU		\$ 77.62	\$ 79.17	\$ 80.75	\$ 82.37	\$ 84.01	\$ 85.69	\$ 87.41	\$ 89.16	\$ 90.94	\$ 92.76	\$ 94.61	\$ 96.51	\$ 98.44	\$ 100.41	\$ 102.41	
Fiberoptic Broadband ARPU		\$ 97.02	\$ 98.96	\$ 100.94	\$ 102.96	\$ 105.02	\$ 107.12	\$ 109.26	\$ 111.45	\$ 113.67	\$ 115.95	\$ 118.27	\$ 120.63	\$ 123.05	\$ 125.51	\$ 128.02	
Content Subscription Margin		\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	
Managed Services ARPU		\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	
REVENUES:																	
Tower Rents		\$ 187,797	\$ 191,553	\$ 195,384	\$ 199,292	\$ 203,278	\$ 276,458	\$ 281,987	\$ 287,626	\$ 293,379	\$ 299,247	\$ 381,539	\$ 389,170	\$ 396,954	\$ 404,893	\$ 412,990	
Backhaul Contracts		\$ 289,109	\$ 327,656	\$ 334,210	\$ 340,894	\$ 347,712	\$ 354,666	\$ 361,759	\$ 368,994	\$ 376,374	\$ 383,902	\$ 391,580	\$ 399,411	\$ 407,400	\$ 415,548	\$ 423,859	
ISP Aggregation Revenue		\$ 205,918	\$ 210,036	\$ 214,237	\$ 218,522	\$ 222,892	\$ 227,350	\$ 278,276	\$ 283,842	\$ 289,519	\$ 295,309	\$ 301,215	\$ 307,240	\$ 313,384	\$ 319,652	\$ 326,045	
Fixed Wireless Revenue		\$ 279,419	\$ 285,007	\$ 290,708	\$ 296,522	\$ 302,452	\$ 308,501	\$ 314,671	\$ 320,965	\$ 327,384	\$ 333,932	\$ 340,610	\$ 347,422	\$ 354,371	\$ 361,458	\$ 368,687	
Fiberoptic Broadband Revenue		\$ 733,475	\$ 748,144	\$ 763,107	\$ 778,369	\$ 793,937	\$ 809,816	\$ 826,012	\$ 842,532	\$ 859,383	\$ 876,570	\$ 894,102	\$ 911,984	\$ 930,224	\$ 948,828	\$ 967,805	
Content Margin Revenue		\$ 33,748	\$ 32,810	\$ 31,873	\$ 30,936	\$ 29,998	\$ 29,061	\$ 28,123	\$ 27,186	\$ 26,248	\$ 25,311	\$ 24,373	\$ 23,436	\$ 23,436	\$ 23,436	\$ 23,436	
ANNUAL PROJECT REVENUE		\$ 1,729,465	\$ 1,795,208	\$ 1,829,519	\$ 1,864,534	\$ 1,900,269	\$ 2,005,851	\$ 2,090,829	\$ 2,131,145	\$ 2,172,287	\$ 2,214,270	\$ 2,333,420	\$ 2,378,663	\$ 2,425,768	\$ 2,473,815	\$ 2,522,822	
OPERATING EXPENSES:																	
Tower Land Rent and Maintenance	\$ 650.00	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	\$ (39,000)	
Tower Leasing	\$ 1,950.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subscriber Support Costs and Billing	\$ 5.00	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	\$ (55,800)	
Backhaul and Internet Access	\$ 250.00	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	
Site Maintenance/Field Services	\$ 350.00	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	\$ (21,000)	
Customer Installation and Acquisition Expense	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber Maintenance	\$ 300.00	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	\$ (34,500)	
Selling and Marketing	2%	\$ (34,589)	\$ (35,904)	\$ (36,590)	\$ (37,291)	\$ (38,005)	\$ (40,117)	\$ (41,817)	\$ (42,623)	\$ (43,446)	\$ (44,285)	\$ (46,668)	\$ (47,573)	\$ (48,515)	\$ (49,476)	\$ (50,456)	
Property Taxes	\$ 360.00	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	\$ (21,600)	
OPERATING EXPENSES		\$ (221,489)	\$ (222,804)	\$ (223,490)	\$ (224,191)	\$ (224,905)	\$ (227,017)	\$ (228,717)	\$ (229,523)	\$ (230,346)	\$ (231,185)	\$ (233,568)	\$ (234,473)	\$ (235,415)	\$ (236,376)	\$ (237,356)	
CASH AVAILABLE FOR DEBT SERVICE		\$ 1,507,976	\$ 1,572,404	\$ 1,606,028	\$ 1,640,343	\$ 1,675,363	\$ 1,778,834	\$ 1,862,112	\$ 1,901,622	\$ 1,941,941	\$ 1,983,085	\$ 2,099,852	\$ 2,144,190	\$ 2,190,353	\$ 2,237,438	\$ 2,285,466	
DEBT SERVICE		\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	\$ (1,251,627)	
AVAILABLE FOR ADDITIONAL CAPITAL EXPENDITURES		\$ 256,349	\$ 320,776	\$ 354,401	\$ 388,716	\$ 423,736	\$ 527,206	\$ 610,485	\$ 649,995	\$ 690,314	\$ 731,457	\$ 848,224	\$ 892,563	\$ 938,725	\$ 985,811	\$ 2,285,466	
CUMULATIVE FUNDS AVAILABLE		\$ (111,447)	\$ 209,330	\$ 563,730	\$ 952,446	\$ 1,376,182	\$ 1,903,388	\$ 2,513,873	\$ 3,163,868	\$ 3,854,181	\$ 4,585,639	\$ 5,433,863	\$ 6,326,426	\$ 7,265,151	\$ 8,250,962	\$ 10,536,428	
CAPITAL EXPENDITURES:																	
Placement of Fiberoptic Cable	\$ (80,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tower Construction	\$ (220,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Microwave Paths	\$ (30,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fiber to the Premise	\$ (350.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Broadband Equipment	\$ (75,000.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -</			

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INTERGOVERNMENTAL AGREEMENT

(By and among [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County,
(iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County,
(viii) Sawyer County, (ix) Taylor County, and (x) Waushara County],
together with any additional Participating Counties joining by Joinder)

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made this ____ day of _____, 2024, by and among the Participating Counties (defined below) located in the State of Wisconsin (the “State”) which, through their duly authorized representatives, have signed this Agreement.

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the “Act”) authorizes Wisconsin counties to authorize the issuance and sale of bonds by the county to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, Bug Tussel 2, LLC, a Wisconsin limited liability company (the “Borrower”), Hilbert Communications, LLC, a Wisconsin limited liability company (the “Company” and the “Guarantor”) and/or one or more of its affiliates (including, without limitation, Bug Tussel Wireless, LLC and Cloud 1, LLC), whether existing on the date hereof or to be formed and whether owned directly or indirectly by the Company, to finance a project consisting of the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in the Participating Counties in an aggregate amount not to exceed \$250,000,000; and (vii) payment of professional fees (collectively, the “Project”), all of which will be for the purpose of providing wireless internet and telephone communications services to businesses, governmental units and residents of rural communities where such service is currently unavailable or is prohibitively expensive; and

WHEREAS, the Project will be constructed and installed in the rural areas of the following Wisconsin counties, to wit: [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County] (each, together with any additional counties joining by Joinder (defined below), a “Participating County” and collectively, the “Participating Counties”); and

WHEREAS, each of the Participating Counties is a political subdivision of the State within whose boundaries a portion of the Project is located; and

WHEREAS, pursuant to the Act and Section 66.0301 of the Wisconsin Statutes, a county or two or more counties acting pursuant to an intergovernmental agreement may serve as the conduit issuer for such financing; and

WHEREAS, the aggregate cost of the Project is presently estimated to be not greater than \$250,000,000, and the amount proposed to be financed with revenue bonds does not exceed \$250,000,000 (the “Bonds”); and

WHEREAS, Section 66.1103(3)(f) of the Act provides that a municipality also may finance an industrial project which is located entirely outside the geographic limits of the municipality, but only if the revenue agreement for the project also relates to another project of the same eligible participant, part of which is located within the geographic limits of the municipality; and

WHEREAS, the proposed Project is a multi-jurisdictional project which is located in the counties of [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County], and each of the Participating Counties have approved an initial resolution providing for the financing of the Project in an aggregate amount not to exceed \$250,000,000; and

WHEREAS, it is expected that (i) the Project will be constructed and installed in multiple phases in other Wisconsin counties to be determined which will be financed with additional issues or series of bonds to be issued at one or more times in an aggregate amount not to exceed \$250,000,000 and issued by the Issuing County as defined herein (“Additional Bonds”) and (ii) in connection with the issuance of the Additional Bonds for other Project locations in new Wisconsin counties, additional Wisconsin counties shall become a Participating County under this Agreement by executing the Counterpart and Joinder (the “Joinder”) in the form attached as Exhibit A; and

WHEREAS, the Participating Counties wish to enter into this Agreement providing that Fond du Lac County, Wisconsin (the “Issuing County”) shall be the issuer of said revenue bonds; and

WHEREAS, the Issuing County is a county organized and existing under and pursuant to the laws of the State, and is authorized to enter into revenue agreements with eligible participants with respect to the Project whereby eligible participants agree to cause said Project to be constructed and to pay the Issuing County an amount of funds sufficient to provide for the prompt payment when due of the principal and interest on said Bonds; and

WHEREAS, in consideration of the increased tax revenue that will accrue to each Participating County as a result of the Project and the new jobs and other economic benefits for residents of each Participating County that will result from the Project, each Participating County has agreed to guarantee the payment of its pro rata share of the principal of and interest on the Bonds in an amount necessary to replenish the debt service reserve fund (each a “County Guaranty”).

NOW, THEREFORE, it is hereby agreed by and among the Participating Counties as follows:

1. Purpose. The Participating Counties, acting pursuant to the Act and Section 66.0301 of the Wisconsin Statutes, hereby agree to cooperate and exercise their municipal powers jointly for the purpose of appointing Fond du Lac County to act as the Issuing County and conduit issuer for the Bonds. Each Participating County shall take such action as deemed necessary to facilitate the issuance of the Bonds by the Issuing County.

2. Authorization. Each Participating County shall authorize the execution, delivery and performance of the Agreement and any other agreements requested to be executed and delivered by the Issuing County hereunder or under the Bond documents by all necessary corporate action of the Participating County. Each Participating County shall have the right to make reasonable objections to the same. If disagreement occurs, the decision shall be made by a majority vote of the Participating Counties

by their respective governing bodies, with each Participating County's vote weighted based upon the amount of outstanding Bonds and Additional Bonds allocated to (and the corresponding guaranty amount being provided by) such Participating County. Such a weighted majority vote shall also be used to direct the Issuing County when acting as agent of the other Participating Counties under the Pledge of Membership Interest Agreement relating to the Bonds and Additional Bonds.

3. Records. The Issuing County will maintain and be the custodian of all records associated with the administering and performance of this Agreement and the Bonds, and will make those records available to all Participating Counties upon request.

4. Reporting. The Borrower shall report to or meet with the Issuing County and the Participating Counties on an annual basis (and such other intervals or dates as may be requested by the Issuing County and the Participating Counties from time to time) commencing in January, [20____] and continuing until January, [20____] (the "Project Period") for the purpose of presenting a report on the status of the Project(s) and the financial strength of the Borrower and the Guarantor. The date, time and place of such meeting shall be determined cooperatively among the parties. After the Project Period for so long as the Bonds remain outstanding, upon request from the Issuing County and any Participating County, the Borrower shall report to or meet with the Issuing County and the Participating Counties and shall continue to provide to the Issuing County annual written reports regarding the continued strength of the Borrower and the Guarantor. Such report shall be due not less than 90 days following any such request.

5. Effective Date. This Agreement shall become effective upon its adoption by all Participating Counties. Any county entering into this Agreement shall adopt an authorizing resolution, and provide a certified copy of the resolution to all other Participating Counties. This Agreement shall remain in full force and effect until terminated as provided herein.

6. New Members. After the effective date of this Agreement and in connection with the issuance of Additional Bonds, additional counties may join in this Agreement as a Participating County by executing the Joinder and agreeing to the terms of this Agreement, subject to the approval of the Issuing County, which may not be unreasonably withheld.

7. Termination and Disposition of Funds.

(a) This Agreement shall be deemed terminated when (i) all of the outstanding Bonds and any Additional Bonds have been paid in full or redeemed and (ii) all Participating Counties have received a release of their obligations pursuant to the terms of their respective County Guaranty.

(b) A Participating County (other than the Issuing County) shall be released from its obligations under this Agreement if such Participating County has received a release of its obligations under its respective County Guaranty. The Issuing County's responsibility shall continue until all of the requirements of (a)(i) and (a)(ii) of this section are met.

8. Severability. The terms of this Agreement are severable and any determination by any court or agency having jurisdiction over the subject matter of this Agreement that results in the invalidity of any part shall not affect the remainder of the Agreement.

9. Amendments. The terms of this Agreement shall not be amended without the written authorization of the governing bodies of all Participating Counties.

10. Governing Law. This Agreement shall be governed by the laws of the State of Wisconsin.

11. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

12. Entire Agreement. This Agreement constitutes the entire agreement among the parties hereto with respect to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties with respect to the subject matter of this Agreement, oral or written, are superseded by this Agreement; provided however, that this Agreement shall not cover the exercise by any Participating County of its rights and remedies under any reimbursement agreement between the Borrower and such Participating County or under any guaranty agreement with the Guarantor.

13. Assignment. The rights and obligations of the parties to this Agreement may not be assigned without the express written consent of all parties.

[SIGNATURE PAGE TO FOLLOW]

FOND DU LAC COUNTY, WISCONSIN, as
Issuing County, and a Participating County

By: _____
Steven A. Abel, County Chairperson

By: _____
Lisa Freiberg, County Clerk

FOREST COUNTY, WISCONSIN,
a Participating County

By: _____
Ronald P. Skallerud, County Chairperson

By: _____
Nora Matuszewski, County Clerk

IOWA COUNTY, WISCONSIN,
a Participating County

By: _____
John M. Meyers, County Chairperson

By: _____
Kristy K. Spurley, County Clerk

JEFFERSON COUNTY, WISCONSIN,
a Participating County

By: _____
Steve Nass, County Chairperson

By: _____
Audrey McGraw, County Clerk

LAFAYETTE COUNTY, WISCONSIN,
a Participating County

By: _____
Jack Sauer, County Chairperson

By: _____
Carla Jacobson, County Clerk

MARATHON COUNTY, WISCONSIN,
a Participating County

By: _____
Kurt A. Gibbs, County Chairperson

By: _____
Kim Trueblood, County Clerk

PRICE COUNTY, WISCONSIN,
a Participating County

By: _____
Brian Ernst, County Chairperson

By: _____
Jean Gottwald, County Clerk

SAWYER COUNTY, WISCONSIN,
a Participating County

By: _____
Ron Kinsley, County Chairperson

By: _____
Lynn Fitch, County Clerk

TAYOR COUNTY, WISCONSIN,
a Participating County

By: _____
Jim Metz, County Chairperson

By: _____
Andria M. Farrand, County Clerk

WAUSHARA COUNTY, WISCONSIN,
a Participating County

By: _____
John Jarvis, County Chairperson

By: _____
Megan Kapp, County Clerk

Acknowledged:

BUG TUSSEL 2, LLC

By: _____
Name: _____
Title: _____

HILBERT COMMUNICATIONS, LLC

By: _____
Name: _____
Title: _____

[Signature Page to Intergovernmental Agreement]

EXHIBIT A

**COUNTERPART AND JOINDER
TO
INTERGOVERNMENTAL AGREEMENT**

THIS COUNTERPART AND JOINDER (this “Joinder”), dated as of _____, 20____, is entered into by _____ County (the “Joining Participating County”) pursuant to the terms of an Intergovernmental Agreement dated _____, 2024, as may be amended, supplemented or otherwise modified from time to time (the “Intergovernmental Agreement”), among the following Wisconsin counties: [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County] (collectively, the “Original Participating Counties”); and the following additional counties joining by Joinder: [TO BE LISTED] (collectively, the “20____ Participating Counties” and together with the Original Participating Counties, the “Participating Counties” and each a “Participating County”).

RECITALS

A. Capitalized terms not otherwise defined in this Joinder shall have the meanings given to them in the Intergovernmental Agreement.

B. The Joining Participating County desires to join the Intergovernmental Agreement and become a Participating County under the Intergovernmental Agreement.

AGREEMENTS

As required by the Intergovernmental Agreement, the Joining Participating County agrees as follows:

1. The Joining Participating County hereby acknowledges and agrees that it has received and reviewed a copy of the Intergovernmental Agreement and hereby:

- (a) joins the Intergovernmental Agreement as a Participating County; and
- (b) assumes, accepts and agrees to be bound by, and hereby confirms, all covenants, agreements, and acknowledgments attributable to a Participating County in the Intergovernmental Agreement.

2. The Joining Participating County agrees that it shall execute and deliver all documents and do all other acts which may be necessary or desirable under the Intergovernmental Agreement.

IN WITNESS WHEREOF, the Joining Participating County has executed this Joinder as of the date first written above.

[SIGNATURE PAGE TO FOLLOW]

Joining Participating County:

[_____] COUNTY, WISCONSIN

By: _____
County Chairperson

By: _____
County Clerk

Acknowledged and Approved:

FOND DU LAC COUNTY, WISCONSIN,
as Issuing County, and a Participating County

By: _____
County Chairperson

By: _____
County Clerk

SAWYER COUNTY, WISCONSIN

RESOLUTION NO. _____

FINAL RESOLUTION REGARDING UNCONDITIONAL COUNTY GUARANTY OF ITS
PRO RATA SHARE, INTERGOVERNMENTAL AGREEMENT AND
TAXABLE REVENUE BOND FINANCING
FOR BUG TUSSEL 2, LLC PROJECT

BE IT RESOLVED by the County Board of Sawyer County, Wisconsin, as follows:

Section 1 Recitals.

1.01 Under Wisconsin Statutes, Section 66.1103, as amended (the "Act"), the Issuer (as hereinafter defined) is authorized and empowered to issue revenue bonds to finance eligible costs of qualified "projects" (as defined in the Act), and to enter into "revenue agreements" (as defined in the Act) with "eligible participants" (as defined in the Act).

1.02 Bug Tussel 2, LLC, a Wisconsin limited liability company (the "Borrower"), Hilbert Communications, LLC, a Wisconsin limited liability company (the "Company" and the "Guarantor") and/or one or more of its affiliates (including, without limitation, Bug Tussel Wireless, LLC and Cloud 1, LLC), whether existing on the date hereof or to be formed and whether owned directly or indirectly by the Company, desires to finance a project consisting of the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in the participating counties, which includes project costs located in Sawyer County to be financed with Series 2024 Bonds in an amount not to exceed \$16,000,000; and (vii) payment of professional fees (collectively, the "Project"), all of which will be for the purpose of providing wireless internet and telephone communications services to businesses, governmental units and residents of rural communities where such service is currently unavailable or is prohibitively expensive.

1.03 The Project will be constructed and installed in one or more of the following Wisconsin counties yet to be determined, with each respective county that has agreed to participate in the issuance of the Series 2024 Bonds to be evidenced by such participating

county entering into the Intergovernmental Agreement (defined herein) in connection with the issuance of the Series 2024 Bonds (each a "2024 Participating County" and collectively, the "2024 Participating Counties"): (i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County.

1.04 The Act authorizes the Issuer to make loans to an eligible participant, in connection with financing a qualified project.

1.05 Pursuant to initial resolutions duly adopted by (i) the Fond du Lac County Board on May 21, 2024, (ii) the Forest County Board on June 18, 2024, (iii) the Iowa County Board on May 21, 2024, (iv) the Jefferson County Board on June 11, 2024, (v) the Lafayette County Board on June 18, 2024, (vi) the Marathon County Board on June 18, 2024, (vii) the Price County Board on June 18, 2024, (viii) the Sawyer County Board on July 18, 2024, (ix) the Taylor County Board on July 23, 2024, and (x) the Waushara County Board on July 16, 2024, the 2024 Participating Counties expressed their intention to enter into an Intergovernmental Agreement (the "Intergovernmental Agreement"), pursuant to which the Issuer would issue revenue bonds to be issued in one or more issues or series in an aggregate principal amount not to exceed \$250,000,000 to finance the Project. Notices of adoption of the initial resolutions adopted by the respective 2024 Participating Counties on May 21, 2024; June 11, 2024; June 18, 2024; July 16, 2024; July 18, 2024; and July 23, 2024 were published as provided in the Act, and no petition requesting a referendum upon the question of issuance of the revenue bonds has been filed in any 2024 Participating County as of the date of this resolution. The closing of the Series 2024 Bonds shall not occur until the 30-day petition period following publication has expired in all 2024 Participating Counties.

1.06 The 2024 Participating Counties shall enter into the Intergovernmental Agreement to appoint Fond du Lac County as the issuer (the "Issuer") of the Series 2024 Bonds for the purpose of financing the Project on behalf of the Borrower, and as agent on behalf of the 2024 Participating Counties with respect to the Pledge of Membership Agreement to be dated the closing date of the Series 2024 Bonds, between Hilbert Communications, LLC, a Wisconsin limited liability company, and the Issuer for the benefit of the 2024 Participating Counties, and other counties as may be joined to the Intergovernmental Agreement after the date hereof by executing the Counterpart and Joinder to Intergovernmental Agreement.

1.07 The Borrower has requested that Sawyer County and each 2024 Participating County who will directly benefit from the Project provide an unconditional general obligation guaranty, to which the full faith and credit and taxing power of Sawyer County are pledged (the "County Guaranty") to enhance the collateral position of the Borrower in an amount equal to Sawyer County's or such 2024 Participating County's (as applicable) pro rata share of the principal of and interest on the Series 2024 Bonds in an amount necessary to replenish the debt service reserve fund, including any compound interest payable on amounts paid by the Insurer (defined herein) for the Series 2024

Bonds, which for Sawyer County will be in an amount not to exceed \$16,000,000 (plus interest to accrue thereon annually over the life of the Series 2024 Bonds at a rate not to exceed 8.00%), including any compound interest payable on amounts paid by the Insurer for the Series 2024 Bonds.

1.08 The Guarantor will provide a guaranty (the "Hilbert Guaranty") to Sawyer County, and each 2024 Participating County, guaranteeing the full and prompt payment to Sawyer County, and each 2024 Participating County, of amounts due from the Borrower pursuant to, and the performance of all other obligations, covenants and agreements of the Borrower under the Reimbursement Agreements by and between the Borrower and each of the 2024 Participating Counties, the Intergovernmental Agreement, and the Mortgage or Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Financing Statement referenced below.

1.09 The Borrower will have the primary obligation to make all scheduled principal and interest payments when due, and each 2024 Participating County's Guaranty will apply only in the event that the Borrower does not pay such debt service as required and a draw is made on the debt service reserve fund for the Series 2024 Bonds (defined below) established under the Indenture.

1.10 In return for the County Guaranty by each 2024 Participating County, each 2024 Participating County shall receive a guaranty fee as further described in Section 3.02, and the Borrower and the Guarantor will pay any and all costs of each 2024 Participating County and all expenses incurred by each 2024 Participating County related to the Series 2024 Bonds.

1.11 As further security for the County Guaranty, Sawyer County and each 2024 Participating County shall receive a first fee or leasehold mortgage on all land, buildings, and improvements of the Borrower and a first security interest, subordinate only to the security interest of the State of Wisconsin, the Public Service Commission of Wisconsin, or similar agency, political subdivision, or instrumentality of the state (the "State") to the extent required by the State as a condition of grant funding provided for financed assets, in all fixtures and equipment of the Borrower located in the applicable county in which the Project financed with proceeds of the Series 2024 Bonds is constructed.

1.12 The Project includes necessary infrastructure for essential services, including emergency response and public safety communications by and for Sawyer County and local units of government in Sawyer County and is in furtherance of the public purposes set forth in the Act, Wisconsin Statutes, Section 59.54, and promotes the economic development and well-being of Sawyer County.

1.13 The obligations of Sawyer County and each 2024 Participating County under its respective County Guaranty are expected to be insured by Build America Mutual Assurance Company (the "Insurer") under its Municipal Bond Insurance Policy (the "Policy") containing provisions consistent with the provisions of this resolution and the

documents listed in Section 1.14 and approved by the Issuer's counsel, bond counsel, and the appropriate officer or officers of Sawyer County.

1.14 Drafts of the following documents have been submitted to this County Board and are ordered filed in the office of the County Clerk:

- (a) a Preliminary Limited Offering Memorandum;
- (b) a Bond Purchase Agreement by and among Ramirez & Co., Inc., as representative, acting on behalf of itself, Robert W. Baird & Co. Incorporated, and Oppenheimer & Co. Inc., as underwriters, and the Issuer, with the Letter of Representations from the Borrower and accepted and agreed to by the Issuer;
- (c) an Indenture of Trust (the "Indenture") by and between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the "Trustee");
- (d) a Loan Agreement (the "Loan Agreement") by and between the Issuer and the Borrower;
- (e) a Series 2024 Promissory Note from the Borrower to the Issuer, and assigned to the Trustee;
- (f) a Reimbursement Agreement from the Borrower to Sawyer County;
- (g) a form of Facilities Access Agreement from the Borrower to Sawyer County;
- (h) a form of Mortgage or Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Financing Statement from the Borrower to Sawyer County;
- (i) a Continuing Disclosure Agreement;
- (j) a Guaranty Agreement (Hilbert Guaranty) from the Guarantor to Sawyer County;
- (k) a Borrower's Closing Certificate;
- (l) an Intergovernmental Agreement to be signed by each 2024 Participating County; and
- (m) the unconditional County Guaranty from Sawyer County.

Section 2 Findings and Determinations.

It is hereby found and determined that:

(a) based on representations of the Borrower, the Project constitutes a "project" authorized by the Act;

(b) the purpose of the Issuer's financing costs of the Project is and the effect thereof will be to promote the public purposes set forth in the Act;

(c) the Project includes necessary infrastructure for essential services by and for Sawyer County and local units of government in Sawyer County and is in furtherance of the public purposes set forth in the Act, Wisconsin Statutes, Section 59.54, and promotes the economic development and well-being of Sawyer County;

(d) it is desirable that a series of taxable revenue bonds in an aggregate principal amount not to exceed \$109,000,000 (the "Series 2024 Bonds") be issued by the Issuer upon the terms set forth in the Indenture and Loan Agreement, under the provisions of which the Issuer's interest in the Indenture and Loan Agreement (except for certain rights as provided therein) and the loan repayments will be assigned to the Trustee as security for the payment of principal of and interest on and premium, if any, on all the Series 2024 Bonds outstanding under the Indenture;

(e) the loan payments provided for in the Loan Agreement, and the formula set out for revising those payments under the Loan Agreement as required under the Act, are sufficient to produce income and revenue to provide for prompt payment of principal of and interest on and premium, if any, on Series 2024 Bonds issued under the Indenture when due; the amount necessary in each year to pay the principal of and interest on the Series 2024 Bonds is the sum of the principal and interest on the Series 2024 Bonds due in such year, whether on a stated payment date, a redemption date, or otherwise; the Loan Agreement provides that the Borrower shall provide for the maintenance of the Project in good repair, keeping it properly insured; and

(f) under the provisions of the Act, the Series 2024 Bonds shall be limited obligations of the Issuer and the Series 2024 Bonds do not constitute an indebtedness of the Issuer or the 2024 Participating Counties, within the meaning of any state constitutional or statutory provision, and do not constitute nor give rise to a charge against the Issuer's or the 2024 Participating Counties' general credit or taxing powers or a pecuniary liability of the Issuer or the 2024 Participating Counties.

Section 3 Approvals and Authorizations.

3.01 There is hereby approved the issuance by the Issuer of its Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (specifically, the Series 2024 Bonds) in an aggregate principal amount not to exceed \$109,000,000, for the purpose of financing the Project.

3.02 In furtherance of the public purposes recited above:

(a) Sawyer County shall provide an unconditional County Guaranty to enhance the collateral position of the Borrower in an amount equal to Sawyer County's pro rata share of the principal of and interest on the Series 2024 Bonds in an amount necessary to replenish the debt service reserve fund in an amount not to exceed \$16,000,000 (plus interest to accrue thereon annually over the life of the Series 2024 Bonds at a rate not to exceed 8.00%), including any compound interest payable on amounts paid by the Insurer for the Series 2024 Bonds. In return for its County Guaranty, Sawyer County shall receive either (i) an annual guaranty fee equal to 40 basis points (0.40%) of the outstanding par amount of the Series 2024 Bonds covered by its County Guaranty, payable on a semi-annual basis on each May 1 and November 1, or (ii) a discounted upfront guaranty fee as agreed to by the Borrower and Sawyer County. Prior to issuance of the Series 2024 Bonds, each 2024 Participating County on behalf of which Series 2024 Bonds are being issued shall have each authorized the execution and delivery of its respective County Guaranty.

(b) There is hereby authorized the issuance by Sawyer County of general obligation promissory notes pursuant to Section 67.12(12), Wisconsin Statutes, to finance payment of the County Guaranty. The terms and provisions of any such notes shall be established pursuant to a subsequent resolution of this County Board.

3.03 Sawyer County hereby authorizes the execution and delivery of the Intergovernmental Agreement, the County Guaranty and the other documents listed in Section 1.14 above to which Sawyer County is a signatory.

3.04 Subject to the conditions set forth herein, the County Board Chairperson and the County Clerk are authorized and directed to execute and deliver the County Guaranty, the Intergovernmental Agreement and the other documents listed in Section 1.14 above to which Sawyer County is a signatory. In addition, Sawyer County hereby authorizes the execution and delivery of a commitment with the Insurer consistent with the provisions of this resolution and the documents listed in Section 1.14 above as well as any other agreements, certificates or documents necessary to obtain the Policy.

3.05 The County Board Chairperson and the County Clerk and other officers of Sawyer County are authorized to prepare and furnish to the Trustee and bond counsel certified copies of all proceedings and records of Sawyer County relating to the Series 2024 Bonds, and such other affidavits and certificates as may be required by the Trustee and bond counsel.

3.06 The approval hereby given to the various documents referred to in this Resolution includes the approval of such additional details therein and additional documents or agreements all as may be necessary and appropriate for their completion and such modifications thereto, deletions therefrom and additions thereto as may be approved by the Sawyer County counsel and bond counsel. The execution of any document by the appropriate officer or officers of Sawyer County herein authorized shall be conclusive evidence of the approval by Sawyer County of such document in accordance with the terms hereof.

Adopted : _____, 2024

Recommended for adoption this _____ day of _____, 2024.

Adopted _____
Defeated _____ by the Sawyer County Board of Supervisors this
Tabled _____ day of _____, 2024.

County Board Chair

County Clerk

I, the undersigned, the duly appointed and qualified Clerk of Sawyer County, Wisconsin do hereby certify that the foregoing resolution was duly adopted by the County Board of Supervisors at a meeting of said County held in open session in accordance with the requirements of Subchapter V of Chapter 19 of the Wisconsin Statutes on August 15, 2024.

SAWYER COUNTY, WISCONSIN

County Clerk

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED [SEPTEMBER __], 2024**NEW ISSUE – BOOK-ENTRY ONLY****INSURED BY BUILD AMERICA MUTUAL ASSURANCE COMPANY****EXPECTED INSURED RATING: S&P: [“__”]****UNDERLYING RATING: S&P: [“__”]**(See “*DESCRIPTION OF RATINGS*” and “*SERIES 2024 BOND INSURANCE*” herein)

In the opinion of Husch Blackwell LLP, Bond Counsel, under existing law, interest on the Bonds is included in gross income for federal income tax purposes pursuant to the Internal Revenue Code of 1986, as amended (the “Code”). See “TAX MATTERS” herein.

\$[PAR AMOUNT]***FOND DU LAC COUNTY, WISCONSIN****TAXABLE REVENUE BONDS, SERIES 2024****(BUG TUSSEL 2, LLC PROJECT) (SOCIAL BONDS)**

DATED	Date of Issuance
ISSUANCE	Fond du Lac County, Wisconsin, a political subdivision of the State of Wisconsin (the “ <i>Issuer</i> ”), will issue the above-referenced bonds (the “ <i>Series 2024 Bonds</i> ”) through a book-entry system under an Indenture of Trust, dated as of [September] 1, 2024 (the “ <i>Indenture</i> ”), between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “ <i>Trustee</i> ”).
PRICING AND PAYMENT TERMS	Maturities, interest rates, prices and yields and certain other information is set forth on the inside front cover.
INTEREST PAYMENT DATES	Interest on the Series 2024 Bonds is payable on May 1 and November 1 of each year, commencing [November 1, 2024].
REDEMPTION	The Series 2024 Bonds are subject to redemption prior to maturity under certain circumstances. See “ <i>THE SERIES 2024 BONDS – Redemption</i> .”
BOOK ENTRY ONLY	The Series 2024 Bonds will be in fully registered form and will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“ <i>DTC</i> ”). DTC will act as securities depository for the Series 2024 Bonds. Purchases of interests in the Series 2024 Bonds will be made only in book-entry form and purchasers will not receive certificates representing their interests in the Series 2024 Bonds. So long as Cede & Co. is the registered owner, as nominee of DTC, references herein to the Bondowners or registered owners shall mean Cede & Co., as aforesaid, and shall not mean the beneficial owners of the Series 2024 Bonds.
DENOMINATIONS	The Series 2024 Bonds will be issued in minimum authorized denominations of \$100,000 or any multiple of \$5,000 in excess thereof.
USE OF PROCEEDS	The Issuer will lend the proceeds from the sale of the Series 2024 Bonds to Bug Tussel 2, LLC, a Wisconsin limited liability company (the “ <i>Borrower</i> ”), which plans to use the proceeds to finance a project consisting of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of consumer premise equipment; (iv) payment of capitalized interest; (v) funding of a debt service reserve fund for the Series 2024 Bonds; (vi) payment of certain project costs located in the counties of Fond du Lac, Iowa, Forest, Price, Jefferson, Lafayette, Marathon, Waushara, Sawyer, and Taylor, each a political subdivision of the State of Wisconsin (each a “ <i>Series 2024 Participating County</i> ” and together, the “ <i>Series 2024 Participating Counties</i> ”); and (vii) payment of certain costs of issuance related to the issuance of the Series 2024 Bonds (collectively, the “ <i>Series 2024 Project</i> ”), all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive. See “ <i>PLAN OF FINANCE</i> ”.

* Preliminary, subject to change.

Error! Unknown document property name.

**GUARANTY
AGREEMENTS**

The Series 2024 Participating Counties (each Series 2024 Participating County being a “*Guarantor*” and, together the “*Guarantors*”) have agreed to guarantee the replenishment of the Series 2024 Debt Service Reserve Account (as defined in the Indenture) related to the Series 2024 Bonds in an amount equal to such Guarantor’s pro rata share of amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account to be at least equal to the Series 2024 Debt Service Reserve Requirement (as defined in the Indenture), each pursuant to a separate Guaranty Agreement, each dated as of [September] 1, 2024 (each, a “*Guaranty Agreement*” and, collectively, the “*Guaranty Agreements*”), by and among each Guarantor, the Series 2024 Insurer (as defined below), and the Trustee. The obligations of each Guarantor under its Guaranty Agreement are an absolute and unconditional general obligation of the Guarantor to the payment of which the full faith and credit taxing power of such Guarantor is pledged, and remain in full force and effect and are not affected, modified, or impaired upon, among other things, an event of default by the Borrower or Hilbert under any Reimbursement Agreement or Hilbert Guaranty or any agreement securing the Borrower’s or Hilbert’s obligations pursuant to any Reimbursement Agreement or Hilbert Guaranty. **Each Guarantor’s obligations under its respective Guaranty Agreement is several and NOT joint with any other Guarantor’s obligations under its respective Guaranty Agreement.** Furthermore, each Guarantor’s obligations under its respective Guaranty Agreement only secures its obligations with respect to the Series 2024 Bonds. See “*GUARANTY AGREEMENTS*”.

**REIMBURSEMENT
AGREEMENTS**

The Borrower has agreed to reimburse certain amounts to each Guarantor pursuant to separate Reimbursement Agreements, each dated as of [September] 1, 2024 (each, a “*Reimbursement Agreement*” and, collectively, the “*Reimbursement Agreements*”). As further security for the Borrower’s obligations under the Reimbursement Agreements, Hilbert Communications, LLC, a Wisconsin limited liability company (“*Hilbert*”), and the sole member of the Borrower, will provide guaranties to each of the Guarantors (each a “*Hilbert Guaranty*” and, collectively, the “*Hilbert Guaranties*”) whereby Hilbert will guarantee the payment of all obligations and liabilities of the Borrower under each of the Reimbursement Agreements and the documents securing the obligations thereunder. As further consideration for each Guarantor’s Guaranty Agreement, the Borrower has agreed to provide the applicable Guarantor access to use any telecommunications towers and certain strands of fiber optic cables constructed in such Guarantor’s county with the proceeds of the Series 2024 Bonds. **The Reimbursement Agreements, the Hilbert Guaranties, and the agreements securing and providing other rights to the Guarantors in connection with the Reimbursement Agreements are NOT security for the Borrower’s obligations under the Loan Agreement and are NOT available as security for the Trustee or holders of the Series 2024 Bonds. Performance or nonperformance by the Borrower or Hilbert in respect to their obligations under the Reimbursement Agreements or the Hilbert Guaranties does not reduce the Guarantors’ obligations under their respective Guaranty Agreement.**

**BONDS ARE LIMITED
OBLIGATIONS**

THE SERIES 2024 BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER AND ARE NOT A DEBT OR LIABILITY OF THE ISSUER, THE STATE OF WISCONSIN, OR ANY POLITICAL SUBDIVISION OR AGENCY THEREOF. THE SOURCE OF PAYMENT AND SECURITY FOR THE SERIES 2024 BONDS IS MORE FULLY DESCRIBED HEREIN.

**SERIES 2024 BOND
INSURANCE**

The scheduled payment of principal and interest on the Series 2024 Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Series 2024 Bonds by BUILD AMERICA MUTUAL ASSURANCE COMPANY (“*BAM*” or the “*Series 2024 Insurer*”). See “*SERIES 2024 BOND INSURANCE*.”

**SOCIAL BONDS SELF-
DESIGNATION**

The Borrower will self-designate the Series 2024 Bonds as “social” bonds. In support of such self-designation, the Borrower will covenant in the Loan Agreement that it will use certain proceeds of the Series 2024 Bonds for “Social Projects” as defined by the International Capital Markets Association and will provide, or cause to be provided, to the Municipal Securities Rulemaking Board (the “*MSRB*”) annual information relating to such self-designation. The failure of the Borrower to comply with the requirements relating to such self-designation will not be considered an Event of Default under the Loan Agreement. See “*SOCIAL BONDS SELF-DESIGNATION*.”

TRANSFER
RESTRICTIONS.....

INVESTMENT IN THE SERIES 2024 BONDS INVOLVES A SUBSTANTIAL DEGREE OF RISK AND EACH PROSPECTIVE INVESTOR SHOULD CONSIDER ITS FINANCIAL CONDITION AND THE RISKS INVOLVED TO DETERMINE THE SUITABILITY OF INVESTING IN THE SERIES 2024 BONDS. THE SERIES 2024 BONDS ARE BEING OFFERED AND SOLD ONLY TO “QUALIFIED INSTITUTIONAL BUYERS” WITHIN THE MEANING OF RULE 144A (“RULE 144A”) OF THE SECURITIES AND EXCHANGE COMMISSION, AS PROMULGATED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE “SECURITIES ACT”). EACH INITIAL BENEFICIAL OWNER OF A BOND SHALL PROVIDE AN INVESTOR LETTER SUBSTANTIALLY IN THE FORM ATTACHED HERETO AS APPENDIX G – FORM OF INVESTOR LETTER. NO INVESTOR LETTER SHALL BE REQUIRED TO BE DELIVERED IN CONNECTION WITH SUBSEQUENT TRANSFERS OF THE SERIES 2024 BONDS. THE SERIES 2024 BONDS ARE CONSIDERED “RESTRICTED SECURITIES” WITHIN THE MEANING OF RULE 144 UNDER THE SECURITIES ACT. SEE “NOTICE TO INVESTORS” HEREIN.



The Series 2024 Bonds are offered when, as and if issued and received by the Underwriters, subject to prior sale, to withdrawal or modifications of the offer without any notice, and to the approval of legality of the Series 2024 Bonds by Husch Blackwell LLP, Bond Counsel. Certain legal matters will be passed upon for the Issuer by its counsel, Quarles & Brady LLP; for the Borrower by its counsel, Husch Blackwell LLP; for each of Price County, Lafayette County, Sawyer County and Taylor County by its special counsel, Attolles Law, s.c., for each other Guarantor by its special counsel, Quarles & Brady LLP; for the Series 2024 Insurer, by its counsel, and for the Underwriters by their counsel, Ballard Spahr LLP. It is expected that the Series 2024 Bonds will be available for delivery via The Depository Trust Company, New York, New York on or about [September] [__], 2024.

Ramirez & Co., Inc.

Robert W. Baird & Co. Incorporated

Oppenheimer & Co. Inc.

The date of this Limited Offering Memorandum is [_____] [__], 2024.

\$[PAR AMOUNT]*
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (SOCIAL BONDS)

Pricing and Payment Terms*

\$[] Serial Bonds*

Maturity Year ([]1)	Principal Amount	Interest Rate	Yield	Price	CUSIP† Number

\$[PAR AMOUNT]*
% TERM BONDS MATURING []
Yield %, Price , CUSIP† Number

† CUSIP® is a registered trademark of American Bankers Association. The CUSIP numbers in this Official Statement are provided by CUSIP Global Services LLC, managed on behalf of the American Bankers Association by FactSet Research Systems Inc. The CUSIP numbers listed are provided solely for the convenience of the bondholders and none of the Issuer, the Underwriters, Trustee or other agents or counsel make any representation with respect to such numbers or undertake any responsibility for their accuracy now or at any time in the future.

* Preliminary, subject to change.

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, sales representative, or other person has been authorized by the Issuer, the Borrower, or Samuel A. Ramirez & Company, Inc., Robert W. Baird & Co. Incorporated and Oppenheimer & Co. Inc. (together, the “Underwriters”) to give information or to make any representations with respect to the Series 2024 Bonds except as expressly set forth in this Limited Offering Memorandum, and if given or made, any such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, and there shall not be any sale of the Series 2024 Bonds by any person in any jurisdiction, in which it is unlawful for such person to make such offer, solicitation, or sale. Certain information contained herein has been obtained from the Underwriters, the Guarantors, The Depository Trust Company, and other sources which are believed to be reliable, but is not guaranteed as to adequacy, accuracy, or completeness by, and is not to be construed to be the representations of, the Issuer or the Borrower. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change since the date hereof in the business affairs or financial condition of the parties referred to herein.

CAUTIONARY STATEMENTS REGARDING FORWARD-LOOKING STATEMENTS IN THIS LIMITED OFFERING MEMORANDUM

This Limited Offering Memorandum, including the information incorporated into this Limited Offering Memorandum by reference, contains “forward-looking statements,” which involve risks and uncertainties. All statements, other than statements of historical facts, that are included in or incorporated by reference into this Limited Offering Memorandum, or made in presentations, in response to questions or otherwise, that address activities, events or developments that the Borrower expects or anticipates to occur in the future, including such matters as projections, capital allocation, future capital expenditures, business strategy, competitive strengths, goals, future acquisitions or dispositions, development or operation of assets, market and industry developments and the growth of its business and operations (often, but not always, through the use of words or phrases such as “believes,” “plans,” “intends,” “will likely result,” “are expected to,” “will continue,” “is anticipated,” “estimated,” “projection,” “target,” “goal,” “objective,” “outlook” and similar expressions), are forward-looking statements. Although the Borrower believes that in making any such forward-looking statement its expectations are based on reasonable assumptions, any such forward-looking statement involves uncertainties and is qualified in its entirety by reference to the discussion of risk factors under “BONDOWNERS’ RISKS” contained elsewhere in this Limited Offering Memorandum.

The Borrower does not plan to issue any updates or revisions to those forward-looking statements if or when expectations, events, conditions, or circumstances change.

In connection with this offering, the Underwriters may over allot or effect transactions that stabilize or maintain the market price of the Series 2024 Bonds at a level above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The Series 2024 Bonds have not been registered under the Securities Act and the Indenture has not been qualified under the Trust Indenture Act of 1939, as amended, in reliance upon certain exemptions contained in such federal laws. In making an investment decision, investors must rely upon their own examination of the Series 2024 Bonds and the security therefor, including an analysis of the risks involved. The Series 2024 Bonds have not been recommended by any federal or state securities commission or regulatory authority. The registration, qualification, or exemption of the Series 2024 Bonds in accordance with applicable provisions of securities laws of the various jurisdictions in which the Series 2024 Bonds have been registered, qualified, or exempted cannot be regarded as a recommendation thereof. Neither such jurisdictions nor any of their agencies have passed upon the merits of the Series 2024 Bonds or the adequacy, accuracy, or completeness of this Limited Offering Memorandum. Any representation to the contrary may be a criminal offense.

THE SERIES 2024 BONDS ARE CONSIDERED “RESTRICTED SECURITIES” WITHIN THE MEANING OF RULE 144 UNDER THE SECURITIES ACT. THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED ONLY TO INVESTORS THAT ARE REASONABLY BELIEVED TO BE “QUALIFIED INSTITUTIONAL BUYERS” WITHIN THE MEANING OF RULE 144A (“RULE 144A”) OF THE SECURITIES AND EXCHANGE COMMISSION, AS PROMULGATED UNDER THE SECURITIES ACT, WHO ARE WILLING AND ABLE TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE RISKS INVOLVED WITH OWNERSHIP OF THE SERIES 2024 BONDS AND TO FAMILIARIZE THEMSELVES WITH THE AFFAIRS OF THE BORROWER.

IN MAKING AN INVESTMENT DECISION REGARDING THE SERIES 2024 BONDS OFFERED HEREBY, PROSPECTIVE INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE BORROWER AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THE CONTENTS OF THIS LIMITED OFFERING MEMORANDUM ARE NOT TO BE CONSTRUED AS LEGAL, BUSINESS OR TAX ADVICE. EACH PROSPECTIVE INVESTOR SHOULD CONSULT ITS OWN COUNSEL, ACCOUNTANT AND OTHER ADVISORS AS TO LEGAL, TAX, BUSINESS, FINANCIAL AND RELATED ASPECTS OF A PURCHASE OF THE SERIES 2024 BONDS.

NOTICE TO INVESTORS

Purchasers of the Series 2024 Bonds, which are being issued as “taxable bonds,” will receive restricted securities under Rule 144A. By its acquisition of a Bond or a beneficial interest therein, each purchaser will be deemed to have represented and agreed for the benefit of the Issuer, the Borrower, the Trustee and the Underwriters, that in addition to the representations and agreements in the Investor Letter, the purchaser:

(a) is (1) a Qualified Institutional Buyer as defined in Section 144A of the Securities Act, (2) aware that the sale to it is being made in reliance on Rule 144A and (3) acquiring the Series 2024 Bonds for its own account or for the account of a Qualified Institutional Buyer;

(b) understands and acknowledges that the Series 2024 Bonds have not been registered under the Securities Act or any other applicable securities laws, are being offered for resale in transactions not requiring registration under the Securities Act, and may not be offered, sold or otherwise transferred except in compliance with an exemption to the registration requirements of the Securities Act and any other applicable securities laws, and in each case in compliance with the conditions to transfer set forth in clause (c) below;

(c) agrees, and each subsequent holder of a Series 2024 Bond by its acceptance thereof will be deemed to have agreed, that it will not offer, sell, pledge or otherwise transfer the Series 2024 Bonds, prior to the expiration of the applicable holding period with respect to restricted securities set forth in Rule 144A, except where:

(1) (A) the security is eligible for resale pursuant to Rule 144A, to a person who the seller reasonably believes is a Qualified Institutional Buyer that purchases for its own account or for the account of a Qualified Institutional Buyer in a transaction meeting the requirements of Rule 144A, (B) in a transaction meeting the requirements of Rule 144 under the Securities Act, or (C) in accordance with another exemption from the registration requirements of the Securities Act;

(2) to the Borrower or any subsidiary thereof; or

(3) pursuant to an effective registration statement under the Securities Act and, in each case described in this clause (c), in accordance with any applicable securities laws of any state of the United States or any other applicable jurisdiction;

(d) agrees that it will, and each subsequent holder is required to, notify any purchaser from it of the resale restrictions set forth in clause (c) above; and

(e) the purchaser acknowledges that the Issuer, the Borrower, the Trustee, the Underwriters and others will rely upon the truth and accuracy of the foregoing acknowledgements, representations and agreements and agrees that, if any of the acknowledgements, representations or warranties deemed to have been made by it are no longer accurate, it shall promptly notify the Borrower and the Underwriters and if it is acquiring any Bonds as a fiduciary or agent for one or more investor accounts, it represents that it has sole investment discretion with respect to each such account and that it has full power to, and does, make the foregoing acknowledgements, representations and agreements on behalf of each such account.

No representation can be made as to the availability of the exemption provided by Rule 144 under the Securities Act for resale of the Series 2024 Bonds.

Build America Mutual Assurance Company (“BAM” or the “Series 2024 Insurer”) makes no representation regarding the Series 2024 Bonds or the advisability of investing in the Series 2024 Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Limited Offering Memorandum or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM supplied by BAM and presented under the heading “SERIES 2024 BOND INSURANCE” and in *Appendix H* – “SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

The CUSIP numbers included in this Limited Offering Memorandum are for the convenience of the Owners of the Series 2024 Bonds. No assurance can be given that the CUSIP numbers for the Series 2024 Bonds will remain the same after the date of issuance and delivery of the Series 2024 Bonds.

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LIMITED OFFERING MEMORANDUM
[\$[PAR AMOUNT]]*
FOND DU LAC COUNTY, WISCONSIN
TAXABLE REVENUE BONDS, SERIES 2024
(BUG TUSSEL 2, LLC PROJECT) (SOCIAL BONDS)

INTRODUCTION

This Limited Offering Memorandum is provided to furnish information in connection with the sale by Fond du Lac County, Wisconsin, a political subdivision of the State of Wisconsin (the “*Issuer*”), of \$[PAR AMOUNT]* in aggregate principal amount of its Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “*Series 2024 Bonds*”) to be issued under an Indenture of Trust, dated as of [September] 1, 2024 (the “*Indenture*”), from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the “*Trustee*”).

Capitalized terms used and not defined herein are defined in *Appendix D* hereto. If any conflict exists among the definitions set forth in the forms of agreement included in *Appendix D*, the definitions in the Indenture shall control. The descriptions and summaries of various documents hereinafter set forth do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of its terms and conditions. All statements herein relating to such documents are qualified in their entirety by reference to each such document. Copies of such documents will be available through the Date of Issuance at the office of Ramirez & Co. Inc. and thereafter at the principal corporate trust office of the Trustee.

The Borrower and Hilbert

Concurrently with the issuance of the Series 2024 Bonds, Bug Tussel 2, LLC, a Wisconsin limited liability company (the “*Borrower*”), and the Issuer will enter into a Loan Agreement, dated as of [September] 1, 2024 (the “*Loan Agreement*”), under which the proceeds to be received by the Issuer from the sale of the Series 2024 Bonds will be lent to the Borrower. The Borrower is a special purpose entity formed solely to undertake the Project and is wholly owned by Hilbert Communications, LLC, a Wisconsin limited liability company (“*Hilbert*”). See “*THE BORROWER, HILBERT AND THE PROJECT*” and *Appendix A* hereto for a more detailed description of the Borrower, Hilbert, and their operations.

Purposes of the Series 2024 Bonds and the Series 2024 Project

The proceeds of the Series 2024 Bonds, together with the earnings thereon and other moneys of the Borrower will be used to finance a project consisting of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund for the Series 2024 Bonds; (vi) payment of certain project costs located in the following counties: Fond du Lac, Iowa, Forest, Price, Jefferson, Lafayette, Marathon, Waushara, Sawyer, and Taylor (the “*Series 2024 Participating Counties*” and, each a “*Series 2024 Participating County*”); and (vii) payment of certain costs of issuance related to the issuance of the Series 2024 Bonds (collectively, the “*Series 2024 Project*”), all of which will be for the purpose of owning and operating the Project to provide fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive. See “*THE BORROWER, HILBERT AND THE PROJECT*,” “*PLAN OF FINANCE*,” and “*ESTIMATED SOURCES AND USES OF FUNDS*.”

* Preliminary, subject to change

Security for the Series 2024 Bonds

The Series 2024 Bonds will be limited obligations of the Issuer, payable solely from revenues received by the Trustee for the account of the Issuer under the Loan Agreement and the Indenture. The Series 2024 Bonds will be secured by all revenues and income derived by or for the account of the Issuer from or for the account of the Borrower pursuant to the terms of the Loan Agreement, the Promissory Note (as hereinafter defined), and the Indenture, including, without limitation (i) all payments and prepayments by the Borrower on the Promissory Note or pursuant to the Loan Agreement (except for the Issuer's fees and expenses and its right to indemnification in certain circumstances), and (ii) other money and securities held by the Trustee under the Indenture and the investment earnings thereon (collectively, the "Pledged Revenues"). See "SECURITY AND SOURCE OF PAYMENT FOR THE BONDS."

As evidence of the borrowing under the Loan Agreement, the Borrower will issue its Promissory Note related to the Series 2024 Bonds (the "Promissory Note") in an aggregate principal amount equal to the principal amount of the Series 2024 Bonds. The terms of the Promissory Note will require payments by the Borrower that in the aggregate will be sufficient to provide for the timely payment of the principal of, and interest on, the Series 2024 Bonds. The Promissory Note will be a direct obligation of the Borrower. The Issuer will pledge and assign the Promissory Note and certain of its rights under the Loan Agreement to the Trustee as security for the Series 2024 Bonds.

Concurrently with the issuance of the Series 2024 Bonds, Fond du Lac County, Wisconsin ("Fond du Lac County"), Iowa County, Wisconsin ("Iowa County"), Forest County, Wisconsin ("Forest County"), Price County, Wisconsin ("Price County"), Jefferson County, Wisconsin ("Jefferson County"), Lafayette County, Wisconsin ("Lafayette County"), Marathon County, Wisconsin ("Marathon County"), Waushara County, Wisconsin ("Waushara County"), Sawyer County, Wisconsin ("Sawyer County") and Taylor County, Wisconsin ("Taylor County"), each a political subdivision of the State of Wisconsin (each, a "Guarantor" and collectively, the "Guarantors"), will guarantee the replenishment of the Series 2024 Debt Service Reserve Account related to the Series 2024 Bonds in an amount equal to such Guarantor's pro rata share of amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account to be at least equal to the Series 2024 Debt Service Reserve Requirement (as defined in the Indenture), each pursuant to a separate Guaranty Agreement, each dated as of [September] 1, 2024 (each, a "Guaranty Agreement" and collectively, the "Guaranty Agreements"), by and among each Guarantor, the Series 2024 Insurer, and the Trustee. The obligations of each Guarantor under its applicable Guaranty Agreement will be absolute and unconditional and a general obligation of such Guarantor to the payment of which the full faith and credit taxing power of such Guarantor is pledged. Each Guaranty Agreement **does not** guarantee the principal of, or interest on, the Series 2024 Bonds coming due by reason of acceleration, redemption (other than mandatory sinking fund redemption), prepayment or other early payment, to which the Guarantor does not consent. See "GUARANTY AGREEMENTS" and *Appendix C* and *Appendix D* hereto for a more detailed description of the Guaranty Agreements and each Guarantor. The Indenture grants each Guarantor certain approval, consent, and waiver rights with respect to certain actions that the Bondowners are otherwise authorized to take under the Indenture. See "GUARANTY AGREEMENTS - Rights of the Guarantor with Respect to the Series 2024 Bonds" and *Appendix D* for the form of such Guaranty Agreements.

Concurrently with the issuance of the Series 2024 Bonds, the Borrower has agreed to reimburse certain amounts to each Guarantor pursuant to separate Reimbursement Agreements, each dated as of [September] 1, 2024 (each, a "Reimbursement Agreement" and collectively, the "Reimbursement Agreements"). In return for the payments each Guarantor makes pursuant to a Guaranty Agreement, the Borrower has agreed to pay to each Guarantor (i) an annual guaranty fee of [40] basis points of the pro rata principal amount of the Series 2024 Bonds subject to each Guarantor's Guaranty Agreement, as may be paid in a lump sum, as agreed to by the applicable Guarantor and the Borrower as an operating expense of the Borrower, and (ii) all costs and expenses incurred by each Guarantor related to the issuance of the Series 2024 Bonds. As further security for the Borrower's obligations, Hilbert will provide guaranties to each of the Guarantors (each a "Hilbert Guaranty" and collectively, the "Hilbert Guaranties") whereby Hilbert will guarantee payment of all obligations and liabilities of the Borrower under the Reimbursement Agreement. As further consideration for each Guarantor's Guaranty Agreement, the Borrower has agreed to provide the applicable Guarantor access to use any telecommunications towers and certain strands of fiber optic cables constructed in such Guarantor's county with the proceeds of the Series 2024 Bonds. See *Appendix D* for the form of Reimbursement Agreements. Performance or nonperformance by the Borrower or Hilbert in respect to their obligations under the Reimbursement Agreements or the Hilbert Guaranties does not reduce the Guarantors' obligations under their respective Guaranty Agreement. Further, the obligations of each Guarantor under its Guaranty

Agreement are an absolute and unconditional general obligation of the Guarantor to the payment of which the full faith and credit taxing power of such Guarantor is pledged, and remain in full force and effect and are not affected, modified, or impaired upon, among other things, an event of default by the Borrower or Hilbert under any Reimbursement Agreement or Hilbert Guaranty or any agreement securing the Borrower's or Hilbert's obligations pursuant to any Reimbursement Agreement or Hilbert Guaranty. The Reimbursement Agreements, the Hilbert Guaranties, and the agreements securing and providing other rights to the Guarantors in connection with the Reimbursement Agreements are NOT security for the Borrower's obligations under the Loan Agreement and are NOT available as security for the Trustee or holders of the Series 2024 Bonds. See "*BONDOWNERS' RISKS*" herein.

Limited Offering and Transfer Restrictions

Pursuant to the Indenture, the Series 2024 Bonds may only be sold or transferred in Authorized Denominations to "Qualified Institutional Buyers" as defined in Rule 144A under the Securities Act. Each initial Beneficial Owner of a Series 2024 Bond shall provide an investor letter substantially in the form attached hereto as "*APPENDIX G – FORM OF INVESTOR LETTER*." No investor letter shall be required to be delivered in connection with subsequent transfers of the Series 2024 Bonds. See "Notice to Investors" herein.

Bondowners' Risks

There are risks associated with the purchase of the Series 2024 Bonds. See the information under the heading "*BONDOWNERS' RISKS*" for a discussion of certain of these risks.

THE ISSUER [TO BE UPDATED BY FDL AS NEEDED]

Introduction

The Issuer encompasses an area of 725 square miles in southeast Wisconsin, approximately 70 miles northwest of Milwaukee, Wisconsin with an estimated population of [UPDATE WITH LATEST ANNUAL POPULATION ESTIMATE] and was established in 1839. The Issuer includes the cities of Fond du Lac and Ripon and a portion of the City of Waupun, nine villages and twenty-one townships. The Issuer's offices are located at 160 S. Macy Street, Fond du Lac, Wisconsin 54935; telephone (920) 929-3156. The Issuer is also a Series 2024 Participating County and a Guarantor. Audited financial statements of the Issuer for the year ended December 31, 2023 can be found in *Appendix C-1 – "Audited Financial Statements of Fond du Lac County, Wisconsin."*

All of the Series 2024 Participating Counties will enter into an Intergovernmental Agreement, dated the date of issuance of the Series 2024 Bonds, in which, among other things, the Series 2024 Participating Counties agree to cooperate and exercise their municipal powers jointly for the purpose of appointing Fond du Lac County to act as the Issuer for purposes of acting as the conduit issuer for the Series 2024 Bonds.

No Series 2024 Participating County makes any representation regarding the security for the Series 2024 Bonds or the suitability of the Series 2024 Bonds for investment. No Series 2024 Participating County undertakes any obligation to administer or monitor the development or operation of the Project or the production of income therefrom.

The Series 2024 Bonds are Limited Obligations of the Issuer

The Series 2024 Bonds are limited obligations of the Issuer payable solely from the Trust Estate pledged for their payment under the Indenture. The Series 2024 Bonds are not a debt or liability of the Issuer, the State or of any political subdivision thereof. The Series 2024 Bonds do not, directly, indirectly or contingently, obligate, in any manner, the Issuer, the State or any political subdivision thereof to levy any tax or to make any appropriation for payment of the Series 2024 Bonds. Neither the faith and credit nor the taxing power of the Issuer, the State nor any political subdivision thereof shall be pledged to the payment of the principal of, premium, if any, or interest on the Series 2024 Bonds.

The Issuer expects to sell and deliver obligations other than the Series 2024 Bonds, which other obligations are and will be secured by instruments separate and apart from the Indenture and the Series 2024 Bonds. The holders

of such obligations of the Issuer will have no claim on the security for the Series 2024 Bonds, and the owners of the Series 2024 Bonds will have no claim on the security for such other obligations issued by the Issuer.

Limited Involvement of the Issuer

The Issuer has not participated in or reviewed this Limited Offering Memorandum and is not responsible for any information contained herein, except for the information in this section and under the caption “*ABSENCE OF MATERIAL LITIGATION - Issuer*” as such information applies to the Issuer.

Limited Involvement of the Guarantors

Each Guarantor has not participated in or reviewed this Limited Offering Memorandum and is not responsible for any information contained herein, except for the information under the captions “*THE GUARANTORS*,” “*ABSENCE OF MATERIAL LITIGATION – Guarantors*,” and “*CONTINUING DISCLOSURE*” as such information applies to such Guarantor and its audited financial statements included as appendices hereto.

THE BORROWER, HILBERT AND THE PROJECT

The Borrower

The Borrower, a Wisconsin limited liability company, is a wholly-owned subsidiary of Hilbert. The Borrower was created as a special purpose entity for the sole purpose of owning and operating the Project to provide fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive. See *Appendix A* hereto for a more detailed description of the Borrower.

In the Loan Agreement, the Borrower covenants, among other things, to provide the Trustee with annual audited financial statements and to maintain its limited liability company existence. In certain circumstances, the Borrower may be permitted to consolidate with or merge into another entity or to transfer all or substantially all assets, provided that it complies with the provisions of the Loan Agreement relating to such transactions. See *Appendix D – “FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS.”*

Hilbert

Hilbert, a Wisconsin limited liability company, is the sole-owner of the Borrower. Hilbert is a regional provider of telecommunications products, services and infrastructure to residential and commercial customers in the Upper Midwest. The products, services and infrastructure Hilbert provides (either directly or through its subsidiaries and affiliates) include wholesale data transmissions, tower construction and leasing, fiberoptic construction and leasing and the provision of retail and wholesale wireless and fiberoptic broadband data and voice services. Hilbert and its subsidiaries operate wireless communications services under licenses granted by the Federal Communications Commission (“FCC”) and are subject to the applicable rules and regulations of the FCC. See *Appendix A* hereto for a more detailed description of Hilbert and its operations. **The Reimbursement Agreements, the Hilbert Guaranties, and the agreements securing and providing other rights to the Guarantors in connection with the Reimbursement Agreements are NOT security for the Borrower’s obligations under the Loan Agreement and are NOT available as security for the Trustee or holders of the Bonds. Hilbert, its subsidiaries, and other holdings (other than the Borrower) are NOT obligated to make payments or otherwise provide security for the Borrower’s obligations under the Loan Agreement and are NOT available as security for the Trustee or holders of the Bonds.** See “*BONDOWNERS’ RISKS*” herein.

The Project

The proceeds of the Series 2024 Bonds will be used to finance the Project, which will be used for the purpose of building out of protected fiberoptic transport facilities, wireless communication towers, wireless broadband equipment and other infrastructure to provide and promote broadband services to businesses, governmental units and

residents of rural communities where such service is currently unavailable, unreliable, has inadequate speeds or is prohibitively expensive.

In the Loan Agreement, the Borrower covenants to (i) cause the facilities financed, in whole or in part, with the proceeds of the Series 2024 Bonds (as further described in the Loan Agreement, the “*Facilities*”) to be maintained, preserved and kept in good repair, working order and condition and from time to time to cause to be made all necessary and proper repairs, replacements, and renewals to the Facilities and (ii) to maintain or cause to be maintained insurance on the property comprising the Project (the “*Project Property*”) in such amounts as are customarily carried, and against such risks as are customarily insured against, by other utility companies of like size and character with respect to similar facilities. The Borrower is permitted to sell or transfer the Project Property, provided that it complies with the provisions of the Loan Agreement relating to such sale or transfer.

The Borrower may include additional projects in additional counties in the State of Wisconsin that, to the extent permitted under the Indenture, are expected to be funded from proceeds of Additional Bonds pursuant to the Indenture. See “*SECURITY AND SOURCE OF PAYMENT FOR THE SERIES 2024 BONDS — Additional Bonds.*”

Outstanding Debt Incurred by Hilbert, the Borrower, and Affiliates [HILBERT/COMPANY TO UPDATE – WILL BUG TUSSEL 2 BE PARTY TO NATIONAL BANK LOAN?]

Hilbert and certain of its affiliates (collectively, the “*Hilbert Co-borrowers*”) have entered into a Loan Agreement, dated as of June 11, 2021 (as amended to the date hereof, the “*Hilbert Loan Agreement*”), with American National Bank-Fox Cities (the “*Hilbert Lender*”), which is secured by all-assets grants of security interests pursuant to a Security Agreement, of equal date (the “*Hilbert Security Agreement*” and, together with the Hilbert Loan Agreement, and each other document, instrument, or agreement related thereto, each a “*Hilbert Loan Document*” and, collectively, the “*Hilbert Loan Documents*”), by each of the Hilbert Co-borrowers, including, without limitation, the pledge of Hilbert’s equity ownership interest in the Borrower. Pursuant to the Hilbert Loan Documents, the Borrower is party thereto and is subject to the covenants and agreements thereunder, including, without limitation, granting an all-assets security interest for the benefit of the Hilbert Lender. The Borrower’s joinder to the Hilbert Loan Documents and compliance with covenants thereunder may adversely affect the ability of the Borrower to operate its business, including the Project.

In connection with the Borrower’s joinder to the Hilbert Loan Documents, the Hilbert Lender has entered into a subordination agreement (the “*ANB Subordination Agreement*”), whereby the Hilbert Lender has agreed, among other agreements thereunder, to subordinate its security interest, liens, and other rights on or with respect to the assets of the Borrower and Hilbert’s equity ownership interest in the Borrower to the security interests, liens, and rights of the Guarantors under the Reimbursement Agreements, the Hilbert Guaranties, the County Mortgages, and the other agreements securing and providing other rights to the Guarantors in connection with the Reimbursement Agreements. In addition, the ANB Subordination Agreement requires the Hilbert Lender to forego its exercise of remedies and other rights under the Hilbert Loan Documents, for the benefit of the Guarantors and the Trustee, until the liens of the Guarantors under the Transaction Documents are satisfied.

KES Excavating Services, LLC was acquired by Hilbert in December 2022. The acquisition of KES was funded with loans (“*ONB Loans*”) from Old National Bank pursuant to loan agreements between KES, as borrower, and Old National Bank (the “*ONB Loan Agreements*”). Hilbert and certain of its subsidiaries are guaranteeing KES’s obligations under the ONB Loans and pledging their assets as collateral. The Borrower was not part of this transaction and is not obligated in any way under the ONB Loan Agreements. Hilbert is entering into that certain Lien Subordination Agreement dated August 1, 2023 with Old National Bank which subordinates the security interest granted by Hilbert to Old National Bank to the security interests granted by Hilbert to the Participating Counties under the guarantees and membership pledges granted in connection with the Series 2021 Bonds, Series 2022A Bonds and Series 2023 Bonds.

Hilbert has also granted all-assets security interest to certain of its former and current unitholders and affiliated parties thereto (collectively, the “*Hilbert Unitholders*”), including, without limitation, pledges of Hilbert’s

equity ownership interest in the Borrower. Pursuant to one or more subordination agreements with the Hilbert Unitholders, the Hilbert Unitholders have subordinated their interests in the equity of the Borrower to the Guarantors.

Additionally, Hilbert is the parent company of Bug Tussel 1, LLC, an affiliate of the Borrower. Hilbert is party to certain guaranty agreements (the “Hilbert Bug Tussel 1 Guaranty Agreements”) in the Bug Tussel 1 Counties (defined below) related to Fond Du Lac County, Wisconsin Taxable Revenue Bonds, Series 2021 (Bug Tussel 1, LLC Project) (Social Bonds), Fond Du Lac County, Wisconsin Taxable Revenue Bonds, Series 2022 (Bug Tussel 1, LLC Project) (Social Bonds), and Fond Du Lac County, Wisconsin Taxable Revenue Bonds, Series 2023 (Bug Tussel 1, LLC Project) (Social Bonds) (collectively, the “Bug Tussel 1 Bonds”) issued on behalf of Bug Tussel 1, LLC to finance, among other things, various broadband and fiber optic projects in several counties throughout Wisconsin (the “Bug Tussel 1 Counties”). Hilbert’s obligations under the Hilbert Bug Tussel 1 Guaranty Agreements are general obligations of Hilbert. There is no intercreditor or subordination agreement between the Participating Counties with respect to the Series 2024 Bonds and the Bug Tussel 1 Counties related to any obligations under the Hilbert Guaranties on the one hand and the Hilbert Bug Tussel 1 Guaranty Agreements on the other.

Anticipated County Loans & Equity Raises

Hilbert subsidiaries may also enter into loan agreements with certain Wisconsin counties to fund expansion and improvement of broadband infrastructure. For instance, Bug Tussel AB, LLC, a wholly-owned subsidiary of Hilbert, anticipates entering into a loan agreement with Brown County, Wisconsin to fund the expansion of a fiberoptic and wireless communications network. Bug Tussel AB, LLC is a special purpose entity (“SPE”) created for the purposes of this loan and the anticipated construction, operation and management of the telecommunications assets funded with the loan proceeds. Hilbert anticipates similar loans with Oneida and Rock counties. While not completed, Hilbert anticipates that these loan agreements will be secured with security interests in favor of the participating county which attach to the assets constructed with the loan proceeds. Furthermore, Hilbert will pledge the membership units of each SPE to the respective county and will guaranty the loan. Hilbert anticipates that these loan agreements will close by the end of 2023.

From time to time, Hilbert may consider transactions in the capital markets to raise additional equity for its business needs. There are no assurances that such transactions may occur or with respect to how said transactions may be structured.

Broadband Expansion Grant Program

[BORROWER TO CONFIRM] [The Borrower intends to receive grants under the State of Wisconsin’s Broadband Expansion Grant program pursuant to Wis. Stat. § 196.504(2)(a) (the “Grant Program”), and upon receipt of funds pursuant to the Grant Program will grant liens on certain of its assets purchased with such funds (the “Grant Program Liens”). Pursuant to one or more subordination agreements, or other documentation, the Guarantors may subordinate certain of their liens under the Transaction Documents to the State of Wisconsin or another political subdivision thereof, or the Guarantors may otherwise decline to attach liens to certain property of the Borrower purchased pursuant to the Grant Program. The Borrower has represented in its application to the Grant Program that proceeds from this bond offering would be utilized for the grantee matching funds and will ultimately be repaid by the Borrower. Currently in 2024, the Borrower intends to receive funds pursuant to the Grant program related to the Series 2024 Project in [_____] County in an expected amount of \$[_____].]

THE BORROWER’S PROJECTED DEBT SERVICE COVERAGE AND KEY OPERATING STATISTICS

The following table illustrates the Borrower’s projected debt service coverage and key operating statistics for the years 2024 through [2033] (the “Financial Projections”). In providing the Financial Projections, the Borrower has utilized the assumptions described below.

The Financial Projections below reflect the Borrower’s judgment as of the date of this Limited Offering Memorandum of the conditions the Borrower expects to exist and the course of action it expects to take through [2033]. There can be no assurances that the Borrower’s forecasted results will be achieved. The assumptions and estimates underlying the Financial Projections are unaudited and inherently uncertain and, although the Borrower considers them reasonable as of the date of this Limited Offering Memorandum, they are subject to a wide variety of

significant business, economic, and competitive risks and uncertainties that could cause actual results to differ materially from forecasted results, including, but not limited to, the risks and uncertainties described in “*BONDOWNERS’ RISKS*” herein.

Accordingly, there can be no assurances that the Financial Projections will be indicative of the Borrower’s future performance or that actual results will not differ materially from those presented in the Financial Projections. Inclusion of the Financial Projections in this Limited Offering Memorandum should not be regarded as a representation by the Borrower, the Underwriters, or any other person that the results contained in the Financial Projections will be achieved. The Financial Projections were not prepared with a view toward compliance with published guidelines of the U.S. Securities and Exchange Commission or the guidelines established by the American Institute of Certified Public Accountants for preparation or presentation of the Financial Projections. The Financial Projections included in this Limited Offering Memorandum have been prepared by, and are the responsibility of, the Borrower’s management.

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	EOY 2024	EOY 2025	EOY 2026	EOY 2027	EOY 2028	EOY 2029	EOY 2030	EOY 2031	EOY 2032	EOY [2033]
Revenue										
Operating Expenses										
Operating Margin										
Cash Available for Debt Service										
Series 2024 Debt Service										
Total Debt Service										
Debt Service Coverage										
2024 Project Capital Expenditures										
TOTAL CAPITAL EXPENDITURES										
2024 Project Fixed Wireless Subscribers*										
2024 Project Fiberoptic Subscribers										
TOTAL SUBSCRIBERS										
2024 Project Fixed Wireless Towers										
TOTAL TOWERS										

(1) Interest is capitalized in a Series 2024 Capitalized Interest Account from 2024 to 20[] [followed by two years of interest only payments prior to principal amortization] per debt service schedule.*

(2) [Capital Expenditures are expended from the Project Fund in the first few years and subsequent expenditures are expected to be funded from continued operations. Projections include fiberoptic technology upgrades from 2027 which will be funded by continued operations].

(3) Reflects capital expenditures and subscribers/activity located in the counties involved in the Series 2024 bond issuance (Fond du Lac, Iowa, Forest, Price, Jefferson, Lafayette, Marathon, Waushara, Sawyer, and Taylor Counties).

* [The Company believes that its fixed wireless broadband business will provide services as a primary broadband provider through 2027 and then will begin converting to cellular and satellite downlink providers.]

* Preliminary, subject to change

[TO BE UPDATED BY THE COMPANY]

Below are certain key assumptions used in connection with development of the Financial Projections above.

- National tower carrier leases assumed at \$1,900 per month with a 2% annual escalator. Dates and numbers based only on AT&T existing sites and planned sites.
- National carrier backhaul rate assumed at \$975 per month for 200 Mbps and increases of \$50 per 100 Mbps upspeed.
- RDOF Aggregation Rate is “end to end” backhaul for other providers who received funding from “Rural Digital Opportunity Fund” to connect certain census tracts and is assumed at \$2,500 per month.
- Fixed Wireless rates assumed at \$62.00 per month ARPU (Average Revenue per Unit) and decreases incrementally until it becomes a feature charge at \$8.00 per month. Financial Projections assume that eventually fixed wireless customers are converted to fiber.
- Fiber optic customer rates are assumed to average \$70.00 per month ARPU and reduce annually by \$2.00 per month until ARPU reaches \$62.00.
- Content subscription is assumed at \$12.00 per month as an estimate of the commission to provide various content services and customer discretionary channels with a 45% average take rate.
- Managed services revenue is assumed at \$8.00 per month with a 15% take rate. Managed services is the ability of the Borrower to remotely manage the Wi-Fi and throughput needs of the customer.
- Capitalized expenses after initial project funds are spent begins in 2027 as technology upgrades for fiberoptic electronics. Initial network is designed at 10 Gbps to the home and 200 to 800 Gbps on the middle mile connectors.
- Fixed wireless subscribers vary from 40 subscribers per tower to 120 subscribers per tower or higher based on population density. Current penetrations vary from 40 per tower to 220 per tower.
- Fiber optic customer take rates begin at 40% of homes passed and ramp up over 10 years from the respective date of installation to 70%.
- Expense assumptions are set forth on an annualized basis below (first year only shown):

Key Expense Assumptions	Annualized \$
Tower Land Rent and Maintenance	\$109,200.00
Tower Leasing (with 2% escalation annually)	\$351,000.00
Subscriber Support Costs and Billing	\$69,360.00
Backhaul and Internet Access per tower	\$42,000.00
Site Maintenance/Field Services per tower	\$58,800.00
Customer Installation and Acquisition Expense per subscriber	\$231,200.00
Corporate Overhead per tower	\$92,400.00
Fiber Maintenance per subscriber	- [‡]
Selling and Marketing as a % of stabilized gross revenue	\$566,416.28
Property Taxes per tower	\$60,480.00
Total Expenses	\$1,580,856.28

Although the Borrower believes that the above assumptions are reasonable, such assumptions are qualified in their entirety by reference to the discussion of risk factors under the heading “*BONDOWNERS’ RISKS*,” and may additionally be impacted by the following important factors, among other relevant factors: general economic conditions such as inflation and interest rates, both nationally and in Wisconsin where the Project is located; unanticipated expenses; the capabilities of the Borrower’s management; the Borrower’s ability to operate the Project and the ability to generate revenues solely from the Project sufficient to pay all operating expenses and debt service; changes in available technology; changes to federal and state government regulations and decisions in regulatory

[‡] Fiber Maintenance is zero for the first year of the 2024 Project because the Borrower does not anticipate any subscribers in the first year of the 2024 Project.

proceedings; increased competition in the wireless industry; and other risks discussed in this Limited Offering Memorandum.

THE GUARANTORS **[TO BE PROVIDED BY THE COUNTIES]**

The following is a brief description of each Guarantor. For more information on each Guarantor, see *Appendix C* hereto.

Fond du Lac County. See “*THE ISSUER – Introduction*” herein.

Iowa County. Iowa County was formed in [DATE], and encompasses an area of [] square miles in northern Wisconsin, approximately [] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Iowa County includes the City of [], along with [#] other towns. The 2023 population estimate for Iowa County is []. Iowa County’s offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Iowa County for the year ended December 31, 2023 can be found in *Appendix C-2 – “Audited Financial Statements of Iowa County, Wisconsin.”*

Forest County. Forest County was formed in [DATE], and encompasses an area of [] square miles in northern Wisconsin, approximately [] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Forest County includes the City of [], along with [#] other towns. The 2023 population estimate for Forest County is []. Forest County’s offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Forest County for the year ended December 31, 2023 can be found in *Appendix C-3 – “Audited Financial Statements of Forest County, Wisconsin.”*

Price County. Price County was formed in [DATE], and encompasses an area of [] square miles in northern Wisconsin, approximately [] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Price County includes the City of [], along with [#] other towns. The 2023 population estimate for Price County is []. Price County’s offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Price County for the year ended December 31, 2023 can be found in *Appendix C-4 – “Audited Financial Statements of Price County, Wisconsin.”*

Jefferson County. Jefferson County was formed in [DATE], and encompasses an area of [] square miles in northern Wisconsin, approximately [] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Jefferson County includes the City of [], along with [#] other towns. The 2023 population estimate for Jefferson County is []. Jefferson County’s offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Jefferson County for the year ended December 31, 2023 can be found in *Appendix C-5 – “Audited Financial Statements of Jefferson County, Wisconsin.”*

Lafayette County. Lafayette County was formed in [DATE], and encompasses an area of [] square miles in northern Wisconsin, approximately [] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Lafayette County includes the City of [], along with [#] other towns. The 2023 population estimate for Lafayette County is []. Lafayette County’s offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Lafayette County for the year ended December 31, 2023 can be found in *Appendix C-6 – “Audited Financial Statements of Lafayette County, Wisconsin.”*

Marathon County. Marathon County was formed in [DATE], and encompasses an area of [] square miles in northern Wisconsin, approximately [] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Marathon County includes the City of [], along with [#] other towns. The 2023 population estimate for Marathon County is []. Marathon County’s offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Marathon County for the year ended December 31, 2023 can be found in *Appendix C-7 – “Audited Financial Statements of Marathon County, Wisconsin.”*

Waushara County. Waushara County was formed in [DATE], and encompasses an area of [] square miles in northern Wisconsin, approximately [] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Waushara County includes the City of [], along with [#] other

towns. The 2023 population estimate for Waushara County is [____]. Waushara County's offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Waushara County for the year ended December 31, 2023 can be found in *Appendix C-8 – "Audited Financial Statements of Waushara County, Wisconsin."*

Sawyer County. Sawyer County was formed in [DATE], and encompasses an area of [____] square miles in northern Wisconsin, approximately [____] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Sawyer County includes the City of [____], along with [#] other towns. The 2023 population estimate for Sawyer County is [____]. Sawyer County's offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Sawyer County for the year ended December 31, 2023 can be found in *Appendix C-9 – "Audited Financial Statements of Sawyer County, Wisconsin."*

Taylor County. Taylor County was formed in [DATE], and encompasses an area of [____] square miles in northern Wisconsin, approximately [____] miles northwest of Milwaukee, Wisconsin [OR SOME OTHER SIMILAR LOCATION DESCRIPTION]. Taylor County includes the City of [____], along with [#] other towns. The 2023 population estimate for Taylor County is [____]. Taylor County's offices are located at [ADDRESS], Wisconsin 54501; telephone [PHONE]. Audited financial statements of Taylor County for the year ended December 31, 2023 can be found in *Appendix C-10 – "Audited Financial Statements of Taylor County, Wisconsin."*

The credit rating for each Guarantor is set forth in the table below:

County	Moody's Rating	S&P Rating	Fitch Rating
Fond du Lac			
Iowa			
Forest			
Price			
Jefferson			
Lafayette			
Marathon			
Waushara			
Sawyer			
Taylor			

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As of the date of issuance of the Series 2024 Bonds, each Guarantor’s pro rata share of amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account to be at least equal to the Series 2024 Debt Service Reserve Requirement is set forth in the table below:

County	Aggregate Principal Amount Not to Exceed	% of the Aggregate Principal Amount of the Series 2024 Bonds
Fond du Lac	\$	%
Iowa		
Forest		
Price		
Jefferson		
Lafayette		
Marathon		
Waushara		
Sawyer		
Taylor		
Totals:	\$	%

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The below map shows each of the Guarantors.

[MAP OF GUARANTORS TO BE PROVIDED]

PLAN OF FINANCE

The proceeds of the Series 2024 Bonds will be used, together with earnings thereon and other moneys of the Borrower, to provide financing for the Project. The Series 2024 Project consists of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund for the Series 2024 Bonds; (vi) payment of certain project costs located in the Series 2024 Participating Counties; and (vii) payment of certain costs of issuance related to the issuance of the Series 2024 Bonds (collectively, the “*Series 2024 Project*”), all of which will be for the purpose of owning and operating the Project to provide fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive. See “*THE BORROWER, HILBERT AND THE PROJECT*” hereto for a more detailed description of the Project.

ESTIMATED SOURCES AND USES OF FUNDS*

The estimated sources and uses of funds required in connection with the Series 2024 Project are as follows:

Sources:

Par Amount of the Series 2024 Bonds	\$[_____]
<u>Total Sources</u>	\$[_____]

Uses:

Deposit to the Series 2024 Participating County Project Accounts	\$[_____]
Deposit to Series 2024 Capitalized Interest Account ⁽¹⁾	\$[_____]
Deposit to Series 2024 Debt Service Reserve Account ⁽²⁾	\$[_____]
Costs of Issuance ⁽³⁾	\$[_____]
<u>Total Uses</u>	\$[_____]

(1) Included in this amount is interest due on the Series 2024 Bonds to and including [_____, 20__].

(2) Deposits to be made to applicable County’s Series 2024 Debt Service Reserve Subaccount.

(3) Included in this amount are the estimated fees and expenses of the Issuer, the Series 2024 Participating Counties, Underwriters, the Trustee, Bond Counsel, Counsel to the Borrower, Counsel to the Underwriters, Counsel to the Guarantors and the Issuer, the cost of printing the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, rating agency fees, bond insurance fees, and other costs incurred in connection with the issuance of the Series 2024 Bonds.

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* Preliminary, subject to change

DEBT SERVICE SCHEDULE

The following table represents the debt service payment schedule for Series 2024 Bonds.

[TO BE PROVIDED]

THE SERIES 2024 BONDS

The following is a summary of certain provisions of the Series 2024 Bonds. Reference is made to the form of Indenture included in *Appendix D* hereto for a more complete description of the Series 2024 Bonds. Reference is also made to *Appendix D* – “*FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS*” for the definitions of certain terms used in the following summary. If any conflict exists among the definitions set forth in the forms of agreement included in *Appendix D*, the definitions in the Indenture shall control. The discussion herein is qualified in all respects by those references.

General

The Series 2024 Bonds will be dated the Date of Issuance and will bear interest at the rates and mature (subject to the redemption provisions described below) in the amounts and on the dates set forth on the inside cover of this Limited Offering Memorandum. Interest on the Series 2024 Bonds will be payable each May 1 and November 1 of each year, commencing on [November 1, 2024]. Interest on the Series 2024 Bonds shall be calculated on a 360-day year on the basis of twelve 30-day months. The Series 2024 Bonds will be issued in minimum authorized denominations of \$100,000 or any multiple of \$5,000 in excess thereof.

The principal of, and interest on, the Series 2024 Bonds shall be payable by the Issuer solely from the Pledged Revenues. The Pledged Revenues are pledged by the Issuer, and a security interest in the Pledged Revenues is granted under the Indenture, to the Trustee to secure the payment of the principal of, and interest on, the Series 2024 Bonds.

Transfer and Exchange of the Series 2024 Bonds

So long as the Series 2024 Bonds are in book-entry only form, Cede & Co., as nominee of DTC, will be the sole registered owner of the Series 2024 Bonds. Transfers of beneficial interests in the Series 2024 Bonds will be made as described below under “Bonds in Book-Entry Form.”

Pursuant to the Indenture, the Series 2024 Bonds may only be sold or transferred in Authorized Denominations to Qualified Institutional Buyers. Each initial Beneficial Owner of a Series 2024 Bond shall provide an investor letter substantially in the form attached hereto as “APPENDIX G – FORM OF INVESTOR LETTER.” No investor letter shall be required to be delivered in connection with subsequent transfers of the Series 2024 Bonds. See “Notice to Investors” herein.

Bonds in Book-Entry Form

Beneficial ownership in the Series 2024 Bonds will be available to Beneficial Owners (as described below) only by or through DTC Participants via a book-entry system (the “*Book-Entry System*”) maintained by The Depository Trust Company (“DTC”), New York, NY. If the Series 2024 Bonds are taken out of the Book-Entry System and delivered to owners in physical form, as contemplated hereinafter under “*Discontinuance of DTC Services*,” the following discussion will not apply to the Series 2024 Bonds. Information concerning DTC and the Book-Entry System has been obtained from DTC and is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Issuer, the Underwriters, the Trustee, or the Borrower.

DTC and its Participants

DTC acts as securities depository for the Series 2024 Bonds. The Series 2024 Bonds have been issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2024 Bond certificate will be issued for each maturity of the Series 2024 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the

Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (“*Direct Participants*”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“*DTCC*”). DTCC is the holding company for DTC, National Securities Clearing Corporation, and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“*Indirect Participants*”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2024 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“*Beneficial Owner*”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2024 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2024 Bonds, except in the event that use of the book-entry system for the Series 2024 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2024 Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2024 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Series 2024 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Transaction Documents (as defined in the Indenture). For example, Beneficial Owners of the Series 2024 Bonds may wish to ascertain that the nominee holding the Series 2024 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all the Series 2024 Bonds within a maturity are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2024 Bonds unless authorized by a Direct Participant in accordance with DTC’s Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts the Series 2024 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2024 Bonds will be made to Cede & Co. or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or the Trustee on payment dates in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

Discontinuance of DTC Services

DTC may discontinue providing its services as securities depository with respect to the Series 2024 Bonds at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Bond certificates are required to be printed and delivered. For a description of the method of payment of principal of, and interest on, the Series 2024 Bonds in the event the Book-Entry System is discontinued, as well as the provisions relating to registration, transfer, and exchange of the Bonds in such event, see *Appendix D*.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

Use of Certain Terms in Other Sections of the Limited Offering Memorandum

While the Series 2024 Bonds are in the Book-Entry System, reference in other sections of this Limited Offering Memorandum to owners of such Series 2024 Bonds should be read to include any person for whom a Participant acquires an interest in the Series 2024 Bonds, but (i) all rights of ownership, as described herein, must be exercised through DTC and the Book-Entry System and (ii) notices that are to be given to registered owners by the Trustee will be given only to DTC. DTC is required to forward (or cause to be forwarded) the notices to the Participants by its usual procedures, which should allow Participants to forward (or cause to be forwarded) such notices to the Beneficial Owners.

Disclaimer

None of the Issuer, the Borrower, the Underwriters, or the Trustee have any responsibility or obligation to any DTC Participant, Indirect Participant, or any Beneficial Owner or any other person with respect to: (i) the accuracy of any records maintained by DTC or any DTC Participant or Indirect Participant, (ii) the payment by DTC or any DTC Participant or Indirect Participant of any amount due to any Beneficial Owner in respect of the principal or redemption price of or interest on the Series 2024 Bonds, (iii) the delivery by DTC or any DTC Participant or Indirect Participant of any notice to any Beneficial Owner which is required or permitted under the terms of the Indenture to be given to Owners of the Series 2024 Bonds, (iv) the selection of the Beneficial Owners to receive payment in the event of any partial redemption of the Series 2024 Bonds, or (v) any consent given or other action taken by DTC as an Owner of the Series 2024 Bonds.

The Issuer, the Borrower, the Underwriters, and the Trustee cannot and do not give any assurances that DTC, the DTC Participants, or the Indirect Participants will distribute to the Beneficial Owners of the Series 2024 Bonds (i) payments of principal or redemption price of or interest on the Series 2024 Bonds, (ii) certificates representing an ownership interest or other confirmation of Beneficial Ownership interests in the Series 2024 Bonds, or (iii) redemption or other notices sent to DTC or Cede & Co., its nominee, as the Registered Owner of the Series 2024 Bonds, or that they will do so on a timely basis or that DTC, DTC Participants, or Indirect Participants will serve and act in the manner described in this Limited Offering Memorandum. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission, and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

Redemption

Optional Redemption. The Series 2024 Bonds maturing after [____],* are subject to redemption by the Issuer, in whole or in part, at the option of the Borrower, which may be exercised upon the written direction of the Borrower, on or after [____],* at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date. Payment of the redemption price pursuant to the optional redemption provision included in this paragraph shall be made with Eligible Funds.

Extraordinary Optional Redemption- Damage, Destruction, Eminent Domain, Court Order or Legislative Change. The Series 2024 Bonds are subject to redemption in whole, or in part, at the option of the Borrower, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the occurrence of the following conditions (in all such cases, excluding any Series 2024 Participating County exercising remedies under the Reimbursement Documents, and excluding any and all actions or omissions, whether direct or indirect, by any Series 2024 Participating County, including, without limitation, foreclosure or other action transferring title or rights with respect to the Facilities or any component of the Project and legislative or administrative action taken by any Series 2024 Participating County): (A) all or a portion of the Facilities within a particular Series 2024 Participating County shall have been damaged or destroyed to such extent that, in the opinion of the Borrower expressed in a certificate of the Borrower Representative filed with the Issuer and the Trustee following such damage or destruction, (i) the completion of the Project financed with the Series 2024 Bonds will be delayed for at least six months, (ii) it is not practicable or desirable to rebuild, repair or restore the Facilities within a period of six consecutive months following such damage or destruction, or (iii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (B) title to or the temporary use of all or substantially all of the Facilities in a particular Series 2024 Participating County shall have been taken under the exercise of the power of eminent domain by any governmental authority to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, (i) the completion of the Project financed with the Series 2024 Bonds will be delayed for at least six months or (ii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (C) any court or administrative body of competent jurisdiction shall enter a judgment, order or decree requiring the Borrower to cease all or any substantial part of its operations at any portion of the Facilities in a particular Series 2024 Participating County to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at the Facilities for a period of at least six consecutive months; or (D) as a result of any changes in the Constitution of Wisconsin or the Constitution of the United States of America or of legislative or administrative action (whether state or federal) or by final decree, judgment or order of any court or administrative body (whether state or federal), the Loan Agreement shall have become void or unenforceable or impossible to perform in accordance with the intent and purposes of the parties as expressed in the Loan Agreement, or unreasonable burdens or excessive liabilities shall have been imposed on the Issuer or the Borrower, in the opinion of the Issuer or the Borrower, as applicable, expressed in a certificate of an Issuer Representative or a Borrower Representative, as applicable, filed with the Trustee, as a consequence of the Series 2024 Bonds or the Series 2024 Promissory Note being Outstanding, including without limitation federal, state or other ad valorem, property, income or other taxes not being imposed on the Facilities in a particular Series 2024 Participating County owed by the Borrower as of the date of the Loan Agreement. In the event that the Bonds are subject to extraordinary optional redemption as described in this paragraph, and all Facilities located within a Series 2024 Participating County have been subject to the above-described conditions, upon the redemption of the portion of the Bonds representing the Facilities in such Series 2024 Participating County, such Series 2024 Participating County's Pro Rata Share shall be reduced by a corresponding amount. For the avoidance of doubt, if a Series 2024 Participating County's Pro Rata Share is reduced to zero pursuant to its Guaranty Agreement, then such Series 2024 Participating County shall be released from its obligations under its applicable Guaranty Agreement in accordance with the terms and conditions set forth therein. Payment of the redemption price subject to extraordinary optional redemption as described in this paragraph shall be made with Eligible Funds. See *Appendix D – "FORMS OF THE*

* Preliminary, subject to change.

INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS.”

Extraordinary Optional Redemption- At the Option of the Series 2024 Participating Counties. The Series 2024 Bonds are subject to redemption in whole, but not in part, at the option of the Series 2024 Participating Counties, so long as the Series 2024 Participating Counties are not in default under the Guaranty Agreements, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the occurrence of each of the following conditions: (A) an Event of Default has occurred and is continuing, (B) the Series 2024 Bonds have been accelerated pursuant to the terms hereof and (C) all of the Series 2024 Participating Counties have unanimously agreed to exercise their option to redeem the Series 2024 Bonds. Series 2024 Bonds redeemed in accordance with the Indenture are payable by Series 2024 Participating Counties in accordance with the Indenture. Payment of the redemption price pursuant to the redemption provisions described in this paragraph shall be made with Eligible Funds. See *Appendix D – “FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS.”*

Mandatory Redemption of the Series 2024 Bonds from Unused Proceeds. The Series 2024 Bonds shall be redeemed prior to Stated Maturity, from any amounts of proceeds of the Series 2024 Bonds transferred from the Series 2024 Participating County Project Accounts in the Series 2024 Project Fund to the Series 2024 Bond Fund in accordance with the Indenture upon the closing of the Series 2024 Participating County Project Accounts in the Series 2024 Project Fund. If there are moneys remaining in the Series 2024 Participating County Project Accounts in the Series 2024 Project Fund upon the closing thereof in accordance with the Loan Agreement and the Indenture, the Trustee shall establish a redemption date, which shall be within 45 days of the Trustee’s receipt of the certificate of a Borrower Representative establishing the Completion Date. The redemption price shall be 100% of the principal amount of the Series 2024 Bonds or portions thereof so redeemed, plus accrued interest to the redemption date. The Trustee shall call such Series 2024 Bonds for redemption and shall give notice of redemption without the necessity of any action by the Issuer or the Borrower. Payment of the redemption price pursuant to the redemption provisions described in this paragraph shall be made with Eligible Funds. See *Appendix D – “FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS.”*

Mandatory Sinking Fund Redemption of the Series 2024 Bonds. The Series 2024 Bonds maturing [November] 1, 20__, [November] 1, 20__ and [November] 1, 20__ are subject to mandatory sinking fund redemption prior to maturity on November 1 in each of the years and in the principal amount thereof shown in the following table at a redemption price equal to 100% of the principal amount being redeemed, plus interest accrued thereon to the date fixed for redemption:

Term Bonds Maturing on [November] 1, 20__

<u>Payment Dates</u>	<u>Principal</u>
<u>(l l)</u>	<u>Amount</u>
	\$

*

Final Maturity*

[Remainder of page intentionally left blank]

Procedure for Redemption. In the event of optional redemption, extraordinary optional redemption, or mandatory redemption with respect to less than all the Series 2024 Bonds, the Borrower or the Issuer on behalf of all of the Guarantors, as applicable, shall select the Stated Maturity or Stated Maturities of the Series 2024 Bonds to be redeemed. If less than all the Series 2024 Bonds of a particular Stated Maturity shall be called for redemption, the Series 2024 Bonds to be redeemed shall be selected by the Trustee from the Series 2024 Bonds which have not previously been called for redemption, by such method as the Trustee shall deem fair and appropriate and which may provide for the selection for partial redemption (in Authorized Denominations) of the Series 2024 Bonds in accordance with the operational arrangements of the Securities Depository then in effect; provided that no partial redemption shall leave Outstanding a Series 2024 Bond that is not in an Authorized Denomination, unless such amount is the only amount Outstanding, then such final Series 2024 Bond of that series may be in that amount; and provided, further, that such selection shall be made by the Securities Depository for Series 2024 Bonds held in a Book-Entry System.

Any Series 2024 Bonds selected for redemption which are deemed to be paid in accordance with the provisions of the Indenture will cease to bear interest on the date fixed for redemption.

On presentation and surrender of the Series 2024 Bonds called for redemption at the place or places of payment, such Series 2024 Bonds shall be paid and redeemed. Notice of redemption shall be given in the manner set forth in the Indenture by mail at least 20 days prior to the redemption date, provided that the failure to duly give such notice, or defects therein, shall not affect the validity of the proceedings for redemption of any Series 2024 Bond not affected by such defect or failure.

With respect to notice of any optional or extraordinary optional redemption of Series 2024 Bonds, unless moneys or Government Obligations, or a combination thereof, shall be received by the Trustee prior to the giving of said notice sufficient to pay the redemption price on the Series 2024 Bonds to be redeemed, said notice shall state that said redemption shall be conditional upon the receipt of such moneys or Government Obligations by the Trustee on or prior to the date fixed for such redemption. If such moneys or Government Obligations shall not have been so received on or prior to the redemption date, said notice shall be of no force and effect, the Issuer shall not redeem such Series 2024 Bonds, and the Trustee shall give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

SOCIAL BONDS SELF DESIGNATION

Social Bonds Self-Designation

The Series 2024 Bonds are being self-designated by the Borrower as “Social Bonds” in accordance with the Social Bond Principles (“SBP”), published by the International Capital Markets Association (“ICMA”) in 2021 and updated in June 2023. The SBP are voluntary process guidelines that recommend transparency and disclosure and promote integrity in the development of the Social Bond market. Holders of the Series 2024 Bonds will not possess any additional security and do not assume any specific risk with respect to any of the funded projects, as more fully described under this section.

The impacts from the Project are aligned with the principles set forth in the ICMA and also with four of the United Nations 17 Sustainable Development Goals (“UNSDGs”). By reference to the ICMA “Green, Social and Sustainability Bonds: A High-Level Mapping to the Sustainable Development Goals” (June 2023), the Project primarily aims to address Goal 8: “Decent Work and Economic Growth”, Goal 9: “Industry, Innovation, and Infrastructure”, Goal 10: “Reduced Inequalities”, and Goal 11: “Sustainable Cities and Communities”. The Borrower has covenanted in the Loan Agreement to comply with the guidelines published by ICMA as set forth under the SBP and the UNSDGs, in order to qualify the Bonds as self-designated Social Bonds.

Use of Bond Proceeds

Proceeds from this financing will be used to build and install telecommunications infrastructure in ten counties in Wisconsin with the aim of providing wireless internet and telephone communications services to rural communities where such services are currently unavailable or expensive. The Project aims to provide broadband quickly and install fiber infrastructure throughout the service area to provide ubiquitous cellular service to support

economic development through community education. The Borrower plans to provide cellular access and 25Mbps download speed to its rural constituents and work towards providing fiber to community aggregation points and critical community facilities and quicker download speeds in the near future].

Specifically, the Borrower plans to use the proceeds of the Series 2024 Bonds to finance the Project, and will use certain proceeds of the Series 2024 Bonds for “Social Projects” as outlined by the International Capital Markets Association by: (i) expanding affordable basic infrastructure, (ii) expanding access to essential services, (iii) generating additional employment opportunities, and (iv) promoting socioeconomic advancement and empowerment, all through providing or improving affordable access to essential broadband internet for residents of rural Wisconsin, which are an underserved population as it relates to access to broadband internet and the benefits conferred by broadband internet service, such as access to tele-health services and online education, greater connectivity with emergency responders, attracting or maintaining employees in local areas by providing remote work possibilities, and allowing local businesses to increase revenue through online ordering.

Management of Proceeds

Pursuant to the bond documents, the proceeds of the Series 2024 Bonds (net of capitalized interest, debt service reserve fund and costs of issuance, as further set forth in the Indenture) will be deposited into the Series 2024 Project Fund and will be segregated and tracked by the Borrower. Series 2024 Bond proceeds segregation and tracking will consist of the net bond proceeds being placed in the Series 2024 Project Fund held by the Trustee and transferred upon construction requisitions to pay the costs of the Project. The Project is expected to be substantially completed by [December 31, 20__ and totally completed by December 31, 20__].

Voluntary Reporting

The Borrower will voluntarily file annual updates regarding the Project funded by the Series 2024 Bonds including the following information on the MSRB’s Electronic Municipal Market Access system for the Series 2024 Bonds not later than ninety (90) days after the close of its Fiscal Year, beginning with the Fiscal Year ending December 31, 2024 and continuing for two Fiscal Years after the Fiscal Year in which the proceeds of the Series 2024 Bonds have been expended:

- (a) a brief description of the projects completed in such Fiscal Year using proceeds of the Series 2024 Bonds, including a completion percentage of the Project;
- (b) the amount of the proceeds of the Series 2024 Bonds that have been spent on the portions of the Project that are a “Social Project” as defined by the ICMA, which may be by percentage allocated to certain project categories;
- (c) the expected impact of such proceeds, including (i) the number of new internet connections provided by projects financed with proceeds of the Series 2024 Bonds, (ii) how the Project has supported (1) affordable basic infrastructure, (2) access to essential services (e.g. health care, education and vocational training), and (3) socioeconomic advancement and empowerment and (iii) which targeted populations were impacted by the Project (e.g. those living below the poverty line, people with disabilities, underserved populations, undereducated populations, populations with lack of quality access to essential goods or services, the unemployed or communities impacted by natural disasters); and
- (d) a statement to the effect that no changes have been made to the Project that would reasonably be expected to materially adversely affect the social benefits of the Project.

Such annual voluntary reports may be included in the Annual Report submitted by the Borrower pursuant to the Borrower Continuing Disclosure Agreement. The failure of the Borrower to comply with the requirements described above will not be considered an Event of Default under the Loan Agreement. No independent third party verification has been sought or obtained with respect to the “social bonds” designation for the Series 2024 Bonds.

SECURITY AND SOURCE OF PAYMENT FOR THE BONDS

General

The Series 2024 Bonds are limited obligations of the Issuer and are payable solely from the Trust Estate pledged for their payment under the Indenture. The “Trust Estate” is defined as all right, title and interest of the Issuer under: (i) (a) the Promissory Note; (b) the Loan Agreement (other than the Issuer’s rights to receive fees and expenses and to indemnification in certain circumstances), the Pledged Revenues, and all other payments owing to the Issuer and paid by the Borrower under the Loan Agreement and the Promissory Note, and (c) all financing statements or other instruments or documents evidencing, securing, or otherwise relating to the loan of the proceeds of the Series 2024 Bonds; (ii) the money and investments held by or on behalf of the Trustee in the funds and accounts under the Indenture; (iii) any and all other property (real, personal or mixed) of every kind and nature from time to time, by delivery or by writing of any kind, pledged, assigned or transferred as and for additional security under the Indenture; and (iv) any and all proceeds of, income from, and earnings on, any of the foregoing. See *Appendix D* for a complete form of Indenture. The Series 2024 Bonds are not a debt or liability of the Issuer, the State or of any political subdivision or agency thereof. The Series 2024 Bonds do not, directly, indirectly or contingently, obligate, in any manner, the Issuer, the State or any political subdivision thereof to levy any tax or to make any appropriation for payment of the Series 2024 Bonds. Neither the faith and credit nor the taxing power of the Issuer, the State or any political subdivision thereof shall be pledged to the payment of the principal of or interest on the Series 2024 Bonds. For a more detailed discussion of the Issuer, see “*THE ISSUER*” herein.

The rights of the Issuer in and to the Promissory Note, and in, to, and under the Loan Agreement (other than the Issuer’s rights to receive fees and expenses and to indemnification in certain circumstances) will be assigned to the Trustee to secure the payment of principal of, and interest on, the Series 2024 Bonds. The Borrower agrees under the Loan Agreement to make its payments on the Promissory Note directly to the Trustee.

The Promissory Note will be issued in a principal amount equal to the principal amount of the Series 2024 Bonds. The Promissory Note will be delivered to the Issuer and assigned by the Issuer to the Trustee. The Loan Agreement provides that the Borrower is required to make designated payments to the Trustee in amounts sufficient to pay the principal of, and interest on, the Series 2024 Bonds when due. The Borrower’s obligation to make payments on the Promissory Note will be satisfied to the extent that payments are made by the Borrower under the Loan Agreement and the Borrower will receive similar credit under the Loan Agreement for payments made on the Promissory Note. The Promissory Note will be an unsecured, general obligation of the Borrower.

Series 2024 Debt Service Reserve Account

Under the Indenture, the Issuer and the Borrower have established a Debt Service Reserve Fund, including the Series 2024 Debt Service Reserve Account therein (further including, the Series 2024 Debt Service Reserve Subaccounts related to each Guarantor), for the purpose of funding amounts due in respect of the Series 2024 Bonds, which will be initially funded in the amount of \$[_____]”, (as allocated to each Guarantor, such Guarantor’s Series 2024 Debt Service Reserve Subaccount Requirement). Moneys in the Series 2024 Debt Service Reserve Account will be applied by the Trustee to make up any deficiencies in the Series 2024 Bond Fund established under the Indenture. The Series 2024 Debt Service Reserve Account is not available to secure any other series of bonds issued under the Indenture other than the Series 2024 Bonds, and provisions or terms related to Debt Service Reserve Accounts for any series of Additional Bonds will be specified in the applicable supplemental indenture pursuant to which such Additional Bonds are issued. See *Appendix D* – “FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS.”

Guaranty Agreements

The Issuer will cause each Guarantor to execute and deliver its respective Guaranty Agreement in favor of the Trustee and the Series 2024 Insurer which provides for the unconditional guaranty by each Guarantor of the replenishment of the Series 2024 Debt Service Reserve Account in an amount equal to such Guarantor’s pro rata share

* Preliminary, subject to change

of amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account to be at least equal to the Series 2024 Debt Service Reserve Requirement, each pursuant to a separate Guaranty Agreement. If the Trustee has drawn upon the Series 2024 Debt Service Reserve Account to pay debt service on the Series 2024 Bonds or as otherwise permitted under the Indenture, and the Trustee makes a demand upon each Guarantor pursuant to the Indenture, each Guarantor shall take the necessary steps to replenish its pro rata share of the Series 2024 Debt Service Reserve Account within the earlier of (i) one hundred fifty (150) days from the date of demand by the Trustee, or (ii) five (5) Business Days before the next succeeding Interest Payment Date, to replenish such draw on the Series 2024 Debt Service Reserve Account all as provided in the Indenture and each Guaranty Agreement. **Each Guarantor's obligations under its respective Guaranty Agreement is several and NOT joint with any other Guarantor's obligations under its respective Guaranty Agreement.** See "*GUARANTY AGREEMENTS*" herein.

Additional Bonds

Pursuant to the Indenture, the Issuer shall not issue any other bonds or obligations having a lien on the Trust Estate except for Additional Bonds. Additional Bonds may be issued under the Indenture for any legal purpose permitted by Wisconsin Statutes, Section 66.1103 as amended from time to time (the "Act"), and must be issued by [January 1, 20__]. The terms and provisions relating to a series of Additional Bonds shall be as set forth in a Supplemental Indenture providing for the issuance of such series of Additional Bonds. Each series of Additional Bonds, upon execution on behalf of the Issuer, shall be deposited with the Trustee for authentication and delivery, and the Trustee shall authenticate and deliver such Additional Bonds upon receipt by the Trustee of the following:

- (i) a copy, certified by an Issuer Representative, of a resolution and/or evidence of any other official actions taken by the Issuer authorizing, or an opinion of Bond Counsel to the effect that no additional official action is required to authorize, (i) the execution and delivery of the Supplemental Indenture providing for the issuance of the Additional Bonds of such series and setting forth the terms of such Additional Bonds, (ii) the execution and delivery of any amendments or supplements to each of the Transaction Documents required by the issuance of such series of Additional Bonds (or an opinion of counsel that no such amendment is required), and (iii) issuance, sale, execution and delivery of such series of Additional Bonds;
- (ii) an original executed counterpart or a copy, certified by an Issuer Representative, of the Indenture, together with original executed counterparts or certified copies of all Supplemental Indentures executed and delivered since the date of issuance of the Bonds;
- (iii) an original executed counterpart or a copy, certified by an Issuer Representative, of the Supplemental Indenture providing for the issuance of the Additional Bonds of such series and setting forth terms of such Additional Bonds;
- (iv) an original executed counterpart or a copy, certified by the Issuer Representative and Borrower Representative, as applicable, of any amendments or supplements to the Transaction Documents to which each is a party;
- (v) an opinion or opinions of counsel to the Borrower, addressed to the Issuer and the Trustee, to the effect that amendments and supplements, if any, to the Transaction Documents to which it is a party have been duly authorized, executed and delivered by, and constitute the valid and binding obligations of, the Borrower enforceable against the Borrower; provided, that such opinion or opinions of counsel may take exception as to the effect of, or for restrictions or limitations imposed by or resulting from, bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases, and that no opinion is being rendered with respect to any indemnification, contribution, penalty, choice of law, choice of forum, choice of venue, waiver or severability provisions under the financing documents;
- (vi) a request and authorization of the Issuer, signed by an Issuer Representative, to the Trustee to authenticate and, upon receipt of the purchase price, to deliver such series of Additional Bonds to or upon the order of the purchasers of such series of Additional Bonds;

- (vii) a certificate of the Borrower signed by a Borrower Representative stating that (i) no Event of Default, nor any event or condition that with notice or the passage of time or both would constitute an Event of Default, has occurred and is continuing under the Transaction Documents as of the date of issuance of such series of Additional Bonds and (ii) the issuance of such series of Additional Bonds, in and of itself, will not cause an Event of Default or default under the Transaction Documents;
- (viii) a final approving opinion of Bond Counsel addressed to the Trustee, duly executed;
- (ix) an Opinion of Counsel to the Borrower that the conditions of the Indenture for the issuance of such Additional Bonds have been satisfied;
- (x) the agreement of the Borrower to pay the administrative fees and expense of the Issuer and the Trustee in connection with the issuance of a series of Additional Bonds;
- (xi) evidence from a Rating Agency that such Additional Bonds will carry an investment grade rating of at least BBB - / Baa3 or the equivalent.
- (xii) Opinion(s) of Counsel to the Participating Counties that the Guaranty Agreements have been duly authorized, executed and delivered and are enforceable against the Participating Counties in accordance with their terms; and
- (xiii) Receipt of the final Series 2024 Bond Insurance Policy.

GUARANTY AGREEMENTS

Concurrently with the issuance of the Series 2024 Bonds, each Guarantor will execute its respective Guaranty Agreement with respect to the Series 2024 Bonds in favor of the Trustee. Each Guaranty Agreement provides for the unconditional guaranty by each Guarantor of the payment when due of its pro rata share of amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account to be at least equal to the Series 2024 Debt Service Reserve Requirement. Fond du Lac County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Iowa County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Forest County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Price County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Jefferson County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Lafayette County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Marathon County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Waushara County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); Sawyer County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds); and Taylor County's pro rata share as of the date of issuance of the Series 2024 Bonds shall be in an aggregate principal amount of the Series 2024 Bonds not to exceed \$[] (or []% of the aggregate principal amount of the Series 2024 Bonds).

If the Trustee has drawn upon the Series 2024 Debt Service Reserve Account to pay debt service on the Series 2024 Bonds or as otherwise permitted under the Indenture, and the Trustee makes a demand upon each Guarantor pursuant to the Indenture, each Guarantor shall take the necessary steps to replenish its pro rata share of the Series 2024 Debt Service Reserve Account (specifically, in respect to such Guarantor's Series 2024 Debt Service Reserve Subaccount and such Guarantor's Series 2024 Debt Service Reserve Subaccount Requirement) within the earlier of (i) one hundred fifty (150) days from the date of demand by the Trustee, or (ii) five (5) Business Days before the next succeeding Interest Payment Date, to replenish such draw on the Series 2024 Debt Service Reserve Account all as provided in the Indenture and each Guaranty Agreement. Each Series 2024 Participating County's pro rata share shall be calculated on the date of issuance of the Series 2024 Bonds, on each principal and interest payment date, and on any date the pro rata share of any Series 2024 Participating County is reduced upon a redemption of all or a portion of the Series 2024 Bonds pursuant to the terms of its Guaranty Agreement. Performance or nonperformance by the Borrower or Hilbert in respect to their obligations under the Reimbursement Agreements or the Hilbert Guaranties does not reduce the Guarantors' obligations under their respective Guaranty Agreement. Further, the obligations of each Guarantor under its Guaranty Agreement are an absolute and unconditional general obligation of the Guarantor to the payment of which the full faith and credit taxing power of such Guarantor is pledged, and remain in full force and effect and are not affected, modified, or impaired upon, among other things, an event of default by the Borrower or Hilbert under any Reimbursement Agreement or Hilbert Guaranty or any agreement securing the Borrower's or Hilbert's obligations pursuant to any Reimbursement Agreement or Hilbert Guaranty. Each Guarantor's obligations under its respective Guaranty Agreement is several and **NOT** joint with any other Guarantor's obligations under its respective Guaranty Agreement. See "*GUARANTY AGREEMENTS*" and *Appendix C* and *Appendix D* hereto for a more detailed description of the Guaranty Agreements and each Guarantor.

Rights of the Guarantors with Respect to the Series 2024 Bonds

The Indenture and the Loan Agreement grants each Guarantor certain approval, consent, and waiver rights. In certain circumstances, the Trustee and the Issuer, without the consent of, or notice to, the Bondowners or the Guarantors, may amend the Indenture, provided the consent of each Guarantor has been obtained if required under the Indenture. Further, in certain circumstances, the Trustee may consent to the amendment of the Loan Agreement without the consent of the Bondowners, provided the consent of each Guarantor has been obtained if required under the Indenture. Specifically, any provision of the Indenture expressly recognizing or granting rights in or to the Guarantors may not be amended in any manner which affects the rights of the Guarantors thereunder, including (i) the principal amount of any series of Bonds (for the avoidance of doubt, excluding any Additional Bonds not subject to the Guaranty Agreements guaranteeing obligations of the respective Bonds), (ii) the interest rate payable thereon, and (iii) the payment and maturity dates of the applicable Bonds, without the prior written consent of all of the Guarantors, and no Supplemental Indenture amending such provisions expressly recognizing or granting rights in or to the Guarantors shall become effective without the prior written consent of all of the Guarantors. See *Appendix D – "FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS."*

In the event the Series 2024 Bonds are accelerated pursuant to the Indenture, the Indenture also grants the Guarantors the right (but only if all of the Guarantors shall so elect and are not in default under their respective Guaranty Agreement), in their sole discretion, to redeem the Series 2024 Bonds. The Indenture also requires that the Guarantors receive notice of certain events including defaults, redemptions, resignations of the Trustee or Paying Agent, and copies of all reports, notices, and correspondence delivered under the Indenture or Loan Agreement. Furthermore, the Indenture provides that certain Events of Default arising from the failure of the Borrower to pay principal and interest on the Series 2024 Bonds after such amounts become due and payable thereunder cannot be waived by the Trustee or Bondowners without the consent of each Guarantor (to the extent such Guarantor is not in default under its Guaranty Agreement). See "*THE BONDS – Redemption*," and *Appendix D – "FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS."*

Security for the Borrower's Obligations under the Reimbursement Agreements

As security for the Borrower's Obligations under the Reimbursement Agreements, the Borrower will grant a mortgage and other liens under a Security Agreement to each Series 2024 Participating County consisting of all of the Borrower's rights, title, and interest in the Project Property (including, without limitation, any and all mortgages and

security agreements granted by the Borrower, collectively, the “*County Mortgages*”). The County Mortgages are **NOT** security for the Borrower’s obligations under the Loan Agreement and are **NOT** available as security for the Trustee or holders of the Bonds. The holders of the Bonds will **NOT** have any security interest in the Project Property or facilities comprising the Project other than what is pledged as the Trust Estate under the Indenture. The County Mortgages may be subordinated to or otherwise exclude certain Project Property encumbered by the Grant Program Liens. Such Grant Program Liens are **NOT** available as security for the Trustee or holders of the Bonds.

Rights of the Series 2024 Insurer with Respect to the Series 2024 Bonds

To the extent the Series 2024 Insurer makes payments directly or indirectly (e.g., by paying through the Paying Agent or Trustee), on account of principal of or interest on the Bonds, and such amounts are attributable to and remain unpaid by a Series 2024 Participating County, including Policy Costs thereon, the Series 2024 Insurer will have the sole right (in place of the Trustee on behalf of Bondowners) to exercise remedies under the applicable Guaranty Agreement, as well as, additional rights thereunder. Except as set forth in the Indenture, the Series 2024 Insurer’s prior written consent is required for all amendments and supplements to the Bond Insurer Documents (as defined in the Indenture), including the Guaranty Agreements. See “SERIES 2024 BOND INSURANCE,” “BONDOWNERS’ RISKS - Bond Insurance Risk Factors,” and *Appendix D – “FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS”* herein.

REIMBURSEMENT AGREEMENTS AND HILBERT GUARANTIES

Concurrently with the issuance of the Series 2024 Bonds, the Borrower will execute the Reimbursement Agreements with each respective Guarantor. Each Reimbursement Agreement provides for the Borrower to pay to each Guarantor (i) an annual guaranty fee of [40] basis points of the pro rata principal amount of the Series 2024 Bonds subject to each Guarantor’s Guaranty Agreement, as may be paid in a lump sum, as agreed to by the applicable Guarantor and the Borrower as an operating expense of the Borrower, and (ii) all costs and expenses incurred by each Guarantor related to the issuance of the Series 2024 Bonds, in return for the payments each Guarantor makes pursuant to a Guaranty Agreement. As further security for the Borrower’s obligations, Hilbert is guaranteeing payment of all of the Borrower’s obligations and liabilities under the Reimbursement Agreements and other agreements securing the Reimbursement Agreement obligations of the Borrower pursuant to the Hilbert Guaranties. As further consideration for each Guarantor’s Guaranty Agreement, the Borrower has agreed to provide the applicable Guarantor access to use any telecommunications towers and certain strands of fiber optic cables constructed in each Guarantor’s county with the proceeds of the Series 2024 Bonds, and the Guarantor has pledged 100% of the membership interest of the Borrower to the Issuer, acting as agent, on behalf of each Guarantor. Performance or nonperformance by the Borrower or Hilbert in respect to their obligations under the Reimbursement Agreements or the Hilbert Guaranties does not reduce the Guarantors’ obligations under their respective Guaranty Agreement. The Reimbursement Agreements, the Hilbert Guaranties, and the agreements securing and providing other rights to the Guarantors in connection with the Reimbursement Agreements are NOT security for the Borrower’s obligations under the Loan Agreement and are NOT available as security for the Trustee or holders of the Series 2024 Bonds. The holders of the Series 2024 Bonds will NOT have any security interest in the equity of the Borrower.

SERIES 2024 BOND INSURANCE

The following information under this heading has been furnished by the Series 2024 Insurer for use in this Limited Offering Memorandum. See also “BONDOWNERS’ RISKS - Bond Insurance Risk Factors,” and *Appendix D – “FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS”* herein.

Bond Insurance Policy

Concurrently with the issuance of the Series 2024 Bonds, Build America Mutual Assurance Company (“BAM”) will issue its Municipal Bond Insurance Policy for the Series 2024 Bonds (the “Policy”). The Policy guarantees the scheduled payment of principal of and interest on the Series 2024 Bonds when due as set forth in the

form of the Policy included as an exhibit to this Official Statement. See *Appendix H* – “SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law.

Build America Mutual Assurance Company [TO BE UPDATED AS NEEDED]

[BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products solely to issuers in the U.S. public finance markets. BAM will only insure obligations of states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 200 Liberty Street, 27th Floor, New York, New York 10281, its telephone number is: 212-235-2500, and its website is located at: www.buildamerica.com.

BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law.

BAM's financial strength is rated “AA/Stable” by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC (“S&P”). An explanation of the significance of the rating and current reports may be obtained from S&P at www.standardandpoors.com. The rating of BAM should be evaluated independently. The rating reflects S&P's current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Series 2024 Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Series 2024 Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Series 2024 Bonds on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the Policy), and BAM does not guarantee the market price or liquidity of the Series 2024 Bonds, nor does it guarantee that the rating on the Series 2024 Bonds will not be revised or withdrawn.

Capitalization of BAM

BAM's total admitted assets, total liabilities, and total capital and surplus, as of June 30, 2022 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$490.5 million, \$187.1 million and \$303.4 million, respectively.

BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions.

BAM's most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM's website at www.buildamerica.com, is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published.

BAM makes no representation regarding the Series 2024 Bonds or the advisability of investing in the Series 2024 Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure

contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "SERIES 2024 BOND INSURANCE".

Additional Information Available from BAM

Credit Insights Videos. For certain BAM-insured issues, BAM produces and posts a brief Credit Insights video that provides a discussion of the obligor and some of the key factors BAM's analysts and credit committee considered when approving the credit for insurance. The Credit Insights videos are easily accessible on BAM's website at www.buildamerica.com/videos. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Credit Profiles. Prior to the pricing of bonds that BAM has been selected to insure, BAM may prepare a pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at www.buildamerica.com/credit-profiles. BAM will produce a Credit Profile for all bonds insured by BAM, whether or not a pre-sale Credit Profile has been prepared for such bonds. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Disclaimers. The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content.

BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Series 2024 Bonds, whether at the initial offering or otherwise.]

BONDOWNERS' RISKS

The following discussion of risk factors should be read in conjunction with all other parts of this Limited Offering Memorandum. This discussion of risk factors is not, and is not intended to be, exhaustive.

Limited Obligations

The Series 2024 Bonds and the interest thereon are limited obligations of the Issuer and will not constitute general obligations of the Issuer, the State of Wisconsin, or any political subdivision thereof within the meaning of any State of Wisconsin constitutional provision or statutory limitation and shall not be a charge against their general credit or taxing powers. The Issuer is obligated to make payments on the Series 2024 Bonds only to the extent of payments made by the Borrower on the Promissory Note or from any amounts received pursuant to the Guaranty Agreements. The Borrower's ability to repay the Series 2024 Bonds will depend on the overall financial condition of the Borrower, and each Guarantor's ability to make payments pursuant to the respective Guaranty Agreement will depend on the overall financial condition of each Guarantor.

Risks Related to the Business of the Borrower Generally

Timely payment of all indebtedness of the Borrower, including debt service owing on the Series 2024 Bonds, will depend on the Borrower's ability to operate the Project and the ability to generate revenues solely from the Project sufficient to pay all operating expenses and debt service. The Borrower's revenues depend upon its sales of wireless internet and telephone communications services to businesses, governmental units and residents of rural communities.

The Borrower cannot predict what effects any potential changes in retail competition or increased regulation may have on its business operations and financial condition, but the effects could be significant.

The Borrower is a new company whose only expected revenue is from the Project. The Borrower is in the early stages of developing its operations and has not yet attained operating cash flows to support its operations. Additionally, the Borrower will need to make significant investments in property and equipment and plans to continue material capital expenditures through [December 31, 20__]. No representation or assurance can be made that revenues will be realized by the Borrower in amounts sufficient to meet the obligations of the Borrower under the Loan Agreement. Realization of sufficient revenues over the term of the Series 2024 Bonds is subject, to among other things, the timely completion of the Project, the capabilities of the Borrower as an operator of the facilities, the profitability of the Borrower, future economic conditions, and the supply, demand and applicable prices for the Borrower's products and services, which are unpredictable and may affect revenues, operating and maintenance expenses, and payment of debt service on the Bonds.

Construction and Site Acquisition Risk. The Borrower is dependent upon certain contractors, suppliers, and their manufacturing and delivery capabilities, which may be adversely affected by supply chain disruptions, natural disasters, or other limiting factors. While the Borrower is aggressively pursuing supply agreements and contracts that correlate to the Project, there is no guaranty that the Borrower will be able to meet its timelines if suppliers and contractors have supply chain disruptions or manufacturer shortages. The Borrower is also reliant on contractors for certain engineering and site acquisition activities that may delay or add cost to the project if land is not acquirable under anticipated terms or if rights of way are denied due to local zoning or regulatory proceedings.

Ramp-up Risk. The Borrower was formed in 2024, and will need to continue to ramp up operations to achieve the timelines of the Project. The ramp up is contingent upon access to additional labor, additional equipment, and continued development of management and operational structures, all of which may be impacted by execution, supply chain and labor availability.

Permit Risks. To construct and operate the Project, the Borrower must obtain certain permits and approvals that if not obtained as currently anticipated by the Borrower may delay or increase cost of the construction of the Project or limit the ability of the Borrower to operate the Project as planned. This could have a material adverse effect on the Borrower's anticipated financial performance and ability to generate revenues sufficient to pay debt service on the Series 2024 Bonds.

Affiliate Relationships. The Borrower depends on its construction affiliates, its data core affiliate, and the sales and marketing organization of its retail and wholesale wireless affiliate for many operational needs. The ongoing availability of those services and of labor for those affiliates could be impacted by certain economic conditions, by their own execution, or by other factors beyond the control of the Borrower.

Achieving Revenue Assumptions. The Borrower has assumed that [40% of homes passed with fiber will subscribe to its services and will additionally ramp up to 70% over ten years]. Furthermore, the Borrower has assumed [a minimum of 80 fixed broadband subscribers per tower constructed along with rents from at least one national carrier]. While the estimated subscribers and revenues have been achieved in the past by affiliates of the Borrower, there is no guarantee that the Borrower will not encounter additional competition, general economic conditions or other issues that prevent it from achieving its estimated revenue streams.

Changes in available technology could increase competition and capital costs. The telecommunications industry has experienced rapid changes in the last several years. The development of wireless, cable and satellite technologies has significantly increased the commercial viability of alternatives to traditional data and voice services and enhanced the capabilities of networks. In order to remain competitive, the Borrower continues to deploy a more sophisticated and robust fiberoptic and wireless network, as well as research other new technologies. If the new technologies the Borrower is adopting or on which it has focused its research efforts fail to be cost-effective and accepted by customers, the Borrower's ability to remain competitive could be materially adversely affected.

Changes to federal and state government regulations and decisions in regulatory proceedings could materially adversely affect the Borrower. The Borrower is regulated by the Federal Communications Commission ("FCC") and some state and local agencies. Adverse rulings by the FCC relating to broadband issues could impede the Borrower's

ability to manage its networks and recover costs and lessen incentives to invest in its networks. The development of new technologies also has created or potentially could create conflicting regulation between the FCC and various state and local authorities, which may involve lengthy litigation to resolve and may result in outcomes unfavorable to the Borrower. The Borrower complies with Section 106 coordinations and the National Environmental Policy Act, as amended (“NEPA”) requirements imposed by the FCC which can delay construction or render certain locations as unacceptable after considerable time and expense. Additionally, new laws or regulations, changes to the existing regulatory framework at the federal, state, or local level, or appropriations by such governmental or regulatory bodies, including those that incentivize business models or technologies different from the Borrower’s, could restrict the ways in which the Borrower manages its business and/or competes with its competitors, and could impose additional costs, impair revenue opportunities, or incentivize additional competition.

Increasing competition in the telecommunications infrastructure industry could adversely affect the Borrower’s operating results. The Borrower has wireless and fiberoptic competitors in its service areas and competes for customers based principally on price, service/device offerings, transmission quality, coverage area and customer service. In addition, the Borrower is likely to experience growing competition from providers offering services using alternative technologies. The Borrower expects market saturation and differentiation to continue to cause the telecommunication industry’s customer growth rate to moderate in comparison with historical growth rates, leading to increased competition for customers. This competition will continue to put pressure on pricing and margins as companies compete for potential customers. The Borrower’s ability to respond will depend, among other things, on continued improvement in network quality and customer service and effective marketing of attractive products and services, and cost management. These efforts will involve significant expenses and require strategic management decisions on, and timely implementation of, equipment choices and deployment, and service offerings.

Equipment failures, natural disasters and terrorist attacks may materially adversely affect the Borrower’s operations. Major equipment failures or natural disasters, including severe weather, terrorist acts or other breaches of network or IT security that affect the Borrower’s wireless networks, including telephone switching offices, microwave links, third-party-owned local and long-distance networks on which the Borrower relies, the Borrower’s cell sites or other equipment, could have a material adverse effect on the Borrower’s operations. While the Borrower has insurance coverage for some of these events, the Borrower’s inability to operate its wireless systems, even for a limited time period, may result in significant expenses, a loss of customers or impair the Borrower’s ability to attract new customers, which could have a material adverse effect on the Borrower’s business, results of operations and financial condition.

For a further description of factors that could affect the Borrower’s financial standing and operations in the future, see “*Forward-Looking Statements*” in this Limited Offering Memorandum.

Guaranty Agreements

The ability of each Guarantor to honor its obligations under its respective Guaranty Agreement may depend on, among other things, its access to the capital markets at the time it is called on to perform under its respective Guaranty Agreement. For information concerning the current financial status of each Guarantor, see “*Appendix C*” herein.

The obligations of each Guarantor under its respective Guaranty Agreement is limited to its pro rata share, which may be further reduced upon a redemption of all or a portion of the Series 2024 Bonds pursuant to the terms of the applicable Guaranty Agreement. See “*GUARANTY AGREEMENTS*.”

There can be no assurance that the credit strength of each Guarantor will be maintained. A decline in the credit rating of any Guarantor could result in a decline in the rating assigned to the Series 2024 Bonds from time to time. Such a decline could in turn affect the market price and marketability of the Series 2024 Bonds. **Each Guarantor’s obligations under its respective Guaranty Agreement is several and NOT joint with any other Guarantor’s obligations under its respective Guaranty Agreement.** For more information concerning the Guarantors, see *Appendix C* hereto.

Risks Associated With County Mortgages, Grant Program Liens, and Other Security and Rights Granted to the Guarantors and Pursuant to the Grant Program

The County Mortgages are **NOT** security for the Borrower's obligations under the Loan Agreement and are **NOT** available as security for the Trustee or holders of the Series 2024 Bonds. The holders of the Series 2024 Bonds will **NOT** have any security interest in the Project Property or facilities comprising the Project. The Reimbursement Agreements, the Hilbert Guaranties, and the agreements securing and providing other rights to the Guarantors in connection with the Reimbursement Agreements are **NOT** security for the Borrower's obligations under the Loan Agreement and are **NOT** available as security for the Trustee or holders of the Series 2024 Bonds. The holders of the Series 2024 Bonds will **NOT** have any security interest in Hilbert's equity ownership interest in the Borrower.

The Reimbursement Agreements contain numerous conditions precedent to each disbursement of the proceeds of the Series 2024 Bonds to the Borrower, including, as applicable, the Borrower obtaining title insurance, surveys, Phase I environmental assessments, and other documents, certificates, and agreements as may be reasonably requested by the applicable Series 2024 Participating County. These conditions and others as set forth in the Reimbursement Agreement may affect the Borrower's business operations and the timing of the Project's implementation. See *Appendix D – "FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS."*

The Grant Program Liens are **NOT** security for the Borrower's obligations under the Loan Agreement and are **NOT** available as security for the Trustee or holders of the Series 2024 Bonds.

Hilbert and Its Subsidiaries and Other Holdings (other than the Borrower) Are Not Obligated For The Borrower's Obligations Under the Loan Agreement

Hilbert, its subsidiaries, and other holdings (other than the Borrower) are **NOT** obligated to make payments or otherwise provide security for the Borrower's obligations under the Loan Agreement and are **NOT** available as security for the Trustee or holders of the Bonds. Hilbert is obligated to make payments to the Participating Counties under the Hilbert Guaranties and also is obligated to make payments to the Bug Tussel 1 Counties under the Hilbert Bug Tussel 1 Guaranties, and may have other competing interests. There can be no assurances that Hilbert will be able to fully perform under the Hilbert Guaranties if there are events of default under the Hilbert Bug Tussel 1 Guaranties for which Hilbert has had to perform and vice versa. There are no intercreditor arrangements between the secured parties under the Hilbert Guaranties and the Hilbert Bug Tussel 1 Guaranties.

Guarantors' Extraordinary Optional Redemption

Under certain circumstances, the Series 2024 Bonds are subject to acceleration at a price of par. In the event the Series 2024 Bonds are accelerated pursuant to the Indenture, upon the unanimous election of the Guarantors (provided no Guarantor is in default under its respective Guaranty Agreement), the Guarantors may elect, in their sole discretion, to redeem the Series 2024 Bonds. See *"THE SERIES 2024 BONDS – Redemption,"* and See *Appendix D – "FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS."*

Enforceability of Remedies

All legal opinions with respect to the enforceability of the Indenture, the Loan Agreement, and the other Transaction Documents, will be expressly subject to a qualification that enforceability thereof may be limited by bankruptcy, reorganization, insolvency, moratorium, fraudulent conveyance or other similar laws affecting creditors' rights generally, and by applicable principles of equity if equitable remedies are sought. In addition, enforcement of any Transaction Document will be subject to certain defenses available to guarantors and security providers generally. If one or more of these laws or defenses are applicable, a party may have no liability or decreased liability under the Transaction Documents to which it is a party.

Bankruptcy

Bankruptcy, receivership or other similar proceedings and equity principles may delay or otherwise adversely affect the Bondowners' rights to receive payment as well as the enforcement of Bondowners' rights in the property granted as security for the Series 2024 Bonds. The federal bankruptcy, state receivership or other similar laws may have an adverse effect on the ability of the Trustee and the Bondowners to enforce their right to payment and claim to the security granted by the Indenture, the Loan Agreement, and the other Transaction Documents, as applicable. In particular, the filing by, or against, the Borrower for relief under Title 11 of the United States Code (the "Bankruptcy Code") could cause a delay, reduction or cessation of payments under the Indenture or the other Transaction Documents, as applicable, and accordingly under the Series 2024 Bonds. Pursuant to section 362(a) of the Bankruptcy Code, the filing of a bankruptcy petition creates an "automatic stay" that enjoins litigation against the debtor or its property, and other efforts by creditors to enforce their liens or claims, including the liens and claims held by the Trustee, pending further order of the bankruptcy court. Accordingly, the Trustee would need to obtain the permission of the bankruptcy court (which can carry a heavy burden to establish "cause") before any payments or collections can be pursued from the Borrower and applied to the Series 2024 Bonds (potentially even from moneys in the possession of the Trustee) and before any rights or remedies can be exercised by the Trustee under the Indenture or the other Financing Documents or otherwise with respect to the Series 2024 Bonds or against the Borrower, and possibly in certain cases, against the Guarantors.

Likewise, federal bankruptcy law permits the adoption of a reorganization plan even though it has not been accepted by the Owners of at least a majority in aggregate principal amount of the Series 2024 Bonds Outstanding, if the Bondowners are provided with the benefit of the security represented by their original lien and deferred cash payments over time totaling at least the present value of the allowed amount of their claim, of a value of at least equal to the value of the collateral securing payment or, alternatively, with the "indubitable equivalent" of the value of such lien. In addition, if the bankruptcy court concludes that the Bondowners have "adequate protection," it may (1) substitute other security subject to the lien of the Bondowners; and (2) subordinate the lien of the Bondowners (a) to claims by persons supplying goods and services to the Borrower after bankruptcy and (b) to the administrative expenses of the bankruptcy proceeding, including claims for the repayment of postpetition financings. In the event of a bankruptcy, receivership or other similar proceeding involving the Borrower, the amount realized by the Bondowners might depend on a court's interpretation of, among other concepts, "secured claim," "indubitable equivalent" and "adequate protection" under the then existing circumstances. The court may also have the power to invalidate certain provisions of the Transaction Documents that make bankruptcy and or other similar proceedings by the Borrower, or the Borrower's insolvency or failure to pay its debts as and when they become due, an event of default thereunder. In addition, such provisions may be invalid or void ab initio as a matter of federal or state statutory or common law, irrespective of a court's affirmative ruling or other intervention.

During the course of a bankruptcy, receivership or other similar proceeding involving the Borrower, under section 506 of the Bankruptcy Code or other similar provisions of applicable state law, the Trustee may only be entitled to accrue postpetition interest on claims against the Borrower, and potentially recover certain fees and expenses, to the extent the value of the underlying collateral exceeds the aggregate amount of the Bondowners' claims. If the applicable claims are undercollateralized, there would be no entitlement to fees or interest otherwise accruing on such claims during the proceeding, and such claims would be bifurcated under section 506 between a secured claim and an unsecured claim, unless the Trustee is eligible to, and does, elect under section 1111(b) of the Bankruptcy Code to have the applicable claims treated as fully secured. Such an election, if made, may affect recoveries under the Series 2024 Bonds, and whether such affect is negative or positive will depend on the circumstances at the time of the proposed election.

Amendment of the Indenture and the Loan Agreement

Certain amendments to the Indenture and the Loan Agreement may be made without the consent of Bondowners, and other amendments thereto may be made with the consent of the Owners of a majority in aggregate principal amount of the outstanding Series 2024 Bonds. Such amendments may adversely affect the security of the Bondowners. See *Appendix D – "FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS."*

Bond Insurance Risk Factors

In the event the Series 2024 Insurer is unable to make payment of its obligations under the Bond Insurance Policy, the Series 2024 Bonds are payable solely from the moneys received pursuant to the applicable Transaction Documents. In the event the Series 2024 Insurer becomes obligated to make payments with respect to the Bond Insurance Policy, no assurance is given that such event will not adversely affect the market price of the Series 2024 Bonds or the marketability (liquidity) for the Series 2024 Bonds.

The insured rating on the Series 2024 Bonds is dependent in part on the financial strength of the Series 2024 Insurer and its claim paying ability. The Series 2024 Insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Series 2024 Insurer and of the insured rating on the Series 2024 Bonds will not be subject to downgrade and such event could adversely affect the market price of the Series 2024 Bonds or the marketability (liquidity) for the Series 2024 Bonds. See "*DESCRIPTION OF RATINGS*" herein.

The obligations of the Series 2024 Insurer are contractual obligations and in an event of default by the Series 2024 Insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

None of the Issuer, the Borrower or the Underwriter have made independent investigation into the claims paying ability of the Series 2024 Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Series 2024 Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the Issuer to pay its obligations under the Bond Insurance Policy and the claims paying ability of the Series 2024 Insurer, particularly over the life of the investment. See "*SERIES 2024 BOND INSURANCE*" herein for further information provided by the Series 2024 Insurer and the Bond Insurance Policy, which includes further instructions for obtaining current financial information concerning the Series 2024 Insurer.

To the extent the Series 2024 Insurer makes payments directly or indirectly (e.g., by paying through the Paying Agent or Trustee), on account of principal of or interest on the Bonds, (i) the Series 2024 Insurer will be subrogated to the rights of such Bondowners of the Series 2024 Bonds to receive the amount of such principal and interest from the Borrower, with interest thereon, (ii) will otherwise be treated as the owner of such rights to the amount of such principal and interest, (iii) the Series 2024 Bonds shall remain Outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the Issuer or the Borrower, and (iv) the assignment and pledge of the trust estate and all covenants, agreements and other obligations of the Issuer and the Borrower to the registered Bondowners shall continue to exist and shall run to the benefit of the Series 2024 Insurer. Additionally, to the extent the Series 2024 Insurer makes payments directly or indirectly (e.g., by paying through the Paying Agent or Trustee), on account of principal of or interest on the Bonds, and such amounts are attributable to and remain unpaid by a Series 2024 Participating County, including Policy Costs thereon, the Series 2024 Insurer will have the sole right (in place of the Trustee on behalf of Bondowners) to exercise remedies under the applicable Guaranty Agreement, as well as, additional rights thereunder. Except as set forth in the Indenture, the Series 2024 Insurer's prior written consent is required for all amendments and supplements to the Bond Insurer Documents (as defined in the Indenture), including the Guaranty Agreements. While the Series 2024 Bonds remain outstanding, and barring certain defaults of the Series 2024 Insurer under the Policy, as further set forth therein, the Issuer and the Borrower shall not issue Additional Bonds (other than the Series 2024 Bonds) without the prior written consent of the Series 2024 Insurer. See "*SERIES 2024 BOND INSURANCE*" herein and *Appendix D – "FORMS OF THE INDENTURE, THE LOAN AGREEMENT, THE GUARANTY AGREEMENTS, AND THE REIMBURSEMENT AGREEMENTS."*

Forward-Looking Statements

This Limited Offering Memorandum contains certain statements that are "forward-looking" statements within the meaning of Section 27A of the Securities Act of 1933, as amended and Section 21E of the Securities Exchange Act of 1934, as amended. All statements other than statements of historical facts included in this Limited Offering Memorandum, including without limitation statements that use terminology such as "estimate," "plan," "budget," "expect," "intend," "anticipate," "believe," "may," "will," "continue," and similar expressions, are forward-looking statements. These forward-looking statements include, among other things, the projections and assumptions

included in “THE BORROWER’S PROJECTED DEBT SERVICE COVERAGE AND KEY OPERATING STATISTICS” herein, and all discussions related to the Borrower’s operations and expectations regarding future operations, revenues, capital resources, and expenditures for capital projects. Although the Borrower believes that the assumptions upon which the forward-looking statements contained in this Limited Offering Memorandum are based, are reasonable, any of the assumptions could prove to be inaccurate and, as a result, the forward-looking statements based on those assumptions also could be incorrect. All phases of the operations of the Borrower involve risks and uncertainties, many of which are outside the control of the Borrower and any one of which, or a combination of which, could materially affect the results of the Borrower’s operations and whether the forward-looking statements ultimately prove to be correct. Factors that could cause actual results to differ from those expected include, but are not limited to, general economic conditions such as inflation and interest rates, both nationally and in Wisconsin where the Project is located; unanticipated expenses; the ability of the Borrower to obtain customers; the capabilities of the Borrower’s management; the Borrower’s ability to operate the Project and the ability to generate revenues solely from the Project sufficient to pay all operating expenses and debt service; changes in available technology; changes to federal and state government regulations and decisions in regulatory proceedings; increased competition in the wireless industry; and other risks discussed in this Limited Offering Memorandum. The Underwriters make no representation as to the accuracy of the projections contained herein or as to the assumptions on which the projections are based.

ABSENCE OF MATERIAL LITIGATION

Issuer

There is not now pending or, to the knowledge of the Issuer, threatened, any litigation restraining or enjoining the issuance or delivery of the Series 2024 Bonds or questioning or affecting the validity of the Series 2024 Bonds or the proceedings or authority under which they are to be issued. There is no litigation pending or, to its knowledge, threatened, which in any manner questions the right of the Issuer to enter into the Loan Agreement or to secure the Series 2024 Bonds in the manner provided in the Indenture.

Borrower

There is no litigation pending or, to the knowledge of the Borrower, threatened against the Borrower, which in any manner questions the right or ability of the Borrower to enter into the Loan Agreement or to fulfill the obligations imposed upon the Borrower thereby.

Hilbert

There is no litigation pending or, to the knowledge of Hilbert, threatened against Hilbert, which in any manner questions the right or ability of Hilbert to enter into the Hilbert Guaranties or any other agreement granting security to the Guarantors or to fulfill the obligations imposed upon Hilbert thereby. Hilbert is from time to time involved in various legal actions consistent with the general experience of entities of similar nature and size. While the ultimate outcome of such proceedings currently pending cannot be predicted with certainty, Hilbert believes that the resolution of these legal actions will not have a material adverse effect on the operation or condition, financial or otherwise, of Hilbert.

Guarantors

There is no litigation pending or, to the knowledge of each Guarantor, threatened, against such Guarantor, which in any manner questions the right or ability of such Guarantor to enter into its respective Guaranty Agreement or to fulfill the obligations imposed upon such Guarantor thereby or which would materially adversely affect its financial condition or operations or the validity or enforceability of, or its ability to make payments under, its respective Guaranty Agreement.

LEGAL MATTERS

All legal matters incidental to the authorization and issuance of the Series 2024 Bonds by the Issuer are subject to the approval of Husch Blackwell LLP, Bond Counsel. Certain legal matters will be passed upon for the

Issuer by its counsel, Quarles & Brady LLP; for the Borrower by its counsel, Husch Blackwell LLP; for each of Price County, Lafayette County, Sawyer County and Taylor County by its special counsel, Attolles Law, s.c., for each of the other Participating Counties by its special counsel, Quarles & Brady LLP; for the Series 2024 Insurer, by its counsel; and for the Underwriters by their counsel, Ballard Spahr LLP.

TAX MATTERS

[TO BE UPDATED BY BOND COUNSEL]

General

In the opinion of Bond Counsel, under existing law, interest on the Series 2024 Bonds is included in gross income for federal income tax purposes pursuant to the Internal Revenue Code of 1986, as amended (the “Code”). See *Appendix E* – “FORM OF BOND COUNSEL OPINION.”

United States Tax Consequences Related to the Bonds

The following is a summary of certain United States federal income tax consequences generally applicable to initial holders of Bonds. This summary does not consider all possible federal income tax consequences of the purchase, ownership, or disposition of the Bonds, and is not intended to reflect the individual tax position of any particular beneficial owner in light of such beneficial owner's individual circumstances. Moreover, except as expressly indicated, this summary is limited to those persons who purchase Bonds at the issue price, which is the first price at which a substantial amount of the Series 2024 Bonds is sold to the public, and who hold Bonds as “capital assets” within the meaning of Section 1221 of the Code (generally, property held for investment). This summary does not address beneficial owners that may be subject to special tax rules, such as banks, insurance companies, dealers in securities or currencies, purchasers that hold Bonds as a hedge against currency risks or as part of a straddle with other investments or as part of a “synthetic security” or other integrated investment (including a “conversion transaction”) comprising a bond and one or more other investments, or United States Holders (as defined below) that have a “functional currency” other than the United States dollar. This summary is applicable only to a person (a “*United States Holder*”) who or that is the beneficial owner of Bonds and is (a) an individual citizen or resident of the United States, (b) a corporation or an entity taxable as a corporation created or organized under the laws of the United States or any State (including the District of Columbia), (c) an estate whose income is subject to federal income taxation regardless of its source, or (d) a trust if a court within the United States can exercise primary supervision over the administration of the trust and one or more U.S. persons have the authority to control all substantial decisions of the trust. If a partnership or other entity taxable as a partnership for federal income tax purposes holds Bonds, the tax treatment of the partner will generally depend upon the status of the partner and the activities of the partnership. Partnerships holding Bonds should consult their own tax advisors regarding the tax consequences of an investment in Bonds. This summary is based on the United States tax laws and regulations currently in effect and as currently interpreted and does not take into account possible changes in the tax laws or interpretations thereof any of which may be applied retroactively. Except as provided below, it does not discuss the tax laws of any state, local, or foreign governments.

United States Holders of Bonds

Payments of Stated Interest. In general, for a United States Holder, interest on a Bond will be taxable as ordinary income at the time it is received or accrued, depending on the United States Holder's method of accounting for federal income tax purposes.

Original Issue Discount on Bonds. To the extent that the issue price of the Bonds is less than the stated principal amount payable at maturity, such Bonds will be considered to be issued with original issue discount unless the amount of original issue discount is “de minimis.” For purposes of the foregoing, the “issue price” means the first

price at which a substantial amount of the Bonds are sold to the public. The amount of original issue discount with respect to a Bond will be “de minimis” if the amount of discount is less than one-fourth of 1% of the principal amount payable at maturity multiplied by the number of complete years from the issue date until the maturity date.

If the amount of discount with respect to a Bond is more than “de minimis,” then the Bond will contain original issue discount and owners of the Bonds will be required to include original issue discount in income. The Code contains a number of very complex provisions requiring holders of debt instruments with original issue discount to include such original issue discount in income as it accrues (generally on a constant-yield method) over the life of the debt instrument. In the case of a Bond with original issue discount, the owner may be required to include the original issue discount in income before the owner receives the associated cash payment, regardless of the owner's regular method of accounting for tax purposes. Any such original issue discount that is included in income is treated in the same manner as interest. Any original issue discount that is included in income by an owner with respect to a Bond will increase the holder's tax basis in the Bonds.

The Code contains certain provisions relating to the accrual of original issue discount (including de minimis original issue discount) in the case of subsequent purchasers of obligations such as the Bonds. Owners who do not purchase Bonds in the initial public offering should consult their own tax advisors with respect to the tax consequences of the acquisition and ownership of Bonds.

Owners who purchase Bonds in the initial public offering but at a price different than the initial offering price at which a substantial amount of that maturity of the Bonds was sold to the public should consult their own tax advisors with respect to the tax consequences of the acquisition and ownership of the Bonds.

Bond Premium on Bonds. To the extent that the issue price of the Bonds is more than the principal amount payable at maturity, the Bonds will be considered to have “bond premium” equal to the difference between the issue price and the stated redemption price at maturity. For purposes of the foregoing, the issue price means the first price at which a substantial amount of each maturity of the Bonds were ultimately sold to the public. Under Section 171 of the Code, a holder of a Bond may elect to treat such excess as “amortizable bond premium”, in which case the amount of interest required to be included in the taxpayer's income each year with respect to interest on the Bond will be reduced by the amount of amortizable bond premium allocable (based on the Bond's yield to maturity) to that year. If such an election is made, the amount of each reduction in interest income will result in a corresponding reduction in the taxpayer's adjusted basis in the Bond. Any election to amortize bond premium is applicable to all taxable debt instruments held by the taxpayer at the beginning of the first taxable year to which the election applies or thereafter acquired by the taxpayer and may not be revoked without the consent of the IRS. Owners of Bonds should consult with their tax advisors regarding the calculation and treatment of bond premium for federal income tax purposes, as well as the manner of making the election.

Bonds Purchased at a Market Discount. A Bond will be treated as acquired at a market discount (market discount bond) if the amount for which a United States Holder purchases the Bond after the original issuance is less than the Bond's adjusted issue price, unless such difference is less than a specified de minimis amount. In general, any payment of principal or any gain recognized on the maturity or disposition of a market discount bond will be treated as ordinary income to the extent that such gain does not exceed the accrued market discount on the Bond. Alternatively, a United States Holder of a market discount bond may elect to include market discount in income currently over the life of the market discount bond. That election applies to all debt instruments with market discount acquired by the electing United States Holder on or after the first day of the first taxable year to which the election applies and may not be revoked without the consent of the IRS. If an election is made to include market discount in income currently, the tax basis of the Bond in the hands of the United States Holder will be increased by the market discount thereon as such discount is included in income.

Market discount generally accrues on a straight-line basis unless the United States Holder elects to accrue such discount on a constant yield-to-maturity basis. That election is applicable only to the market discount bond with respect to which it is made and is irrevocable. A United States Holder of a market discount bond that does not elect to include market discount in income currently generally will be required to defer deductions for interest on borrowings allocable to the Bond in an amount not exceeding the accrued market discount on such Bond until maturity or disposition of the Bond.

Purchase, Sale, Exchange, and Retirement of Bonds. A United States Holder's tax basis in a Bond generally will equal its cost, increased by any original issue discount or market discount included in the United States Holder's income with respect to the Bond, and reduced by the amount of any amortizable bond premium applied to reduce interest on the Bond and any principal payments received. A United States Holder generally will recognize gain or loss on the sale, exchange, or retirement of a Bond equal to the difference between the amount realized on the sale, exchange or retirement (not including any amount attributable to accrued but unpaid interest) and the United States Holder's tax adjusted basis in the Bond. Except to the extent described above under *Bonds Purchased at a Market Discount*, gain or loss recognized on the sale, exchange or retirement of a Bond will be capital gain or loss and will be long-term capital gain or loss if the Bond was held for more than one year. The material modification of the terms of any Bond may result in a deemed reissuance thereof, in which event a United States Holder may recognize taxable gain or loss without any corresponding receipt of proceeds.

Backup Withholding. United States Holders may be subject to backup withholding (currently at a rate of 24%) on payments of interest, principal and, in some cases, disposition proceeds of the Bonds, if they fail to provide an accurate taxpayer identification number on a Form W-9, "Request for Taxpayer Identification Number and Certification," or a valid substitute form, or have been notified by the IRS of a failure to report all interest and dividends, or otherwise fail to comply with the applicable requirements of backup withholding rules. Backup withholding is not an additional tax. Any amounts withheld under the backup withholding rules will be allowed as a credit against the United States Holder's United States federal income tax liability (and may entitle the United States Holder to a refund) provided the required information is timely furnished to the IRS. Prospective United States Holders should consult their tax advisors concerning the application of backup withholding rules.

Medicare Tax Affecting United States Holders. For taxable years beginning after December 31, 2012, a United States Holder that is an individual or estate, or a trust that does not fall into a special class of trusts that is exempt from such tax, will be subject to a Medicare tax on the lesser of (1) the United States Holder's "net investment income" for the taxable year or (2) the excess of the United States Holder's modified adjusted gross income for the taxable year over a certain threshold. A United States Holder's net investment income will generally include its interest income and its net gains from the disposition of the Bonds, unless such interest income or net gains are derived in the ordinary course of the conduct of a trade or business (other than a trade or business that consists of certain passive or trading activities). A United States Holder that is an individual, estate, or trust, should consult its own tax advisor regarding the applicability of the Medicare tax.

Information Reporting. In general, information reporting requirements will apply with respect to payments to a United States Holder of principal and interest (and with respect to annual accruals of original issue discount) on the Bonds, and with respect to payments to a United States Holder of any proceeds from a disposition of the Bonds. This information reporting obligation, however, does not apply with respect to certain United States Holders including corporations, tax-exempt organizations, qualified pension and profit sharing trusts, and individual retirement accounts.

Any payments of interest and original issue discount on Bonds to a Non-United States Holder generally will be reported to the IRS and to the Non-United States Holder, whether or not such interest or original issue discount is exempt from United States withholding tax pursuant to a tax treaty or the portfolio interest exemption. Copies of these information returns also may be made available under the provisions of a specific treaty or agreement to the tax authorities of the country in which the payee resides.

Information reporting requirements will apply to a payment of the proceeds of the disposition of a Bond by or through (a) a foreign office of a custodian, nominee, other agent, or broker that is a United States person, (b) a foreign custodian, nominee, other agent, or broker that derives 50% or more of its gross income for certain periods from the conduct of a trade or business in the United States, (c) a foreign custodian, nominee, other agent, or broker that is a controlled foreign corporation for United States federal income tax purposes, or (d) a foreign partnership if at any time during its tax year one or more of its partners are United States persons who, in the aggregate, hold more than 50% of the income or capital interest of the partnership or if, at any time during its taxable year, the partnership is engaged in the conduct of a trade or business within the United States, unless the custodian, nominee, other agent, broker, or foreign partnership has documentary evidence in its records that the beneficial owner is not a United States person and certain other conditions are met, or the beneficial owner otherwise establishes an exemption.

The federal income tax discussion set forth above is included for general information only and may not be applicable depending upon a beneficial owner's particular situation. Beneficial owners should consult their tax advisors with respect to the tax consequences of the purchase, ownership, and disposition of the Bonds, including the tax consequences under state, local, foreign, and other tax laws and the possible effects of changes in federal or other tax laws.

DESCRIPTION OF RATINGS

The Series 2024 Bonds are expected to be assigned a bond rating of "[]" by S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC (the "*Rating Agency*") based on the assumption that BAM will deliver the Municipal Bond Insurance Policy upon the issuance of the Series 2024 Bonds. The Series 2024 Bonds have been assigned an underlying bond rating of "[]" by the Rating Agency based on the assumptions that each Guarantor will execute its respective Guaranty Agreement in favor of the Trustee upon the issuance of the Series 2024 Bonds.

The ratings reflect only the views of the Rating Agency, and any explanation of the significance of the ratings may be obtained only from the Rating Agency. Such ratings are dependent upon the rating of the Guarantors and BAM, and accordingly, such ratings may be lowered or withdrawn in the event that the rating of any Guarantor or BAM is lowered or is withdrawn. The ratings for the Series 2024 Bonds are subject to revision, suspension, or withdrawal at any time by the Rating Agency, and any such revision, suspension, or withdrawal may affect the market price or marketability of the Series 2024 Bonds. A rating is not a recommendation to buy, sell, or hold the Series 2024 Bonds.

A further explanation of the rating by the Rating Agency may be obtained from the Rating Agency.

UNDERWRITING

The Underwriters have agreed to purchase all (but not less than all) of the Series 2024 Bonds at a purchase price of \$[] (which equals the par amount of the Series 2024 Bonds of \$, less an Underwriters' discount of \$), pursuant to a Bond Purchase Agreement entered into among the Issuer, Samuel A. Ramirez & Company, Inc., as representative ("*Ramirez*") on behalf of itself, Robert W. Baird & Co. Incorporated and Oppenheimer & Co. Inc., and the Borrower (the "*Bond Purchase Agreement*"). Pursuant to the Bond Purchase Agreement, the Borrower has agreed to indemnify the Underwriters and the Issuer against certain liabilities, including certain liabilities arising out of or based upon any untrue statements or alleged untrue statements contained in this Limited Offering Memorandum or omissions of material facts from this Limited Offering Memorandum. The obligation of the Underwriters to accept delivery of the Series 2024 Bonds is subject to the various conditions of the Bond Purchase Agreement.

In the ordinary course of their various business activities, the Underwriters and their respective affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer. The Underwriters and their respective affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

In the ordinary course of its business, the Underwriters and/or certain of their affiliates have in the past and may in the future engage in investment banking, commercial banking or other transactions of a financial nature with the Borrower, Hilbert and their respective affiliates, for which they have received, or may receive, customary compensation.

In addition, certain of the Underwriters and the initial purchasers may have entered into distribution agreements with other broker-dealers (that have not been designated by the Issuer as Underwriters or are not the initial purchasers) for the distribution of the Series 2024 Bonds at the original issue prices. Such agreements generally

provide that the relevant Underwriter or initial purchaser will share a portion of its underwriting compensation or selling concession with such broker-dealers.

CONTINUING DISCLOSURE

[TO BE UPDATED UPON REVIEW OF CDA LOOKBACK]

In accordance with the requirements of Rule 15c2-12 (the “Rule”) of the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, the Borrower and each Guarantor will enter into separate Continuing Disclosure Agreements, each dated as of [September] 1, 2024 (each, a “*Continuing Disclosure Agreement*” and collectively, the “*Continuing Disclosure Agreements*”), with the Trustee (together with any successor dissemination agent, the “*Dissemination Agent*”). Pursuant to each Continuing Disclosure Agreement, the Borrower and each Guarantor will covenant for the benefit of the Bondowners to provide, or cause to be provided, to the Municipal Securities Rulemaking Board (the “MSRB”) (i) the annual audited financial statements of the Borrower, and the annual audited financial statements of the applicable Guarantor, respectively (the “*Annual Report*”) within the time period set forth in the applicable Continuing Disclosure Agreement and (ii) notices (“*Material Event Notices*”) of the occurrence of certain listed events respecting the Series 2024 Bonds within ten business days after their occurrence. The specific nature of the information to be contained in the annual reports for the Borrower and each Guarantor and the notices of material events is set forth in *Appendix F – “FORM OF CONTINUING DISCLOSURE AGREEMENTS.”*

The Borrower and each Guarantor is solely responsible for providing the Annual Reports and any Material Event Notices. The Issuer, in its capacity as Issuer, has no responsibility or liability to the Bondowners or any other person for making, monitoring or the content of any disclosures made by or on behalf of the Borrower or each Guarantor.

Each Guarantor also participates in separate continuing disclosure agreements in connection with municipal securities issuances unrelated to the issuance of the Series 2024 Bonds.

FINANCIAL STATEMENTS

[The financial statements of the Borrower as of and for the fiscal year ended December 31, 2023, included in *Appendix B* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon.]

The financial statements of Fond du Lac County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-1* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Iowa County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-2* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Forest County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-3* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Price County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-4* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Jefferson County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-5* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Lafayette County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-6* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Marathon County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-7* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements

of Waushara County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-8* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Sawyer County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-9* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon. The financial statements of Taylor County as of and for the fiscal year ended [December 31, 2023], included in *Appendix C-10* to this Limited Offering Memorandum have been audited by [____], independent certified public accountants, to the extent and for the periods indicated in their reports thereon.

[COUNTY AUDITOR DISCLOSURE LANGUAGE TO BE ADDED AS NEEDED] [____] has not been engaged to perform and has not performed, since the date of its reports included herein in *Appendix C-[]* and *Appendix C-[]*, any procedures on the financial statements addressed in these reports. [____] has also not performed any procedures related to this Limited Offering Memorandum.

MISCELLANEOUS

The references herein to the Series 2024 Bonds, the Indenture, the Guaranty Agreements, the Promissory Note, and the Loan Agreement are brief outlines of certain provisions thereof and do not purport to be complete. For full and complete statements of such provisions reference is made to such documents. Copies of the documents mentioned under this heading are on file at the offices of Samuel A. Ramirez & Company, Inc., New York, New York and the Issuer and following delivery of the Series 2024 Bonds will be on file at the offices of the Trustee.

It is anticipated that CUSIP identification numbers will be printed on the Series 2024 Bonds, but neither the failure to print such numbers on any Bond nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Series 2024 Bonds.

The attached Appendices are integral parts of this Limited Offering Memorandum and must be read together with all of the foregoing statements.

This Limited Offering Memorandum has been approved, after due investigation on their parts, by the Issuer solely with respect to the information under the headings “*THE ISSUER*” and “*ABSENCE OF MATERIAL LITIGATION – Issuer*” and by the Borrower with respect to the remaining information herein, for distribution by the Underwriters to prospective purchasers of the Series 2024 Bonds. The information herein under the heading “*THE SERIES 2024 BONDS - DTC and Its Participants*” has been provided by DTC. The information in *Appendix C* has been provided by each of the Guarantors.

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The execution and delivery of this Limited Offering Memorandum has been duly authorized by the Borrower.

BUG TUSSEL 2, LLC

By: _____
Name:
Title:

APPENDIX A

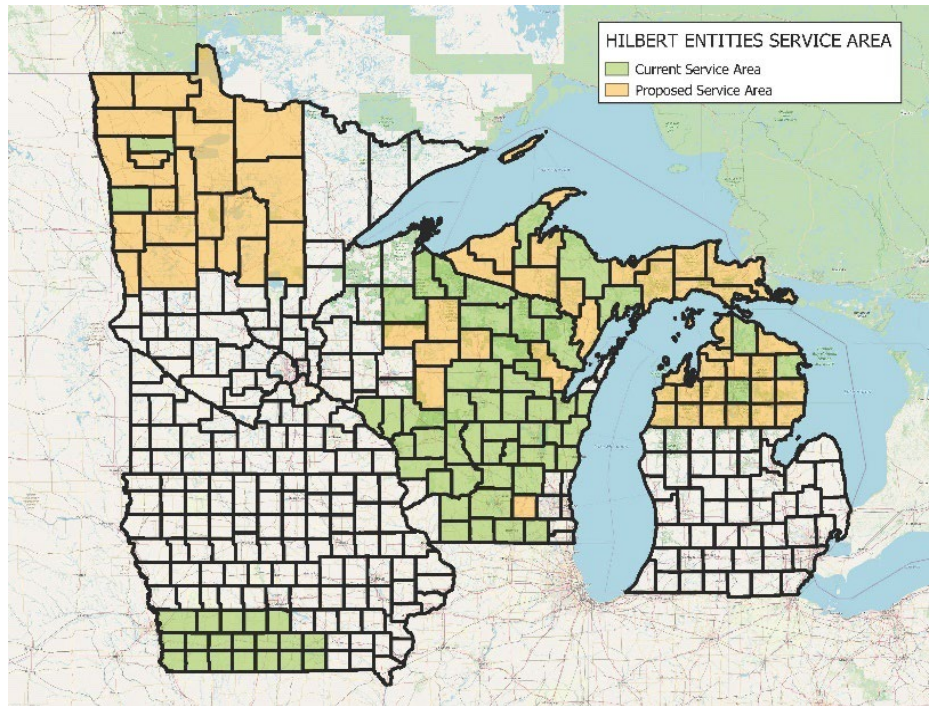
[TO BE UPDATED BY BORROWER, CONSIDER ADDING DISCLOSURE RE BUG TUSSEL 1 PROJECTS/STATUS]

The Borrower and Hilbert Communications, LLC

The Borrower, a Wisconsin limited liability company, is a wholly-owned subsidiary of Hilbert Communications, LLC (“*Hilbert*”). The Borrower was created as a special purpose entity for the sole purpose of owning and operating the Project to provide fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive.

Hilbert, in addition to the Borrower, wholly owns Bug Tussel Wireless LLC (“*BTW*”), Northwoods Communication Technologies LLC (“*Northwoods*”), Midwest Data Core LLC (“*MDC*”), Michigan Wireless LLC (“*Michigan*”), Red Tail Tower LLC (“*Red Tail*”), KES Excavating Services, LLC (“*KES*”), Cloud 1 Services LLC and Cloud 1 LLC (aggregately “*Cloud 1*” and, together with Hilbert, BTW, Northwoods, MDC, Michigan, Red Tail, KES and the Borrower, each a “*Hilbert Entity*” and, collectively, the “*Hilbert Entities*”). Hilbert was formed in 2008 to consolidate into one ownership structure the assets and operations of several entities working together to construct and promote rural telecommunications infrastructure. BTW was formed in 2003 and has been providing services to two national carriers for the past 20 years. **For the avoidance of doubt, Hilbert, BTW, Northwoods, MDC, Michigan, Red Tail, KES and Cloud 1 are NOT obligated to make payments or otherwise provide security for the Borrower’s obligations under the Loan Agreement and are NOT available as security for the Trustee or holders of the Bonds.**

The Hilbert Entities provide fixed wireless broadband, cellular or fiberoptic services at speeds from 1 Mbps to 10 Gbps to rural residences and businesses as well as to large national carriers on a wholesale basis throughout 71 counties in Wisconsin, Iowa, Minnesota and Michigan and they have plans to enter 57 additional counties in the near future as depicted in the maps below (not all such future operations will be funded with Bond proceeds).

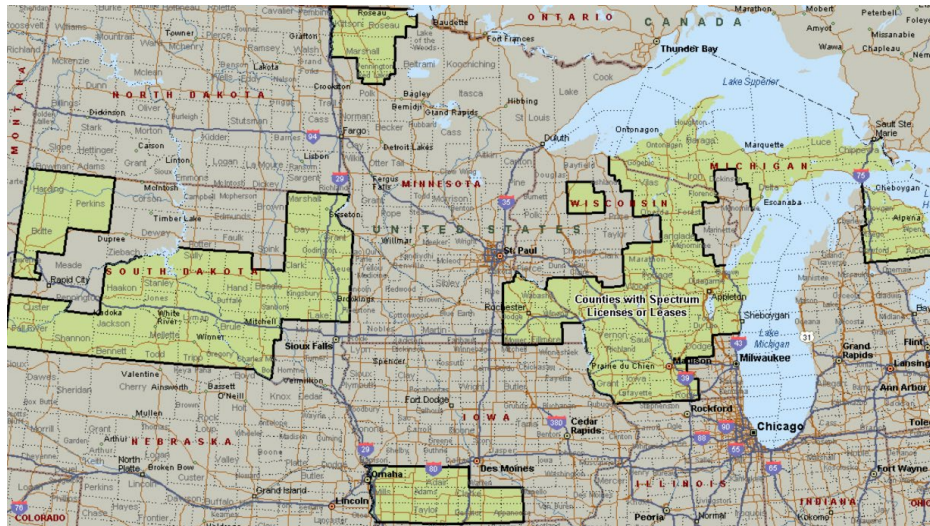


*Areas shaded above in green reflect the Hilbert Entities' current operations; areas shaded in orange reflect the anticipated operations of the Hilbert Entities.

BTW also has a multi-year contract with a national carrier to provide construction, roaming and management services throughout many of these counties beginning in 2016 which is renewable by the carrier through 2031. BTW has intercarrier roaming or connection agreements with the three largest domestic cellular carriers in the United States. BTW also has a National Agency Agreement with AT&T to sell AT&T's product line in rural markets in the Great Lakes and Northern Plains Regions of AT&T with provisions to expand beyond those two markets.

BTW utilizes the switching, routing and peering capabilities of MDC through a data center located in Madison, Wisconsin that participates in peering arrangements with over 25 popular data traffic and content companies. A high percent (in excess of 50%) of BTW's traffic is offloaded directly to providers thereby reducing latency and cost. The facilities and efficiencies of these networks will be made available to the Borrower.

Michigan is among the largest rural license holders of CMRS (Commercial Mobile Radio Services) spectrum in the United States. These licenses allow the provision of 4G LTE and 5G services and will likely be used in future generations of wireless technology. Michigan holds title of over 35 million Mhz POPs (population times the number of Mhz of spectrum) in the Upper Midwest as depicted in the map below:



*Areas shaded in green above indicate where the Hilbert Entities have access to FCC licenses either through ownership or Long-term DeFacto Spectrum Leases. Access indicated above may not include the entire county in some instances.

Cloud 1 provides site acquisition, engineering, regulatory, zoning and permitting services to their affiliates and to third parties. Cloud 1 will be handling right of way acquisition, site acquisition and regulatory for the Borrower at cost. Cloud 1, upon proper approvals and completion of land leases, easements or right of way agreements, hands sites and other real estate to Red Tail for construction. Red Tail provides construction management, tower construction, and fiberoptic construction services to its affiliates and to third parties. In December, 2022, Hilbert acquired the KES. KES is a fiber installation contractor with an experienced management team and employee base. KES has the capacity to operate multiple fiber installation crews and can manage and perform large scale fiber construction projects. KES now manages Borrower's fiber installation projects.

As of July 1, 2023, the Hilbert Entities were operating or constructing 364 mobility broadband sites for a national wireless carrier, were operating or constructing 363 wireless broadband sites, and were operating or constructing approximately 2200 miles of fiberoptic cable with an agreement to construct and operating an additional 1,000 miles by December 31, 2026. BTW continues to operate approximately 35 sites for a national carrier that operate with LTE data and 2G voice in Central Wisconsin. The Hilbert Entities own interests between 50% and 100% either directly or through joint ventures in approximately 100 towers as of July 1, 2023, with roughly 80 additional towers in development.

The Hilbert Entities operate out of a corporate headquarters facility and warehouse and prebuild facility located in Green Bay, Wisconsin. Hilbert also operates its flagship AT&T retail location in Baraboo, Wisconsin and routes AT&T activations from ten sales regions into that office. Another five sales regions were added in 2022 along with retail offices in Shawano, Wisconsin and Platteville, Wisconsin which were added in 2023.

The Hilbert Entities compete well in the retail arena with superior customer support, a highly reliable network and a drive to serve unserved areas. Its fiber initiatives are "first to market" in unserved or underserved markets along with the trademark customer support and network reliability. Hilbert has a wholesale niche with two national carriers by providing low-cost wholesale data, highly reliable network transport, and adaptability to meet carrier needs for construction timelines and design.

Bug Tussel 1, LLC's Deployment of Assets Funded with the Series 2021 Bonds and the Series 2022 Bonds

As of July 1, 2023, the Borrower has expended or requested to expend 90% of the Project Fund related to the Series 2021 Project.

Engineering on all portions of the fiberoptic project is nearing completion. Permitting for the fiberoptic portion of the project is approaching 80% complete. The Borrower and its subcontractors have up to twenty (20) crews working on the fiber plowing and directional boring with certain portions of the middle mile fiberoptic network likely being operational late this year.

On the tower portion of the Series 2021 Project, nearly all of the tower sites have land leases secured. These leased tower sites are currently in the federal and state environmental regulatory and local government zoning and permitting processes. The Borrower anticipates that five (5) more project towers will be completed by the end of 2023.

As of July 1, 2023, the Borrower has expended or requested to expend 50% of the Project Fund related to the Series 2022 Project.

Engineering on all portions of the Series 2022 fiberoptic project is nearing completion. Permitting for this year's fiberoptic build plan is approaching 100% completion.

On the tower portion of the Series 2022 Project, the Company continues to pursue land leases for the Series 2022 tower sites. These leased tower sites are currently in the federal and state environmental regulatory and local government zoning and permitting processes. The Borrower anticipates that thirty (30) Series 2022 Project towers will be completed by the end of 2023.

The Borrower has been able to effectively mitigate any supply chain issues or labor shortages and believes it is somewhat ahead of schedule on the implementation of the overall project. Fiber construction will accelerate as contiguous routes complete permitting. All construction crews have been effectively identified and contracted for the Series 2021 and Series 2022 Projects.

The Borrower has also been preselling its fiberoptic broadband service and has in excess of 1,200 pre-subscription interests identified. The broadband preselling efforts will continue to ramp up with a target goal of 5,000 identified pre-subscriptions by year end 2022. The Borrower's pro forma information included in "THE BORROWER'S PROJECTED DEBT SERVICE COVERAGE AND KEY OPERATING STATISTICS" projected zero, 1,000 and 4,500 fiberoptic customers at the end of 2022, 2023 and 2024, respectively. The Company has instituted a process of identifying the social impact of number of unserved and underserved broadband customers who are being provided service as a result of the Series 2021 or Series 2022 projects.

APPENDIX B

Audited Financial Statements of the Borrower

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APPENDIX C-1

Audited Financial Statements of Fond du Lac County, Wisconsin

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APPENDIX C-2

Audited Financial Statements of Iowa County, Wisconsin

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APPENDIX C-3

Audited Financial Statements of Forest County, Wisconsin

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APPENDIX C-4

Audited Financial Statements of Price County, Wisconsin

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APPENDIX C-5

Audited Financial Statements of Jefferson County, Wisconsin

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APPENDIX C-6

Audited Financial Statements of Lafayette County, Wisconsin

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APPENDIX C-7

Audited Financial Statements of Marathon County, Wisconsin

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APPENDIX C-8

Audited Financial Statements of Waushara County, Wisconsin

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APPENDIX C-9

Audited Financial Statements of Sawyer County, Wisconsin

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APPENDIX C-10

Audited Financial Statements of Taylor County, Wisconsin

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APPENDIX D

Forms of the Indenture, the Loan Agreement, the Guaranty Agreements, and the Reimbursement Agreements

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APPENDIX E

Form of Bond Counsel Opinion

_____, 2024

\$[_____]

**Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)**

We have acted as bond counsel in connection with the issuance by Fond du Lac County, Wisconsin (the “Issuer”), of its \$[_____] Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “Series 2024 Bonds”). We have investigated the law and examined such certified proceedings, including specimen bonds and other papers as we deemed necessary to render this opinion.

The Series 2024 Bonds are issued pursuant to an Indenture of Trust dated as of [September] 1, 2024 (the “Indenture”), by and between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”) and authorized pursuant to a resolution adopted by the Issuer on [May __], 2024 (the “Resolution”), and the Issuer has loaned the bond proceeds to Bug Tussel 2, LLC, a Wisconsin limited liability company (the “Borrower”). The loan is evidenced by the Borrower’s promissory note in the amount of \$[_____] (the “Series 2024 Promissory Note”). Pursuant to the Loan Agreement dated as of [September] 1, 2024 (the “Loan Agreement”), between the Issuer and the Borrower, the Borrower agrees to make payments sufficient to pay when due the principal of, premium, if any, and interest on the Series 2024 Bonds, and such payments and other revenues under the Loan Agreement and the rights of the Issuer thereunder are pledged and assigned by the Issuer as security for the Series 2024 Bonds.

The Series 2024 Bonds are payable solely from: (i) payments by the Borrower on the Series 2024 Promissory Note or pursuant to the Loan Agreement (excluding any amounts payable by the Borrower to the Issuer pursuant to the Loan Agreement for any indemnity payments) and (ii) all cash and securities held from time to time in certain trust funds held by the Trustee under the Indenture (the “Pledged Revenues”).

As to factual matters material to our opinion, we have relied upon representations of the Issuer and the Borrower contained in the Bond Purchase Agreement dated [September __], 2024, among Samuel A. Ramirez & Company, Inc., as representative for the underwriters, and the Issuer, with the Letter of Representations from the Borrower and accepted and agreed to by the Issuer (the “Bond Purchase Agreement”), the Loan Agreement and the Indenture and certificates of representatives of the Borrower and public officials (including certifications as to the use of Series 2024 Bond proceeds and the operation and use of the Project), without undertaking to verify the same by independent investigation.

We have not passed upon any matters relating to the business, properties, affairs or condition (financial or otherwise) of the Borrower, and no inference should be drawn that we have expressed any opinion on matters relating to the ability of the Borrower to perform its obligations under the contracts described herein.

The rights of the owners of the Series 2024 Bonds and the enforceability of the Series 2024 Bonds, the Indenture, the Loan Agreement, the Series 2024 Promissory Note and the Bond Purchase Agreement may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent constitutionally applicable and that their enforcement may be subject to the exercise of judicial discretion in accordance with general principles of equity.

Based upon the foregoing, we are of the opinion that, as of the date hereof:

The Issuer is a political subdivision of the State of Wisconsin, duly and validly created and existing under the Constitution and laws of the State of Wisconsin and has the power to issue the Series 2024 Bonds and to enter into and perform under the Bond Purchase Agreement, the Loan Agreement and the Indenture.

The Bond Purchase Agreement, the Loan Agreement, the Indenture and the Series 2024 Promissory Note have been duly authorized, executed and delivered by the respective parties thereto and are valid, binding and enforceable

obligations of such parties. All rights of the Issuer under the Loan Agreement and the Series 2024 Promissory Note have been validly assigned to the Trustee under the Indenture.

The Indenture creates a valid first lien on the revenues pledged thereunder and on the rights of the Issuer under the Loan Agreement (except for the right to enforce certain limited provisions of the Loan Agreement), subject, however, to the requirement under current law that it is necessary that the Trustee file appropriate Uniform Commercial Code continuation statements at such intervals required by applicable law and that the Trustee maintain physical possession of any money or instruments that may constitute or evidence the revenues pledged under the Indenture.

The Series 2024 Bonds have been duly authorized, executed and delivered by the Issuer and, assuming all Series 2024 Bonds have been authenticated by the Trustee, the Series 2024 Bonds are valid and binding special and limited obligations of the Issuer, payable solely from the Pledged Revenues, and not from any other revenues, funds or assets of the Issuer. The Series 2024 Bonds and the interest payable thereon do not constitute a charge against the general credit of the Issuer. Neither the faith and credit nor the taxing powers of the Issuer, the State of Wisconsin or any political subdivision thereof is pledged to the payment of the principal of or interest or premium, if any, on the Series 2024 Bonds.

Under existing laws, interest on the Series 2024 Bonds is included in gross income for federal income tax purposes pursuant to the Internal Revenue Code of 1986, as amended.

This opinion is limited to the matters specifically stated in this letter, and no further opinion is to be implied or may be inferred beyond the opinions specifically stated herein. Unless otherwise stated herein, we have made no independent investigation regarding factual matters. This opinion is based solely on the state of the law as of the date of this opinion, and we specifically disclaim any obligation to monitor any of the matters stated in this opinion or to advise the persons entitled to rely on this opinion of any change in law or fact after the date of this opinion which might affect any of the opinions stated herein.

Very truly yours,

APPENDIX F

Form of Continuing Disclosure Agreements

APPENDIX G

Form of Investor Letter

_____, 2024

U.S. Bank Trust Company, National Association, as Trustee 1555 North RiverCenter Drive, Suite 203 Milwaukee, WI 53212	Samuel A. Ramirez & Company, Inc. 61 Broadway, 29th Floor New York, NY 10006
Robert W. Baird & Co. Incorporated 777 E Wisconsin Avenue 25th Floor Milwaukee, WI 53202-5391	Oppenheimer & Co. Inc. []

\$[]
FOND DU LAC COUNTY, WISCONSIN
TAXABLE REVENUE BONDS, SERIES 2024
(BUG TUSSEL 2, LLC PROJECT) (SOCIAL BONDS)

Ladies and Gentlemen:

The undersigned (the “Investor”) is purchasing Fond du Lac County, Wisconsin Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “Bonds”) issued by Fond du Lac County, Wisconsin (the “Issuer”) pursuant to that certain Indenture of Trust, dated as of [September] 1, 2024 (the “Indenture”), between the Issuer and U.S. Bank Trust Company, National Association, as trustee. In connection with the Investor’s purchase of the Bonds, the Issuer, Bug Tussel 2, LLC (the “Company”), Samuel A. Ramirez & Company, Inc. (“Ramirez”), Robert W. Baird & Co. Incorporated (“Baird”) and Oppenheimer & Co. Inc. (“Oppenheimer” and, together with Baird and Ramirez, the “Underwriters”) have requested and the Investor has agreed to execute and deliver this letter (this “Investor Letter”). Capitalized terms used herein and not otherwise defined shall have the meaning ascribed to them in the LOM (as defined below).

In connection with such purchase, the undersigned hereby represents, warrants, covenants, and agrees as follows:

1. The Investor is a “qualified institutional buyer” within the meaning of Rule 144A promulgated and adopted by the Securities and Exchange Commission pursuant to the Securities Act of 1933, as amended (the “Securities Act”) and is purchasing a portion of the Bonds or the beneficial interest therein.

2. The Investor has authority to purchase the Bonds or beneficial interest therein and to execute this letter and any other instruments and documents required to be executed by the Investor in connection with the purchase of the Bonds or beneficial interest therein.

3. The Investor has the knowledge and experience in financial and business matters, including purchase and ownership of revenue bonds, as to be capable of evaluating the merits and risks of an investment in the Bonds. The Bonds are a financially suitable investment for the Investor consistent with its investment policies, needs and objectives. The Investor represents that it is able to bear the economic risk of an investment in the Bonds, including an entire loss of its investment.

4. The Investor has received a final Limited Offering Memorandum related to the Bonds (the “LOM”). The Investor acknowledges that it has undertaken its own independent analysis of the LOM and based its decision to invest solely on the content of the LOM.

5. The Investor acknowledges that it has not relied upon any advice, counsel, representation or other information of the Issuer, Ramirez, Baird or Oppenheimer in connection with the Investor's purchase of the Bonds or beneficial interest therein.

6. The Investor and its advisors have had a reasonable opportunity (a) to ask questions of and receive answers from the Company concerning the terms and conditions of the offering of the Bonds and (b) to obtain (i) additional information necessary to verify the accuracy of the information obtained by, or made available to, the Investor and (ii) information and materials the Investor regards as relevant to evaluate properly the merits and risks of an investment in the Bonds.

7. The Investor further acknowledges that the Underwriters have not provided any recommendation to purchase the Bonds to the Investor.

8. The Investor is purchasing the Bonds or beneficial interest therein for investment for its own account and is not purchasing the Bonds or beneficial interest therein for resale, distribution, or other disposition, and the Investor has no present intention to resell, distribute, or otherwise dispose of all or any part of the Bonds or beneficial interest therein. The Investor acknowledges that the transfer of the Bonds or beneficial interest therein is currently restricted pursuant to the terms of Section 2.06 of the Indenture which provides that a transfer may be made only to another purchaser who is a "qualified institutional buyer" described above. Transfer is further restricted to denominations of Bonds in "Authorized Denominations" only, being denominations of \$100,000, or any integral multiples of \$5,000 in excess thereof. Reference is further made to the section of the LOM related to the Bonds captioned "NOTICE TO INVESTORS."

9. The Investor agrees that it will not offer, sell, pledge or otherwise transfer the Bonds, prior to the expiration of the applicable holding period with respect to restricted securities set forth in Rule 144A, except where:

- a. (1) the security is eligible for resale pursuant to Rule 144A, to a person who the seller reasonably believes is a Qualified Institutional Buyer that purchases for its own account or for the account of a Qualified Institutional Buyer in a transaction meeting the requirements of Rule 144A, (2) in a transaction meeting the requirements of Rule 144 under the Securities Act, or (3) in accordance with another exemption from the registration requirements of the Securities Act;
- b. to the Company or any subsidiary thereof; or
- c. pursuant to an effective registration statement under the Securities Act and, in each case described in this Section 9, in accordance with any applicable securities laws of any state of the United States or any other applicable jurisdiction.

10. The Investor acknowledges that the Bonds are a speculative investment; that there is a high degree of risk in investing in the Bonds.

11. In connection with the initial purchase of the Bonds, the Investor acknowledges that, under Rule 144A(d)(4) of the Securities Act, upon its request, certain financial information with respect to the Company is required to be provided to the Investor (e.g., the Company's most recent balance sheet and profit and loss and retained earnings statements, and similar financial statements for such part of the two preceding fiscal years as the Company has been in operation) (the "Financial Information") and, as of the date hereof, certain of such Financial Information which is available has been included by the Company in the LOM.

12. Other than the addressees hereto, the representations, agreements and acknowledgements contained in this letter may not be relied upon by any person. Without limiting the generality of the foregoing, nothing in this letter will be deemed to relieve any party of its obligations under any federal or state securities laws.

13. This letter shall be binding upon the undersigned as of the date first written above.

Very truly yours,

APPENDIX H

Specimen Municipal Bond Insurance Policy

BOND PURCHASE AGREEMENT
[/PAR AMOUNT]
FOND DU LAC COUNTY, WISCONSIN
TAXABLE REVENUE BONDS, SERIES 2024
(BUG TUSSEL 2, LLC PROJECT) (SOCIAL BONDS)

[], 2024

Fond du Lac County, Wisconsin
City/County Government Center
160 S. Macy Street
Fond du Lac, WI 54935

Ladies and Gentlemen:

Samuel A. Ramirez & Company, Inc. (the “**Representative**”) on behalf of itself, Robert W. Baird & Co. Incorporated and Oppenheimer & Co. Inc. (together, the “**Underwriters**”) offers to enter into this Bond Purchase Agreement, including the Letter of Representations attached hereto as **Exhibit B** (the “**Letter of Representations**”) and all other Exhibits attached hereto (the “**Bond Purchase Agreement**”) with Fond du Lac County, Wisconsin (the “**Issuer**”), with the approval of Bug Tussel 2, LLC, a Wisconsin limited liability company (the “**Company**”), which, upon your acceptance of this offer, will be binding upon the Issuer, the Company and the Underwriters. Unless otherwise provided, terms not otherwise defined herein shall have the same meanings as set forth in the Indenture or the Limited Offering Memorandum (each as defined herein). This offer is made subject to your acceptance of this Bond Purchase Agreement on or before 5:00 P.M., EST on this date.

The Issuer desires to issue its \$[/PAR AMOUNT] Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “**Bonds**” or “**Series 2024 Bonds**”).

The Bonds shall be issued for the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund for the Bonds; (vi) payment of such project costs located in the counties of Fond du Lac, Iowa, Forest, Price, Jefferson, Lafayette, Marathon, Waushara, Sawyer and Taylor, each a political subdivision of the State of Wisconsin (each a “**Participating County**” and together, the “**Participating Counties**”); and (vii) payment of certain costs of issuance related to the issuance of the Bonds, all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive (collectively, the “**Project**”).

The Bonds will be issued pursuant to an Indenture of Trust dated as of [September] 1, 2024 (the “**Indenture**”), between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “**Trustee**”) and pursuant to resolutions of the Issuer adopted on May 21, 2024 and [], 2024 (collectively, the “**Resolution**”). Contemporaneously with the execution of the Indenture, the Issuer and

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the Company will enter into a Loan Agreement dated as of [September] 1, 2024 (the “**Loan Agreement**”) between the Issuer and the Company.

The Bonds will be payable solely from the payments made by the Company pursuant to the Loan Agreement. The Bonds will be further secured by: (i) a Guaranty Agreement, dated as of [September] 1, 2024, from Fond du Lac County (“**Fond du Lac County**”) to the Trustee and the Bond Insurer (as defined below), pursuant to which Fond du Lac County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Fond du Lac County Guaranty**”); (ii) a Guaranty Agreement, dated as of [September] 1, 2024, from Iowa County (“**Iowa County**”) to the Trustee and the Bond Insurer, pursuant to which Iowa County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Iowa County Guaranty**”); (iii) a Guaranty Agreement, dated as of [September] 1, 2024, from Forest County (“**Forest County**”) to the Trustee and the Bond Insurer, pursuant to which Forest County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Forest County Guaranty**”); (iv) a Guaranty Agreement, dated as of [September] 1, 2024, from Price County (“**Price County**”) to the Trustee and the Bond Insurer, pursuant to which Price County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Price County Guaranty**”); (v) a Guaranty Agreement, dated as of [September] 1, 2024, from Jefferson County (“**Jefferson County**”) to the Trustee and the Bond Insurer, pursuant to which Jefferson County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Jefferson County Guaranty**”); (vi) a Guaranty Agreement, dated as of [September] 1, 2024, from Lafayette County (“**Lafayette County**”) to the Trustee and the Bond Insurer, pursuant to which Lafayette County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Lafayette County Guaranty**”); (vii) a Guaranty Agreement, dated as of [September] 1, 2024, from Marathon County (“**Marathon County**”) to the Trustee and the Bond Insurer, pursuant to which Marathon County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Marathon County Guaranty**”); (viii) a Guaranty Agreement, dated as of [September] 1, 2024, from Waushara County (“**Waushara County**”) to the Trustee and the Bond Insurer, pursuant to which Waushara County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Waushara County Guaranty**”); (ix) a Guaranty Agreement, dated as of [September] 1, 2024, from Sawyer County (“**Sawyer County**”) to the Trustee and the Bond Insurer, pursuant to which Sawyer County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Sawyer County Guaranty**”); and (x) a Guaranty Agreement, dated as of [September] 1, 2024, from Taylor County (“**Taylor County**” and, together with Fond du Lac County, Iowa County, Forest County, Price County, Jefferson County, Lafayette County, Marathon County, Waushara County and Sawyer County, the “**Counties**”) to the Trustee and the Bond Insurer, pursuant to which Taylor County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “**Taylor County Guaranty**” and, together with the Fond du Lac County Guaranty, the Iowa County Guaranty, the Forest County Guaranty, the Price County Guaranty, the Jefferson County Guaranty, the Lafayette County Guaranty, the Marathon County Guaranty, the Waushara County Guaranty and the Sawyer County Guaranty, the “**Guarantees**”).

The Company will enter into separate Reimbursement Agreements, each dated as of [September] 1, 2024 (collectively, the “**Reimbursement Agreements**”) with each of the Counties pursuant to which the Company will reimburse certain amounts to the Counties. Hilbert Communications, LLC (“**Hilbert**”) will provide guaranties to each of the Counties (collectively, the “**Hilbert Guarantees**”) in connection with the Company’s obligations under the Reimbursement Agreements.

The Company has received a commitment from Build America Mutual Assurance Company (the “**Bond Insurer**”) for the issuance of a Municipal Bond Insurance Policy (the “**Bond Insurance Policy**”) insuring the scheduled payment of principal and interest on the 2024 Bonds when due.

Each Participating County will enter into an Intergovernmental Agreement dated [September __], 2024, to appoint the Issuer as the issuer of the Bonds for the purpose of financing the Project on behalf of the Borrower, and as an agent on behalf of the Participating Counties with respect to the Pledge of Membership Agreement, dated as of [September __], 2024, by and between Hilbert, and the Issuer for the benefit of the Participating Counties, and other counties as may be joined to the Intergovernmental Agreement after the date thereof.

The “**Project Documents**” include any material agreement entered into in connection with the Project, excluding any Transaction Document, with total payments by or to the Company in excess of \$1,000,000 or with a term greater than one (1) year.

1. **Purchase Price.** Upon the terms and conditions and upon the basis of the respective representations and covenants set forth herein and in the Letter of Representations, the Underwriters hereby agree to purchase from the Issuer, and the Issuer hereby agrees to sell to the Underwriters, all (but not less than all) of the Bonds. The purchase price of the Bonds and a maturity table is set forth in **Exhibit A** hereto. Such purchase price shall be paid at the Closing (defined herein) in accordance with Section 9 hereof.

2. **Execution; Effective Date.** This Bond Purchase Agreement shall become legally effective upon its acceptance by the Issuer, as evidenced by the signature of an authorized representative of the Issuer, in the space provided therefor below.

3. **Limited Public Offering.** The Underwriters agree to make an initial bona fide limited public offering of all of the Bonds at not in excess of the public offering prices set forth on Exhibit A attached hereto, and, subject to Section 2 hereof, may subsequently change such offering price without any requirement of prior notice. The Bonds will be offered only to “Qualified Institutional Buyers” within the meaning of Rule 144A promulgated under the Securities Act of 1933, as amended (the “**Securities Act**”). The Underwriters may offer and sell Bonds to certain dealers (including dealers depositing bonds into investment trusts), money market funds (including money market funds sponsored or managed by the Underwriters) and others at prices lower than such public offering prices. The Underwriters also reserve the right to: (i) over-allot or effect transactions which stabilize or maintain the market price of the Bonds at levels above those that might otherwise prevail in the open market and (ii) discontinue such stabilizing, if commenced, at any time without prior notice.

4. **The Representative.** The Representative, on behalf of the Underwriters, is duly authorized to execute this Bond Purchase Agreement. The Representative shall represent at the Closing that it was, at the time of the execution of this Bond Purchase Agreement, and is, at the time of the Closing, an entity duly organized, validly existing and in good standing under the laws of the jurisdiction of its organization.

5. **Limited Offering Memorandum**

(a) The Company has previously delivered, or caused to be delivered, to the Underwriters, the Preliminary Limited Offering Memorandum dated [September __, 2024] (the “**Preliminary Limited Offering Memorandum**”) in a “**designated electronic format**,” as defined in the Municipal Securities Rulemaking Board’s (“**MSRB**”) Rule G-32 (“**Rule G-32**”). The Company will prepare or cause to be prepared a final Limited Offering Memorandum (the “**Limited Offering Memorandum**”) relating to the Bonds, which will be (i) dated the date of this Bond Purchase Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission’s Rule 15c2-12, as amended (the “**Rule**”), (iii) in a “designated electronic format” and (iv) substantially in the form of the most recent version of the Preliminary Limited Offering Memorandum provided to the Underwriters

before the execution hereof. Such final Limited Offering Memorandum, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds, is herein referred to as the “**Limited Offering Memorandum.**” Until the Limited Offering Memorandum has been prepared and is available for distribution, the Company shall provide to the Underwriters sufficient quantities of the Preliminary Limited Offering Memorandum (which may be in electronic form) as the Representative deems necessary to satisfy the obligations of the Underwriters under the Rule with respect to distribution to each potential customer, upon request, of a copy of the Preliminary Limited Offering Memorandum.

(b) The Preliminary Limited Offering Memorandum has been prepared for use by the Underwriters in connection with the public offering, sale and distribution of the Bonds. Except for the information in the Preliminary Limited Offering Memorandum under the captions “THE ISSUER” and “ABSENCE OF MATERIAL LITIGATION – Issuer” (together, the “**Issuer Portions**”) and the captions “THE BONDS – Bonds in Book-Entry-Form,” and “UNDERWRITING,” the Company hereby represents and warrants that the Preliminary Limited Offering Memorandum was deemed final as of its date for purposes of the Rule, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of the Rule. The Issuer hereby represents and warrants that the information in the Issuer Portions of the Preliminary Limited Offering Memorandum was deemed final as of its date for purposes of the Rule, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of the Rule.

(c) The Company represents that it has reviewed and approved the information in the Limited Offering Memorandum and hereby authorizes the Limited Offering Memorandum to be used by the Underwriters in connection with the public offering and sale of the Bonds. The Issuer represents that it has reviewed and approved the information in the Issuer Portions of the Limited Offering Memorandum and hereby authorizes the Limited Offering Memorandum to be used by the Underwriters in connection with the public offering and sale of the Bonds. The Company ratifies and consents to the use by the Underwriters prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with the public offering of the Bonds. The Company shall provide, or cause to be provided, to the Representative as soon as practicable after the date of the Issuer’s acceptance and the Company’s approval of this Bond Purchase Agreement (but, in any event, not later than within seven (7) business days after the Issuer’s acceptance and the Company’s approval of this Bond Purchase Agreement and in sufficient time to accompany any confirmation that requests payment from any customer) the Limited Offering Memorandum which is complete as of the date of its delivery to the Underwriters. The Issuer and the Company shall provide the Limited Offering Memorandum, or cause the Limited Offering Memorandum to be provided, (i) in a “designated electronic format” consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Representative shall request in order for the Underwriters to comply with Section (b)(4) of the Rule and the rules of the MSRB.

(d) If, after the date of this Bond Purchase Agreement to and including the date the Underwriters are no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to the Rule (the earlier of (i) ninety (90) days from the “end of the underwriting period” (as defined in the Rule) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than twenty-five (25) days after the “end of the underwriting period” for the Bonds, the Issuer becomes aware of any fact or event which might or would cause the Issuer portions of the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the Issuer will notify the

Representative (and for the purposes of this clause provide the Representative with such information as it may from time to time request), and if, in the reasonable opinion of the Representative, such fact or event requires preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the Issuer will forthwith prepare and furnish, at the Company's expense (in a form and manner approved by the Representative), either an amendment or a supplement to the Limited Offering Memorandum so that the statements in the Limited Offering Memorandum as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein not misleading or so that the Limited Offering Memorandum will comply with law; provided, however, that for all purposes of this Bond Purchase Agreement and any certificate delivered by the Issuer in accordance herewith, the Issuer makes no representations with respect to the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York ("**DTC**"), or its book-entry-only system. If such notification shall be subsequent to the Closing, the Issuer and the Company shall furnish such certificates and other documents as the Representative may reasonably deem necessary to evidence the truth and accuracy of such supplement or amendment to the Limited Offering Memorandum. The Issuer and the Company shall provide any such amendment or supplement, or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Representative shall request in order for the Representative to comply with Section (b)(4) of the Rule and the rules of the MSRB.

(c) The Underwriters hereby agree to timely file the Limited Offering Memorandum (and any amendment or supplement to the Limited Offering Memorandum prepared in accordance with Section 3(d) above) with the MSRB through its Electronic Municipal Market Access ("**EMMA**") system. Unless otherwise notified in writing by the Representative, the Issuer and the Company can assume that the "end of the underwriting period" for purposes of the Rule is the date of the Closing.

The Company and the Trustee will enter into a Continuing Disclosure Agreement dated as of [September] 1, 2024 (the "**Company Disclosure Agreement**") pursuant to which the Company agrees to provide ongoing disclosure about the Company and the Project for the benefit of the Bondholders as required by Section (b)(5)(i) of the Rule, in the form attached as Appendix F to the Preliminary Limited Offering Memorandum, with such changes as may be agreed to by the Representative. Each of the Counties will also enter into a Continuing Disclosure Agreement dated as of [September] 1, 2024 (the "**County Disclosure Agreements**") and, together with the Company Disclosure Agreement, the "**Disclosure Agreements**") pursuant to which each County agrees to provide ongoing disclosure about such County for the benefit of the Bondholders as required by Section (b)(5)(i) of the Rule.

6. **Representations of the Issuer.**

(a) The Issuer is a political subdivision of the State of Wisconsin (the "**State**"). Under the laws of the State of Wisconsin, particularly Section 66.1103 of the Wisconsin Statutes, as amended (the "**Act**"), the Issuer is authorized under the Act to (i) construct, equip, reequip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend, or remodel industrial projects; (ii) borrow money and issue the Bonds; (iii) enter into revenue agreements with eligible participants with respect to the Project; and (iv) enter into this Bond Purchase Agreement, the Indenture, the Loan Agreement, and any other documents required in connection with the issuance of the Bonds, including any Transaction Document, to which the Issuer is a party (collectively, the "**Issuer Documents**").

(b) The Issuer has full power and authority to consummate the transactions contemplated to be consummated by it in the Issuer Documents, the Resolution and Limited Offering

Memorandum, and the Issuer has duly authorized and approved the execution and delivery of the same as well as any and all such other agreements and documents as may be required to be executed, delivered or received by the Issuer in order to carry out, give effect to and consummate the transactions contemplated herein, in the Letter of Representations and in the Limited Offering Memorandum.

(c) The Bonds, when issued, delivered and paid for as provided herein and in the Indenture will have been duly authorized, issued and delivered and will constitute valid and binding limited obligations of the Issuer enforceable in accordance with their terms and entitled to the benefits and security of the Indenture and Loan Agreement (subject in each instance to applicable bankruptcy, reorganization, insolvency, moratorium or other similar law or laws affecting the enforcement of creditors' rights generally or relating to a public body such as the Issuer, as from time to time in effect, and further subject to the availability of applicable equitable principles).

(d) Under no circumstances shall the Bonds and the interest thereon be or become an indebtedness or obligation of the State, within the purview of any constitutional or statutory limitation or provision, or a charge against the credit of, or a pledge of the taxing power of, the State or any political subdivision thereof payable from any sources other than the receipts, revenues and income derived pursuant to the Loan Agreement and related documents. The Bonds shall be limited obligations of the Issuer, and no taxes are required to be levied for the payment of the principal of, premium, if any, and interest on the Bonds; such principal of, premium, if any, and interest on the Bonds being payable (except as otherwise provided in the Indenture) solely out of receipts, revenues and income to be received by the Issuer as proceeds from the sale of the Bonds or payments or prepayments to be made under the Loan Agreement and pledged under the Indenture from receipts, revenues, and income payable under the Loan Agreement, from certain receipts, revenues and income on deposit with the Trustee pursuant to the Indenture and from certain income, if any, from the temporary investment of any of the foregoing. The Issuer does not have any obligation to levy taxes for payment of principal of, premium, if any, and interest on the Bonds.

(e) The execution and delivery by the Issuer of the Issuer Documents, the Bonds, and other documents contemplated herein, the Letter of Representations or in the Limited Offering Memorandum to be executed and delivered by the Issuer, and compliance by the Issuer with their provisions, and the assignment of the Loan Agreement (except for certain limited rights of the Issuer) to the Trustee, do not and will not, in any material respect, conflict with or constitute on the part of the Issuer a breach of or a default under any charter, agreement or other instrument to which the Issuer is a party or under any existing law, court or administrative regulation, decree, order, agreement, indenture, mortgage or lease by which the Issuer is subject or by which it or any of its properties may be bound; provided, no representation is made with respect to Federal or State securities laws, rules or regulations.

(f) Except for the information which is permitted to be omitted from the Preliminary Limited Offering Memorandum pursuant to Section (b)(1) of the Rule, the information in Issuer Portions of the Limited Offering Memorandum is and, as of the Closing Date, will be correct in all material respects and such information does not contain and will not contain any untrue statement of a material fact and does not omit and will not omit to state a material fact required to be stated therein or necessary to make the statements in such Limited Offering Memorandum; in light of the circumstances under which they were made, not misleading.

(g) There is no action, suit, proceeding, inquiry or investigation at law or in equity pending against the Issuer in any court, public board or body or to the Issuer's knowledge, threatened against the Issuer in any court, public board or body (or, to the Issuer's knowledge, any basis therefor), wherein an unfavorable decision, ruling or finding would adversely affect (1) the transactions contemplated hereby or by the Issuer Documents or by the Limited Offering Memorandum, (2) the

validity of the Bonds or the Issuer Documents, (3) any proceeding of the Issuer taken with respect to the issuance or sale of the Bonds or with respect to the Issuer Documents, or (4) the existence or powers of the Issuer insofar as they relate to the authorization, sale and issuance of the Bonds or the execution or delivery of the Issuer Documents or the pledge or application of moneys and security to the Bonds.

(h) The Issuer agrees to cooperate reasonably with the Underwriters and their counsel in any endeavor to qualify the Bonds for offering and sale under the securities or “blue sky” laws of such jurisdictions of the United States as the Representative may request; provided, however, that the Issuer shall not be required with respect to the offer or sale of the Bonds to consent to suit or to consent to service of process in any jurisdiction or take any action which it deems unreasonably burdensome and shall not be deemed to have made any representations with regard to securities or “blue sky” laws of any State or the securities laws of the United States. The Issuer consents to the use by the Underwriters of the Preliminary Limited Offering Memorandum and drafts thereof prior to the availability of the Limited Offering Memorandum in obtaining such qualification, subject to the right of the Issuer to withdraw such consent for cause by written notice to the Representative. The Issuer shall not be obligated to pay any expenses or costs (including legal fees) incurred in connection with such qualification.

(i) The Issuer has not been in default at any time as to principal or interest with respect to any obligation issued or guaranteed by the Issuer for the benefit of the Company, and the Issuer is not in default under the Indenture or Loan Agreement.

(j) Any certificate signed by an authorized officer of the Issuer and delivered to the Underwriters shall be deemed a representation and warranty by the Issuer to the Underwriters as to the statements made therein.

(k) Prior to the Closing, the Issuer will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by any of the revenues which will secure the Bonds without the prior approval of the Representative.

(l) As of the date of the Closing, there will not be any material adverse change in the financial position, results of operations, or condition, financial or otherwise, of the Issuer from that described in the Limited Offering Memorandum other than in the ordinary course of business or as may be otherwise disclosed to the Underwriters in accordance with this Bond Purchase Agreement.

7. **Issuer Participation.** The Underwriters acknowledge that the Issuer has not participated in the preparation of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum and has made no independent investigation and has furnished no information contained in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum, except the information contained in the Issuer Portions of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, and that except for the Issuer Portions of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, the Issuer assumes no responsibility with respect to the sufficiency, accuracy or completeness of any of the information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum or any other document used in connection with the public offering, sale and distribution of the Bonds.

8. **Covenants of the Issuer.**

(a) The Issuer shall not supplement or amend the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum or cause the Preliminary Limited Offering

Memorandum or the Limited Offering Memorandum to be supplemented or amended without the prior written consent of the Representative and the Company.

(b) The Issuer shall promptly advise the Underwriters and the Company, by written notice, if the Issuer, after the date of this Bond Purchase Agreement and prior to the Closing Date, has actual knowledge of facts or circumstances that would, or would reasonably be expected to, result in any of the representations of the Issuer set forth herein, if made at the time of such notice, becoming materially untrue or misleading.

(c) The Issuer agrees to promptly provide written notice to the Representative and the Company, of any litigation, action, suit or proceeding or investigation at law or in equity before or by any court, public board, or body brought against the Issuer with respect to the Bonds, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum or the other Issuer Documents or the transactions described therein (in the case of a notice by the Issuer) during the period from the date hereof to and including the date which is twenty-five (25) days following the end of the underwriting period (the “**Update Period**”).

(d) The Issuer will cooperate with the Underwriters in arranging for the qualification of the Bonds for sale and the determination of their eligibility for investment under the laws of such jurisdictions as the Representative shall designate, and will cooperate with the Underwriters to continue such qualification in effect so long as required for distribution of the Bonds; provided, however, that the Issuer will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction. The Company shall pay all reasonable expenses and costs (including reasonable legal fees) incurred in connection with such qualification.

9. **Delivery of, and Payment for, the Bonds.** Prior to or at 10:00 A.M., EST, on or about [September __], 2024, or at such other time or date as shall have been agreed upon by the Issuer, the Company and the Representative (the “**Closing Date**”), the Issuer will deliver, or cause to be delivered, to the Underwriters, the Bonds, in definitive form as fully registered bonds bearing CUSIP numbers (provided neither the printing of a wrong CUSIP number on any Bond nor the failure to print a CUSIP number thereon shall constitute cause to refuse delivery of any Bond) in the denominations of one Bond per maturity date of the Bonds, registered in the name of Cede & Co., as nominee for DTC, duly executed and authenticated by the Trustee, together with the other documents hereinafter mentioned and the other moneys required by the Indenture to be provided by the Issuer, subject to the conditions contained herein, the Trustee shall hold the Bonds as custodian for DTC under its Fast Automated Securities Transfer System (“**FAST**”).

Delivery of the Bonds as aforesaid shall be made at the offices of Husch Blackwell LLP or such other place as may be agreed upon by the Representative and the Issuer. Such payment and delivery is herein called the “**Closing**.” The Bonds will be delivered initially as fully registered bonds, one bond certificate representing each maturity of the Bonds and registered in the name of Cede & Co.

10. **Certain Conditions to Underwriters’ Obligations.** The obligations of the Underwriters hereunder shall be subject to the performance by the Issuer and the Company of its obligations to be performed hereunder and the Letter of Representations and to the following conditions:

(a) At the time of Closing, the Resolution shall have been adopted and shall be in full force and effect and shall not have been amended, modified or supplemented except as may have been agreed to in writing by the Representative, the Bonds shall have been approved by the Issuer, the proceeds of the sale of the Bonds shall be applied as described in the Limited Offering Memorandum and

the Indenture, and there shall have been duly adopted and there shall be in full force and effect such resolutions and/or ordinances as, in the opinion of Quarles & Brady LLP (“**Issuer’s Counsel**”), shall be necessary in connection with the transactions contemplated hereby; and at or prior to the Closing, the Underwriters shall have received each of the following:

(i) the Indenture, the Loan Agreement, the Guarantees, the Reimbursement Agreements, the other Issuer Documents and the other Transaction Documents, each duly executed and delivered by the respective parties thereto, with such amendments, modifications or supplements as may have been agreed to in writing by the Representative;

(ii) any and all requirements, deliverables, and/or conditions contained within any of the Guarantees or Reimbursement Agreements shall have been satisfied, or explicitly waived by the applicable County, in a form satisfactory to Underwriters’ Counsel;

(iii) final approving opinion of Bond Counsel dated the Closing Date, addressed to the Issuer, the Trustee, the Bond Insurer (or a reliance letter provided thereto), the Underwriters and the Company, in substantially the form set forth as Appendix E of the Limited Offering Memorandum in a form satisfactory to Underwriters’ Counsel;

(iv) a supplemental opinion of Bond Counsel dated the Closing Date, addressed to the Underwriters, in a form satisfactory to Underwriters’ Counsel covering the opinion points set forth in **Exhibit C**;

(v) an opinion of Ballard Spahr LLP, Underwriters’ Counsel, dated the Closing Date, addressed to the Underwriters, in form and substance satisfactory to the Representative;

(vi) an opinion of Issuer’s Counsel dated the Closing Date, addressed to the Issuer, the Trustee, the Underwriters and the Company, in a form satisfactory to Underwriters’ Counsel and in the form set forth in **Exhibit D**;

(vii) an opinion of Husch Blackwell LLP, counsel to the Company and Hilbert, dated the Closing Date, addressed to the Company, the Issuer, Issuer’s Counsel, the Participating Counties, the Underwriters, and the Trustee, in a form satisfactory to Underwriters’ Counsel and in the form set forth in **Exhibit E**;

(viii) opinions of Quarles & Brady LLP, counsel to each of the Counties, with the exception of Price County, Lafayette County, Sawyer County and Taylor County, in respect to each of the Counties, with the exception of Price County, Lafayette County, Sawyer County and Taylor County, addressed to the Company, the Underwriters, the Bond Insurer, and the Trustee in a form satisfactory to Underwriters’ Counsel and in the form set forth in **Exhibit F**;

(ix) opinions of Attolles Law, s.c., counsel to Price County, Lafayette County, Sawyer County and Taylor County, addressed to the Company, the Underwriters, the Bond Insurer, and the Trustee in a form satisfactory to Underwriters’ Counsel and in the form set forth in **Exhibit G**;

(x) a certificate of the Issuer, dated as of the Closing Date, signed by an official of the Issuer, to the effect that (A) all of the representations of the Issuer contained herein and in the Issuer Documents are true, complete and correct in all material respects (except to the extent any representation itself is qualified by “materiality,” “Material Adverse Effect” or a similar qualifier, in which case, it is true and correct in all respects) as of the Closing Date; (B) the Issuer has

complied in all material respects with all of the agreements and conditions of this Bond Purchase Agreement and the Issuer Documents to be performed or satisfied by it at or prior to the Closing; (C) the Issuer has performed all of the covenants in the Issuer Documents required to be performed therein by the Closing Date; (D) the Issuer is not in default under this Bond Purchase Agreement or any other Issuer Document; (E) the Issuer is not in material breach of any covenant on its part contained in any Issuer Document which is to be performed or complied with by the Issuer at or prior to the Closing Date; and (F) the information contained in the Issuer Portions of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum did not as of their respective dates thereof and does not as of the Closing Date contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(xi) a certificate of the Company, dated as of the Closing Date, signed by an authorized representative of the Company, to the effect that (A) all of the representations and warranties of the Company contained herein and in the Transaction Documents to which the Company is a party (collectively, the “**Company Documents**”) are true, complete and correct as of the Closing Date; (B) the Company has complied in all material respects with all agreements and conditions of this Bond Purchase Agreement and the Company Documents to be performed or satisfied by it at or prior to the Closing; (C) the Company has performed all of the covenants required to be performed herein and by the Company Documents at or prior to the Closing; (D) the Company is not in default under this Bond Purchase Agreement or any Company Document; (E) the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum did not as of their respective dates and do not as of the Closing Date contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; provided, however, that the Company does not make any representation (x) to the Underwriters as to the reoffering prices specified on the inside cover page of the Limited Offering Memorandum or the information included in or omitted from the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the caption “UNDERWRITING,” (y) to the Issuer as to Issuer Portions, or (z) regarding DTC or its book-entry only system, including the information under the caption “THE BONDS –Bonds in Book-Entry Only Form”; (F) the Company is not in material breach of any covenant on its part contained in any Company Document which is to be performed or complied with by the Company at or prior to the Closing Date; (G) the Company is not in breach of or in default under, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a breach of or default under State law, or any applicable law or administrative regulation of the State or the United States or any applicable judgment or decree or, any indenture, financing agreement, note, resolution, agreement, lease or other instrument to which the Company is a party or is otherwise subject or by which it or its properties may be bound, in each case which breach or default would have a Material Adverse Effect and (H) such other matters as may be reasonably requested by the Underwriters have been addressed;

(xii) a certificate of an officer of the Trustee, acceptable to the Representative, dated the Closing Date, to the effect that the Indenture and the Transaction Documents to which the Trustee is a party have been duly authorized, executed and delivered by the Trustee and, assuming due authorization, execution and delivery thereof by the Issuer and other counterparties, as applicable, constitute a valid and binding agreement of the Trustee enforceable against the Trustee in accordance with their terms, and the Bonds have been authenticated in accordance with the Indenture by duly authorized officers or signatories of the Trustee; and an incumbency certificate of the Trustee, in form and content acceptable to the Representative and Issuer’s Counsel, dated the Closing Date, with respect to the officers or other signatories of the Trustee

who have executed, authenticated and delivered the Bonds, the Indenture, and all other financing documents to be signed by the Trustee;

(xiii) a certificate from an officer of each County, dated the Closing Date, in a form satisfactory to Underwriters' Counsel;

(xiv) a certificate from an officer of Hilbert, dated the Closing Date, in a form satisfactory to Underwriters' Counsel;

(xv) the Limited Offering Memorandum, and the use thereof for purposes of reoffering the Bonds, is authorized by the Issuer and the Company;

(xvi) the written consent from each applicable party for inclusion of each set of financial statements in the Preliminary Limited Offering Memorandum and Limited Offering Memorandum, in a form satisfactory to Underwriters' Counsel;

(xvii) a specimen of the Bonds;

(xviii) certified copies of the Resolution and all other resolutions and ordinances of the Issuer relating to the issuance and/or sale of the Bonds, as applicable, and evidence of approval of the Bonds by the Issuer;

(xix) to the extent necessary to perfect the security interest, receipts or other evidence that financing statements have been or will be filed for record with the governmental authority of the State, with respect to the security interests granted by the Indenture, Loan Agreement, and the other Transaction Documents;

(xx) Investor letters, substantially in the form attached to the Limited Offering Memorandum executed by each investor in the Bonds;

(xxi) a certified copy of the resolutions adopted by the Company authorizing and approving the Company to execute and deliver this Bond Purchase Agreement and the other Company Documents to otherwise carry out the transaction contemplated by the Limited Offering Memorandum and approving the issuance of the Bonds;

(xxii) a certified copy of the resolutions adopted by the Issuer authorizing and approving the transaction, the issuance of the Bonds, and the execution and delivery of the Issuer Documents to otherwise carry out the transaction contemplated by the Limited Offering Memorandum;

(xxiii) certified copies of the resolutions adopted by each County authorizing and approving the transaction and the execution and delivery of each Guaranty and respective Reimbursement Agreements to otherwise carry out the transaction contemplated by the Limited Offering Memorandum;

(xxiv) insurance certificates of the Company evidencing compliance with the insurance requirements of the Loan Agreement, to the effect that the insurance coverage complies with the requirements of the Loan Agreement;

(xxv) all other certificates and opinions required by the Loan Agreement, the Indenture, and other Transaction Documents for the issuance thereunder of the Bonds not specifically heretofore set forth;

(xxvi) lien and litigation searches with respect to the Company and Hilbert, in each County, and the State, in a form satisfactory to Underwriters' Counsel;

(xxvii) consent, subordination, and release of collateral from certain existing lenders of Hilbert, in a form satisfactory to Underwriters' Counsel;

(xxviii) an opinion of counsel to the Bond Insurer, addressed the Issuer, the Representative, and the Trustee in the form set forth in the Bond Insurance commitment;

(xxix) a certificate of the Bond Insurer, dated as of the Closing Date, signed by an official of the Bond Insurer, in the form set forth in the Bond Insurance commitment;

(xxx) evidence of the issuance and delivery by the Bond Insurer of its Bond Insurance Policy;

(xxxi) written evidence from S&P Global Ratings ("S&P") of the underlying municipal bond rating of "[]" assigned by S&P to the Bonds;

(xxxii) written evidence from S&P of the insured municipal bond rating of "[]" assigned by S&P to the Bonds;

(xxxiii) a Blanket DTC Letter of Representations executed by the Issuer and accepted by DTC;

(xxxiv) a DTC 144A rider in respect to the Bonds, executed by the Issuer and accepted by DTC; and

(xxxv) such additional legal opinions, certificates, proceedings, instruments, and other documents as Underwriters' Counsel and Issuer's Counsel may reasonably request to evidence compliance by the Issuer and the Company with legal requirements, the truth and accuracy, as of the time of Closing, of the representations of the Issuer herein contained and of the representations of the Company contained in the Letter of Representations, and the due performance or satisfaction by the Issuer at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by the Issuer and the Company.

All such opinions, certificates, letters, agreements and documents will be in compliance with the provisions hereof only if they are satisfactory in form and substance to the Representative. The Issuer and the Company will furnish the Underwriters with such conformed copies or photocopies of such opinions, certificates, letters, agreements and documents relating to the Bonds as the Representative may reasonably request.

If the Issuer or the Company is unable to satisfy any of the conditions to the obligations of the Underwriters contained in this Bond Purchase Agreement and such condition is not waived by the Representative, or if the obligations of the Underwriters to purchase and accept delivery of the Bonds shall be terminated or cancelled for any reason permitted by this Bond Purchase Agreement, this Bond Purchase Agreement shall terminate and neither the Underwriters nor the Issuer shall be under further

obligation hereunder; except that the respective obligations of the Issuer, the Company and the Underwriters set forth in Sections 1 and 14 hereof, shall continue in full force and effect.

11. **Termination.** The Underwriters may terminate this Bond Purchase Agreement, without liability therefor, by notification to the Issuer and the Company, if, at any time subsequent to the date of this Bond Purchase Agreement at or prior to the Closing Date:

(a) Any legislation, ordinance or regulation shall be enacted or be actively considered for enactment with an effective date prior to the Closing, by any governmental body, department or agency of the Issuer or the State, or a decision by any court of competent jurisdiction within the State shall be rendered that, in the reasonable opinion of the Representative, materially and adversely affects the market price of the Bonds and, as a result, the Bonds cannot be sold at a price that is agreeable to the Underwriters and the Company; or

(b) A stop order, ruling, regulation or Offering Memorandum by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, is in violation or would be in violation of any provision of the federal securities laws, including but not limited to, the Securities Act or the Securities Exchange Act of 1934, as amended and as then in effect (the “**Exchange Act**”); or

(c) Any legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, to the effect that obligations of the general character of the Bonds or the Bonds are not exempt from registration under or from other requirements of the Securities Act or the Exchange Act or that the qualification and registration of the Indenture as an indenture would be required under the Trust Indenture Act of 1939, as amended (the “**Trust Indenture Act**”); or

(d) Any event shall have occurred or any information shall have become known to the Underwriters which causes the Underwriters to reasonably believe that the Offering Memorandum as then amended or supplemented includes an untrue statement of a material fact, or omits to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; or

(e) Additional material restrictions not in force and not previously under discussion as of the date hereof shall have been imposed upon trading in securities generally by any governmental authority or by any national securities exchange; or

(f) Any national securities exchange, or any governmental authority, shall impose, as to the Bonds or obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriters or broker-dealers; or

(g) Any proceeding shall be pending or threatened by the Securities and Exchange Commission against the Issuer; or

(h) There shall have occurred any outbreak of hostilities or other national or international calamity or crisis or a financial crisis, the effect of such outbreak, calamity or crisis, or escalation of the same, on the financial markets of the United States being such as, in the reasonable opinion of the Underwriters, would affect materially and adversely the ability of the Underwriters to market the Bonds; or

(i) Trading shall be suspended, or new or additional trading or loan restrictions shall be imposed, by The New York Stock Exchange or other national securities exchange or governmental authority, the effect of which on the financial markets of the United States is such as, in the reasonable judgment of the Representative, would materially adversely affect the market for or market price of the Bonds; or

(j) There shall have occurred any change in the financial condition or affairs of the Issuer or the Company, the effect of which is, in the reasonable judgment of the Representative, so material and adverse as to make it impracticable or inadvisable to proceed with the offering or delivery of the Bonds on the terms and in the manner contemplated by the Offering Memorandum; or

(k) A general banking moratorium shall have been established by federal or New York authorities; or

(l) The President of the United States, the Office of Management and Budget, the Securities and Exchange Commission, the Federal Reserve Board, the Department of Treasury, the Internal Revenue Service or any other governmental body, department, agency or instrumentality of the United States that has jurisdiction over any of the transactions contemplated by the Limited Offering Memorandum shall take or propose to take any action or implement or propose regulations or rulings which, in the Representative's reasonable opinion, materially adversely affects the market price of the Bonds or causes the Offering Memorandum to be misleading in any material respect; or

(m) There shall have occurred a default with respect to the debt obligations of, or the institution of proceedings under any federal bankruptcy laws by or against, any state of the United States or any city or political subdivision located in the United States having a population of over 500,000, the effect of which, in the reasonable opinion of the Representative, would materially and adversely affect the ability of the Underwriters to market the Bonds and, as a result, the Bonds cannot be sold at a price that is agreeable to the Representative and the Company; or

(n) There shall have occurred a default with respect to the debt obligations of, or the institution of proceedings under any federal bankruptcy laws by or against, any political subdivision located in the State (including the State itself), the effect of which, in the reasonable opinion of the Representative, would materially and adversely affect the ability of the Underwriters to market the Bonds and, as a result, the Bonds cannot be sold at a price that is agreeable to the Representative and the Company; or

(o) The Issuer and the Company shall fail to deliver the Limited Offering Memorandum to the Underwriters as provided in Section 5 hereof; provided, however, that the Underwriters may not terminate their obligations hereunder as a result of the failure of the Issuer and the Company to deliver such Limited Offering Memorandum unless such failure materially affects the Underwriters' marketing and sale of the Bonds or subjects the Underwriters to compliance infractions under the Securities and Exchange Commission or the MSRB delivery requirements; or

(p) The Company shall have failed to deliver any Company Document; or

(q) Any rating of the Bond Insurer or the Bonds shall have been downgraded or withdrawn by a national rating service or put on credit watch with negative implications after the date hereof, the effect of which, in the reasonable opinion of the Underwriters, is to materially adversely affect the market for or market price of the Bonds or the ability of the Underwriters to enforce contracts for sale of the Bonds; or

(r) The marketability of the Bonds or the market price thereof, in the reasonable opinion of the Representative, has been materially and adversely affected by disruptive events, occurrences or conditions in the securities or debt markets and, as a result, the Bonds cannot be sold at a price that is agreeable to the Representative and the Company; or

(s) The Issuer or the Company shall fail to meet any condition to Closing set forth in Section 7 of this Bond Purchase Agreement, and such condition has not been waived in writing by the Representative.

Upon the occurrence of a Termination Event and the termination of this Bond Purchase Agreement by the Underwriters, all obligations of the Issuer, the Company and the Underwriters under this Bond Purchase Agreement shall terminate, without further liability, except that: (i) the Issuer and the Company promptly shall return any funds deposited with it by the Underwriters, and (ii) the Issuer, the Company and the Underwriters shall pay their respective expenses as set forth in Section 12 below.

12. **Additional Covenants.** The Issuer and the Company covenant and agree with the Underwriters as follows:

(a) The Issuer and the Company shall furnish or cause to be furnished to the Underwriters as many copies of the Offering Memorandum as the Underwriters may reasonably request; and

(b) Before revising, amending or supplementing the Offering Memorandum, the Issuer and the Company shall furnish a copy of the revised Offering Memorandum or such amendment or supplement to the Underwriters. If, in the opinion of the Issuer, the Company, Issuer's Counsel, the Representative, and Underwriters' Counsel a supplement or amendment to the Offering Memorandum is required, the Issuer and the Company will supplement or amend the Offering Memorandum in a form and in a manner approved by the Issuer's Counsel and Underwriters' Counsel.

13. **Survival of Representations.** Unless otherwise set forth herein, all representations and agreements of the Issuer and the Underwriters hereunder and the representations and agreements of the Company in the Letter of Representations shall remain operative and in full force and effect, and shall survive the delivery of the Bonds and any termination of this Bond Purchase Agreement by the Underwriters pursuant to the terms hereof.

14. **Payment of Expenses.** If the Bonds are sold to the Underwriters by the Issuer:

(a) except as otherwise paid from the proceeds of the Bonds, the Company shall pay any expenses incident to the performance of the obligations hereunder, including, but not limited to: (i) the cost of the preparation, reproduction and printing, distribution, mailing, execution, delivery, filing and recording, as the case may be, of the Indenture, the Transaction Documents, this Bond Purchase Agreement, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum and all other agreements and documents required in connection with the consummation of the transactions contemplated hereby; (ii) the cost of the preparation, engraving, printing, execution and delivery of the definitive Bonds; (iii) the fees and disbursements of Issuer's Counsel and Counsel to the Counties, and any other experts retained by the Issuer, the Counties, and the Company; (iv) the fees of the Trustee; (v) the fees of Underwriters' Counsel; (vi) the cost of transportation and lodging for officials of the Issuer in connection with attending meetings and the Closing; (vii) the cost of qualifying the Bonds and determining their eligibility for investment under the laws of such jurisdictions as the Underwriters may designate; and (viii) the fees of the Issuer; and

(b) The Underwriters shall pay (i) the cost of preparing and publishing all advertisements relating to the Bonds upon commencement of the offering of the Bonds; (ii) the cost of the transportation and lodging for the Underwriters to attend meetings and the Closing; (iii) any fees of the MSRB in connection with the issuance of the Bonds; (iv) the cost of obtaining a CUSIP number assignment for the Bonds; and (v) all other expenses incurred by them in connection with the public offering, sale, and the distribution of the Bonds.

15. **Notices.** Any notice or other communication to be given to the Issuer under this Bond Purchase Agreement may be given by delivering the same in writing at Fond du Lac County, Wisconsin, City/County Government Center, 160 South Macy Street, Fond du Lac, WI 54935. Any notice or other communication to be given to the Underwriters under this Bond Purchase Agreement may be given by delivering the same in writing to the Representative at Samuel A. Ramirez & Company, Inc., 61 Broadway, 29th Floor, New York, NY 10006. Any notice or other communications to be given to the Company under this Bond Purchase Agreement may be given by delivering the same in writing at Bug Tussel 2, LLC, c/o Hilbert Communications, LLC, 417 Pine St., Green Bay, WI 54301, Attn: Jason Wied, CEO or via email: jason.wied@bugtusselwireless.com.

16. **Parties.** This Bond Purchase Agreement is made solely for the benefit of the Issuer, the Company and the Underwriters (including the successors or assigns of the either) and no other person shall acquire or have any right hereunder or by virtue hereof.

17. **Governing Law.** This Bond Purchase Agreement shall be governed by and construed in accordance with the laws of the State of New York.

18. **Arm's Length Transaction.** The Issuer and the Company each acknowledges that each Underwriter is not acting as a municipal advisor as defined in Section 15B of the Securities Exchange Act of 1934, as amended, and that each Underwriter does not have a fiduciary duty as such to the Issuer or the Company in connection with the offering and purchase and sale of the Bonds. The Issuer and the Company on its own behalf and the Underwriters acknowledge and agree that (i) the purchase and sale of the Bonds pursuant to this Bond Purchase Agreement is an arm's-length commercial transaction between the Issuer, the Company and the Underwriters, (ii) in connection with such transaction, each Underwriter is acting solely as a principal and is not acting as a municipal advisor (within the meaning of Section 15B of the Exchange Act), financial advisor or fiduciary to the Issuer or the Company, (iii) each Underwriter has not assumed an advisory or fiduciary responsibility to the Issuer or the Company with respect to this Bond Purchase Agreement, the offering of the Bonds and the transaction contemplated hereby and the discussions, undertakings and procedures leading hereto (irrespective of whether such Underwriter or their affiliates have provided other services or is currently providing other services to the Issuer or the Company on other matters), (iv) the only obligations that each Underwriter has to the Issuer or the Company with respect to the transaction contemplated hereby expressly are set forth in this Bond Purchase Agreement and the Letter of Representations, (v) each Underwriter has financial and other interests that differ from those of the Issuer and the Company and (vi) each of the Issuer and the Company has consulted with its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate in connection with the offering of the Bonds.

19. **General.** This Bond Purchase Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which will constitute one and the same instrument. The section headings of this Bond Purchase Agreement are for convenience of reference only and shall not affect its interpretation.

20. **Severability.** If any provision of this Bond Purchase Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable as applied in any particular case in any

jurisdiction or jurisdictions, or in all jurisdictions because it conflicts with any provisions of any Constitution, statute, rule of public policy, or any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions of this Bond Purchase Agreement invalid, inoperative or unenforceable to any extent whatever.

21. **Performance by Issuer.** Notwithstanding anything in this Bond Purchase Agreement, to the contrary, the Issuer shall be under no obligation to take any action or execute, prepare, or deliver any instrument or document until it shall have received assurances satisfactory to it that the Company or the Trustee shall pay in advance or reimburse it (at the Issuer's option) for its reasonable expenses incurred or to be incurred in connection with the taking of such action (including reasonable attorneys' fees), and shall be indemnified against any possible liability arising out of the taking of such action.

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If you agree with the foregoing, please sign this Bond Purchase Agreement and return it to the Underwriters. This Bond Purchase Agreement shall become a binding agreement between you and the Underwriters when at least the counterpart of this letter shall have been signed by or on behalf of each of the parties hereto.

Very truly yours,

**SAMUEL A. RAMIREZ & COMPANY, INC., as
Representative of the Underwriters**

By: _____
Name:
Title:

Accepted and Agreed to:

FOND DU LAC COUNTY, WISCONSIN

By: _____
Name: Steven A. Abel
Title: County Chairperson

By: _____
Name: Lisa Freiberg
Title: County Clerk

Approved:

BUG TUSSEL 2, LLC

By: _____
Name:
Title:

DMFIRM #412224764

EXHIBIT A

PURCHASE PRICE

Purchase Price of the Bonds: \$[] (par amount of \$[] less an underwriters' discount of \$[]).

SERIAL BONDS

Maturity Year (1)	Principal Amount	Interest Rate	Yield	Price

\$[PAR AMOUNT]
[]% **TERM BONDS MATURING** []
Yield: []%, Price: []

Redemption provisions of the Bonds (Capitalized terms not defined herein shall have the meanings ascribed to them in the Indenture.):

Optional Redemption. The Series 2024 Bonds maturing after [] 1, 20__] are subject to redemption by the Issuer, in whole or in part, at the option of the Borrower, which may be exercised upon the written direction of the Borrower, on or after [] 1, 20__], at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date. Payment of the redemption price pursuant to Section 3.01(a) of the Indenture shall be made with Eligible Funds.

Extraordinary Optional Redemption.

Damage, Destruction, Eminent Domain, Court Order or Legislative Change. The Series 2024 Bonds are subject to redemption in whole, or in part, at the option of the Borrower, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the occurrence of the following conditions (in all such cases, excluding any Series 2024 Participating County exercising remedies under the Reimbursement Documents, and excluding any and all actions or omissions, whether direct or indirect, by any Series 2024 Participating County, including, without limitation, foreclosure or other action transferring title or rights with respect to the Facilities or any component of the Project and legislative or administrative action taken by any Series 2024 Participating County): (A) all or a portion of the Facilities within a particular

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Series 2024 Participating County shall have been damaged or destroyed to such extent that, in the opinion of the Borrower expressed in a certificate of the Borrower Representative filed with the Issuer and the Trustee following such damage or destruction, (i) the completion of the Project financed with the Series 2024 Bonds will be delayed for at least six months, (ii) it is not practicable or desirable to rebuild, repair or restore the Facilities within a period of six consecutive months following such damage or destruction, or (iii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (B) title to or the temporary use of all or substantially all of the Facilities in a particular Series 2024 Participating County shall have been taken under the exercise of the power of eminent domain by any governmental authority to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, (i) the completion of the Project will be delayed for at least six months or (ii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (C) any court or administrative body of competent jurisdiction shall enter a judgment, order or decree requiring the Borrower to cease all or any substantial part of its operations at any portion of the Facilities in a particular Series 2024 Participating County to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at the Facilities for a period of at least six consecutive months; or (D) as a result of any changes in the Constitution of Wisconsin or the Constitution of the United States of America or of legislative or administrative action (whether state or federal) or by final decree, judgment or order of any court or administrative body (whether state or federal), the Loan Agreement shall have become void or unenforceable or impossible to perform in accordance with the intent and purposes of the parties as expressed in the Loan Agreement, or unreasonable burdens or excessive liabilities shall have been imposed on the Issuer or the Borrower, in the opinion of the Issuer or the Borrower, as applicable, expressed in a certificate of an Issuer Representative or a Borrower Representative, as applicable, filed with the Trustee, as a consequence of the Series 2024 Bonds or the Series 2024 Promissory Note being Outstanding, including without limitation federal, state or other ad valorem, property, income or other taxes not being imposed on the Facilities in a particular Series 2024 Participating County owed by the Borrower as of the date of the Loan Agreement. In the event that the Bonds are subject to redemption under Section 3.01(b)(1) of the Indenture, and all Facilities located within a Series 2024 Participating County have been subject to the above-described conditions, upon the redemption of the portion of the Bonds representing the Facilities in such Series 2024 Participating County, such Series 2024 Participating County's Pro Rata Share shall be reduced by a corresponding amount. For the avoidance of doubt, if a Series 2024 Participating County's Pro Rata Share is reduced to zero pursuant to its Limited Guaranty Agreement, then such Series 2024 Participating County shall be released from its obligations under its applicable Limited Guaranty Agreement in accordance with the terms and conditions set forth therein. Payment of the redemption price pursuant to Section 3.01(b)(1) of the Indenture shall be made with Eligible Funds.

At the Option of the 2024 Participating Counties. The Series 2024 Bonds are subject to redemption in whole, but not in part, at the option of the 2024 Participating Counties, so long as the 2024 Participating Counties are not in default under the Limited Guaranty Agreements, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the occurrence of each of the following conditions: (A) an Event of Default has occurred and is continuing, (B) the Series 2024 Bonds have been accelerated pursuant to the terms hereof and (C) all of the 2024 Participating Counties have unanimously agreed to exercise their option to redeem the Series 2024 Bonds. Series 2024 Bonds redeemed pursuant to Section 3.01(b)(2) of the Indenture are payable by 2024 Participating Counties in accordance with Section 4.05(d) of the Indenture. Payment of the redemption price pursuant to Section 3.01(b)(2) of the Indenture shall be made with Eligible Funds.

Mandatory Sinking Fund Redemption of the Series 2024 Bonds. The Series 2024 Bonds maturing [] 1, 20[] and 20[] are subject to mandatory sinking fund redemption prior to maturity on [] 1 in each of the years and in the principal amount thereof shown in the following tables at a redemption price equal to 100% of the principal amount being redeemed, plus interest accrued thereon to the date fixed for redemption:

Interest RateInterest Rate

EXHIBIT B
LETTER OF REPRESENTATIONS

_____, 2024

Fond du Lac County, Wisconsin
City/County Government Center
160 S. Macy Street
Fond du Lac, WI 54935

Samuel A. Ramirez & Company, Inc., as Representative of the Underwriters
61 Broadway, 29th Floor
New York, NY 10006

Ladies and Gentlemen:

Pursuant to a Bond Purchase Agreement, dated the date hereof (the “Bond Purchase Agreement”), between Fond du Lac County, Wisconsin (the “Issuer”) and Samuel A. Ramirez & Company, Inc. (the “Representative”) on behalf of itself, Robert W. Baird & Co. Incorporated and Oppenheimer & Co. Inc. (together, the “Underwriters”), which Bug Tussel 2, LLC (the “Company”) has approved, the Issuer proposes to sell its \$[PAR AMOUNT] Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “Bonds”) to the Underwriters.

The offering of the Bonds is described in a Limited Offering Memorandum, dated the date hereof (the “Limited Offering Memorandum”). Capitalized terms used and not defined herein have the meanings assigned to them in the Bond Purchase Agreement, or, if not defined therein, the Limited Offering Memorandum.

The Bonds are being issued pursuant to the laws of the State of Wisconsin, particularly Section 66.1103 of the Wisconsin Statutes, as amended (the “Act”) and an Indenture of Trust dated as of [September] 1, 2024 (the “Indenture”), between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), and pursuant to a resolution of the Issuer. The Bonds are special, limited obligations of the Issuer, payable solely from and secured by the Trust Estate (as defined in the Indenture). The Bonds are not and never will become general obligations of the Issuer, and the Bonds will be deemed not to constitute a debt of the State of Wisconsin (the “State”), or of any other political subdivision of the State or a pledge of the faith and credit of the State or any other political subdivision of the State. The issuance of the Bonds does not obligate, directly, indirectly or contingently, the State or any political subdivision thereof to levy any taxes or appropriate or expend any funds for the payment of the principal of, or interest on the Bonds. The Bonds are payable solely from the sources described therein and the holders thereof will never have the right to demand payment from moneys derived by taxation or any revenues of the Issuer except the funds pledged to the payment thereof.

Contemporaneously with the execution of the Indenture, the Issuer and the Company will enter into the following documents (collectively, the “Bond Documents”): (i) the Loan Agreement, dated as of [September] 1, 2024 (the “Loan Agreement”); (ii) a Guaranty Agreement, dated as of [September] 1, 2024, from Fond du Lac County (“Fond du Lac County”) to the Trustee and the Bond Insurer, pursuant to which Fond du Lac County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Fond du Lac County Guaranty”); (iii) a Guaranty Agreement, dated as of [September] 1, 2024, from Iowa County (“Iowa County”) to the Trustee and the Bond Insurer, pursuant to which Iowa County will guarantee the payment of its pro rata share of the debt service reserve fund

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amount on the Bonds (the “Iowa County Guaranty”); (iv) a Guaranty Agreement, dated as of [September] 1, 2024, from Forest County (“Forest County”) to the Trustee and the Bond Insurer, pursuant to which Forest County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Forest County Guaranty”); (v) a Guaranty Agreement, dated as of [September] 1, 2024, from Price County (“Price County”) to the Trustee and the Bond Insurer, pursuant to which Price County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Price County Guaranty”); (vi) a Guaranty Agreement, dated as of [September] 1, 2024, from Jefferson County (“Jefferson County”) to the Trustee and the Bond Insurer, pursuant to which Jefferson County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Jefferson County Guaranty”); (vii) a Guaranty Agreement, dated as of [September] 1, 2024, from Lafayette County (“Lafayette County”) to the Trustee and the Bond Insurer, pursuant to which Lafayette County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Lafayette County Guaranty”); (viii) a Guaranty Agreement, dated as of [September] 1, 2024, from Marathon County (“Marathon County”) to the Trustee and the Bond Insurer, pursuant to which Marathon County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Marathon County Guaranty”); (ix) a Guaranty Agreement, dated as of [September] 1, 2024, from Waushara County (“Waushara County”) to the Trustee and the Bond Insurer, pursuant to which Waushara County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Waushara County Guaranty”); (x) a Guaranty Agreement, dated as of [September] 1, 2024, from Sawyer County (“Sawyer County”) to the Trustee and the Bond Insurer, pursuant to which Sawyer County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Sawyer County Guaranty”); (xi) a Guaranty Agreement, dated as of [September] 1, 2024, from Taylor County (“Taylor County” and, together with Fond du Lac County, Iowa County, Forest County, Price County, Jefferson County, Lafayette County, Marathon County, Waushara County and Sawyer County, the “Counties”) to the Trustee and the Bond Insurer, pursuant to which Taylor County will guarantee the payment of its pro rata share of the debt service reserve fund amount on the Bonds (the “Taylor County Guaranty” and, together with the Fond du Lac County Guaranty, the Iowa County Guaranty, the Forest County Guaranty, the Price County Guaranty, the Jefferson County Guaranty, the Lafayette County Guaranty, the Marathon County Guaranty, the Waushara County Guaranty and the Sawyer County Guaranty, the “Guarantees”); (xii) separate Reimbursement Agreements, each dated as of [September] 1, 2024 (collectively, the “Reimbursement Agreements”) with each of the Counties pursuant to which the Company will reimburse certain amounts to the Counties; and (xiii) all other Transaction Documents as defined in the Indenture.

The Company will undertake, pursuant to the Continuing Disclosure Agreement dated as of the date of delivery of the Bonds (the “Continuing Disclosure Agreement”), to provide annual audited financial statements, certain operating and financial information and notices of certain events relating to the Bonds. A description of this undertaking is set forth in the Limited Offering Memorandum.

In order to induce you to enter into the Bond Purchase Agreement and to make the sale and purchase and reoffering of the Bonds therein contemplated, the Company hereby represents, warrants and agrees with each of you as follows:

(a) The Company is a limited liability company duly organized and validly existing and in good standing under the laws of the State of Wisconsin and has all necessary material licenses and permits required to date to carry on its business and to operate the Project.

(b) The Company has the full right, power and authority to enter into, deliver and perform (i) the Limited Offering Memorandum; (ii) the Continuing Disclosure Agreement; (iii) the Bond Purchase Agreement; (iv) the Project Documents, if any; (v) the Bond Documents to which it is a party, and (vi) such other documents that are required by the Representative in

connection with the purchase of the Bonds hereunder (collectively, the “Company Documents”) and to perform other acts and obligations as provided for in each of the foregoing documents; provided that to the extent any of the Company Documents were executed prior to the date hereof, the Company had, as of the applicable date of execution, the requisite legal right, power and authority to enter into and perform its obligations thereunder.

(c) The Company has not received any notice of an alleged violation and the Company is not in violation of any zoning, land use or other similar law or regulation applicable to the Project which would have, or would reasonably be expected to have a Material Adverse Effect. For purposes of the Bond Purchase Agreement, with respect to the Company, a “Material Adverse Effect” means a material adverse effect on (i) the execution, delivery or performance by the Company of its obligations hereunder, under a Company Document; (ii) the issuance of the Bonds; (iii) the validity and enforceability of the Company Documents; (iv) the transactions contemplated by the Company Documents and/or the Limited Offering Memorandum; or (v) the business, operations, properties, management or condition (financial or otherwise) of the Company.

(d) The execution and delivery by the Company of the Company Documents and the other documents contemplated herein and therein and the compliance with the provisions of any and all of the foregoing documents and the application of the proceeds of the Bonds, together with certain other moneys, for the purposes described in the Limited Offering Memorandum, do not and will not conflict with or result in the breach of any of the terms, conditions or provisions of, or constitute a material default under, (i) the Articles of Organization or the Operating Agreement of the Company; (ii) any other material agreement, indenture, mortgage, lease or instrument by which the Company or any of their property is bound; or (iii) any existing law or court or administrative regulation, decree or order which is applicable to the Company.

(e) No default, event of default or, to the Company’s knowledge, event which, with notice or lapse of time, or both, would constitute an event of default under the Company Documents or any other material agreement or material instrument to which the Company is a party or by which it is bound or to which any of its respective property is subject has occurred and is continuing and no condition exists with respect to the Company that, with the passage of time or with the giving of notice or both, would constitute a default or Event of Default, as applicable, under any of the Company Documents.

(f) The Company has duly authorized and approved by all necessary action (i) the distribution and delivery of each of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the use thereof by the Underwriters; and (ii) any necessary action required to be taken by it for (a) the issuance and sale of the Bonds by the Issuer upon the terms and conditions set forth herein, in the Limited Offering Memorandum and in the Indenture; (b) the approval of the Bonds and the Indenture; (c) the approval and execution of the Limited Offering Memorandum; and (d) the execution, delivery and performance of the remaining Company Documents and any and all such other agreements and documents as may be required to be executed, delivered and performed by the Company in order to carry out, effectuate and consummate the transactions contemplated on the Company’s part by the Company Documents.

(g) At the Closing, no liens, encumbrances, covenants, conditions and restrictions, if any, will be then-existing (other than those previously disclosed to, with receipt thereof acknowledged by, the Representative or created on the date thereof pursuant to the Company Documents) which would interfere with or impair the operation, or materially adversely affect the

value, of the Project or the Company's other assets, given the purposes for which the same are being used.

(h) The Preliminary Limited Offering Memorandum did not, as of its date and as of the date hereof, and the Limited Offering Memorandum did not, as of its date, and will not as of the Closing Date, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they are made, not misleading; provided, however, that the Company does not make any representation or warranty as to the information under the captions: "THE BONDS – Bonds in Book-Entry Form," and "UNDERWRITING," and further makes no representation (A) to the Underwriters as to the reoffering prices specified on the inside cover page of the Limited Offering Memorandum or the information included in or omitted from the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the caption "UNDERWRITING," (B) to the Issuer as to Issuer Portions, or (C) regarding DTC or its book-entry only system, including the information under the caption "THE BONDS – Bonds in Book-Entry Form." The Company hereby consents to the use of the Limited Offering Memorandum in connection with the limited offering of the Bonds by the Underwriters with Qualified Institutional Buyers and confirms that it has consented to the use of the Preliminary Limited Offering Memorandum for such purpose prior to the availability of the Limited Offering Memorandum.

(i) The Company will not take or omit to take any action which will in any way cause or result in the proceeds of the Bonds being applied in a manner other than as provided in the Bond Documents or as described in the Limited Offering Memorandum.

(j) Except as may be described in the Limited Offering Memorandum, there is no action, suit, proceeding, inquiry or investigation at law or in equity or before or by any public board or body pending or, to the knowledge of the Company, threatened in writing against the Company, or their respective members, or to the knowledge of the Company any meritorious basis therefor, wherein an unfavorable decision, ruling or finding would, or would reasonably be expected to, have a Material Adverse Effect, or would in any way contest the existence or powers of the Company.

(k) The Bond Purchase Agreement is, and upon their execution and delivery the other Company Documents will be, the legal, valid and binding obligations of the Company enforceable in accordance with their respective terms (subject to any applicable bankruptcy, reorganization, insolvency, moratorium or other laws affecting the enforcement of creditors' rights generally from time to time in effect and to applicable legal principles and procedural requirements if equitable and other specific remedies are sought and subject to the qualification that enforcement of the indemnification provisions of the Bond Purchase Agreement may be limited by Federal or State securities laws as the same may have been interpreted by judicial decisions).

(l) The Company agrees to cooperate reasonably with the Underwriters and their counsel in any endeavor to qualify the Bonds for offering and sale under the securities or "blue sky" laws of such jurisdictions of the United States as the Representative may reasonably request, provided that the Company shall not be required to qualify to do business in any jurisdiction where it is not now so qualified, or to take any action which would subject it to general service of process in any jurisdiction where it is not now so qualified, or to take any action which would subject it to general service of process in any jurisdiction where it is not now so subject. The

Company shall pay all reasonable expenses and costs (including reasonable legal fees) incurred in connection with such qualification.

(m) Subsequent to the date of the Preliminary Limited Offering Memorandum, there have been no material adverse changes in the assets, liabilities or condition of the Company, financial or otherwise, and neither the operations nor the properties of the Company have been adversely affected in any substantial way as the result of any fire, explosion, accident, strike, riot, flood, windstorm, earthquake, embargo, war or act of God.

(n) The Company is not in breach of or in default of, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a breach of or default of, the law of the State or the United States or administrative regulation of the State or the United States or any applicable judgment or decree or any indenture, financing agreement, note, resolution, agreement, or other instrument to which the Company is a party, or by which it or its properties are bound that would reasonably be expected to have a Material Adverse Effect.

(o) The proceeds received from the sale of the Bonds shall be used in accordance with the Indenture and as described in the Limited Offering Memorandum.

(p) The Company is not in default beyond any applicable cure period in the performance, observance or fulfillment of any material obligations, covenants or conditions contained in any Company Document executed prior to the date hereof that could reasonably be expected to have a Material Adverse Effect. No condition known to the Company exists that, with the giving of notice or the lapse of time or both, would constitute such a material default, or that would permit the counterparty to terminate a Company Document executed prior to the date hereof to which it is a party. To the knowledge of the Company, no counterparty to any Company Document executed prior to the date hereof is in default in the performance, observance or fulfillment of any material obligations, covenants or conditions contained in any of the Company Documents that could reasonably be expected to have a Material Adverse Effect.

(q) The factual information that was prepared by the Company was provided in good faith and to the best of the Company's knowledge was as of the date it was delivered and is as of the date hereof accurate and correct in all material respects and, in each case, to the best of the Company's knowledge, none of the factual information referenced above, as of the date hereof, is inaccurate in any material respect.

(r) Any undertakings of the Company arising from a Company Document which has been executed on or before the Closing Date represent valid and enforceable undertakings of the Company.

(s) Except for any obligations described in the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum and the Company Documents, the Company has not incurred any liability, direct or contingent, nor, since the date of the Preliminary Limited Offering Memorandum, has there been any material adverse change in or effect on (i) the business, operations, properties, management or condition (financial or otherwise) of the Company, whether or not arising from transactions in the ordinary course of business, or (ii) its ability to perform its obligations under the Company Documents.

(t) To the extent the Company enters into a contract with an affiliate, (i) such affiliate has the right, power and authority to enter into, deliver and perform such contract; (ii)

such contract is legally valid and enforceable against such affiliate; and (iii) such contract represents an arms' length transaction between the Company and the affiliate.

(u) The Company is not required to register as an "investment company" within the meaning of the Investment Company Act of 1940, as amended, and is not "controlled" by a company required to register as an "investment company" under the Investment Company Act of 1940, as amended.

(v) There are no contracts or other documents to which the Company is a party that are material to the Company and material to an investor for purposes of deciding whether to invest in the Bonds that have not been described or referred to in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

(w) Any certificate signed by an authorized officer of the Company and delivered to the Underwriters, the Issuer or the Trustee shall be deemed a representation and warranty of the Company (and not the individual executing such certificate) to the Underwriters, the Issuer or the Trustee as to the statements made therein.

(x) At all times since its formation, (i) the Company has been a single purpose entity created for the purposes, among other things, of financing, acquiring, constructing, owning and operating the Project, as defined in the Bond Purchase Agreement, and the "Project," as defined in the Loan Agreement, and certain earlier iterations thereof, and related facilities and the activities related or incident thereto; (ii) the Company has not engaged in any business unrelated to the acquisition, construction, ownership and operation of the Project and certain earlier iterations thereof, and related facilities and the activities related or incident thereto; and (iii) the Company does not have any assets, liabilities or obligations other than those related to the Project, as defined in the Bond Purchase Agreement, and the "Project," as defined in the Loan Agreement, and related facilities.

(y) The Company has not currently entered into any Project Documents and currently does not hold or purport to hold any material personal or real property related to the Project.

(z) All approvals, consents, and orders of any governmental authority, board, agency, or commission having jurisdiction that are required to have been obtained for the construction and operation of the Project have been obtained or will be obtained prior to the Closing Date other than those that are not yet required to be obtained as of the Closing Date. The Company has no reason to believe that it will not be able to obtain any approvals, consents, and orders of any governmental authority, board, agency, or commission having jurisdiction that are required to have been obtained for the construction and operation of the Project that will not be obtained as of the Closing Date.

(aa) The Company has not entered into any continuing disclosure undertakings pursuant to Rule 15c2-12 prior to the date hereof.

(bb) Hilbert has not failed to comply with any prior continuing disclosure undertakings entered into by or on behalf of Hilbert pursuant to Rule 15c2-12.

(cc) The Company shall not supplement or amend the Limited Offering Memorandum or cause the Limited Offering Memorandum to be supplemented or amended without the prior written consent of the Representative.

(dd) Except with respect to the Articles of Organization dated as of [____], 2024, and effective on the Closing Date and the Sole Member Operating Agreement dated as of [____], 2024, and effective on the Closing Date, the Company shall not otherwise amend, terminate, or rescind, and will not agree to any amendment, termination, or rescission of any organizational documents of the Company prior to the Closing Date without the prior written consent of the Representative, which shall not be unreasonably withheld, conditioned or delayed.

(ee) The Company shall promptly advise the Underwriters, by written notice, of any matter arising or discovered after the date of the Bond Purchase Agreement and prior to the Closing Date that if existing or known on the date hereof would render any of the representations or warranties set forth herein to be untrue or misleading or is reasonably expected to adversely affect the correctness or completeness of any statement of material fact regarding the Company contained in the Limited Offering Memorandum; or any developments that affect the accuracy and completeness of the key representations (within the meaning of Rule 15c2-12) regarding the Company contained in the Limited Offering Memorandum that may occur during the Update Period.

(ff) Prior to the Closing Date and other than as set forth in the Company Documents, the Company shall not create, assume, or guarantee any indebtedness payable from, or pledge or otherwise encumber, the revenues, assets, properties, funds, or interests that will be pledged pursuant to the Indenture as part of the Trust Estate.

(gg) The Company shall not undertake any course of action inconsistent with satisfaction of the requirements applicable to it as set forth in the Bond Purchase Agreement or any of the Company Documents.

(hh) The Company shall cooperate with the Underwriters in the qualification of the Bonds for offering and sale and the determination of their eligibility for investment under the laws of such jurisdictions as the Representative may designate.

(ii) On or prior to the Closing Date, the Company will enter the Continuing Disclosure Agreement with the Trustee substantially in the form attached to the Preliminary Limited Offering Memorandum and will comply with the requirements contained therein.

(jj) The Company agrees that it will not take or omit to take any action within its reasonable control that would prevent the Bonds from being issued and delivered to the Underwriters on the Closing Date as provided in the Bond Purchase Agreement.

(kk) The Company agrees to promptly provide written notice to the Representative, of any litigation, action, suit or proceeding or investigation at law or in equity before or by any court, public board, or body brought against the Company in writing with respect to the Bonds, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum or the other Company Documents or the transactions described therein during the Update Period.

If, after the date of the Limited Offering Memorandum to and including the date the Underwriters are no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to the Rule (the earlier of (i) 90 days from the “end of the underwriting period” (as defined in the Rule) and (ii) the time when the Limited Offering Memorandum is available to any person from a nationally recognized municipal securities repository, but in no case less than 25 days after the “end of the underwriting period” for the Bonds), any event shall occur which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain an untrue statement of a

material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Company shall notify the Issuer and the Underwriters and, if in the opinion of counsel to the Company, the Issuer or the Representative, such event requires the preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the Company will request the Issuer to cause the Limited Offering Memorandum to be amended or supplemented in a form and in a manner approved in writing by the Representative. All costs of any such amendment shall be borne by the Company. The Closing Date shall be the end of the underwriting period, unless the Representative shall have otherwise advised the Issuer and the Company in writing on or prior to the Closing Date.

For twenty-five days from the date of the end of the underwriting period (as described in the previous paragraph), the Company will (a) not participate in the issuance of any amendment of or supplement to the Limited Offering Memorandum to which, after being furnished with a copy, the Underwriters or the Issuer shall reasonably object in writing or which shall be disapproved by counsel to the Underwriters or the Issuer and (b) if any event relating to or affecting the Bonds or the Issuer or the Company shall occur as a result of which it is necessary, in the opinion of counsel for the Company, the Underwriters or the Issuer, to amend or supplement the Limited Offering Memorandum in order to make the Limited Offering Memorandum not misleading in the light of the circumstances under which the statements therein were made, forthwith prepare and furnish to the Underwriters and the Issuer (at the expense of the Company) a reasonable number of copies of an amendment of or supplement to the Limited Offering Memorandum (in form and substance satisfactory to counsel for the Underwriters and counsel to the Issuer) which will amend or supplement the Limited Offering Memorandum so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading. For the purposes of this subsection, the Company will furnish such information with respect to itself as you may from time to time reasonably request.

The Company agrees to indemnify and hold harmless the Issuer, each of the Counties, the Underwriters, the members, directors, officers, employees and agents of the Issuer, each of the Counties, and the Underwriters and each person who controls the Issuer, each of the Counties, or the Underwriters within the meaning of either the Securities Act or the Exchange Act against any and all losses, claims, damages or liabilities, joint or several, to which they or any of them may become subject under the Securities Act, the Exchange Act or other federal or state statutory law or regulation, at common law or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon (i) a claim in connection with the public offering of the Bonds to the effect that the Bonds or any related security are required to be registered under the Securities Act or the Indenture is required to be qualified under the Trust Indenture Act, (ii) any untrue statement or alleged untrue statement of a material fact contained in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum (or in any supplement or amendment thereto) or the omission or alleged omission to state therein a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, and agrees to reimburse each such indemnified party, as incurred, for any reasonable third party legal or third party other expenses reasonably incurred by them in connection with investigating or defending any such loss, claim, damage, liability or action; provided, however, that the Company will not be liable in any such case to the Underwriters to the extent that any such loss, claim, damage or liability arises out of or is based upon any such untrue statement or alleged untrue statement or omission or alleged omission made in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum, or in any amendment thereof or supplement thereto, in reliance upon and in conformity with written information furnished to the Company by or on behalf of the Underwriters specifically for inclusion therein, such information being limited to the information appearing under the caption "UNDERWRITING" and information relating to the initial offering prices of the Bonds appearing on the inside cover of the Limited Offering

Memorandum or to the Issuer to the extent that any such loss, claim, damage or liability arises out of or is based upon any such untrue statement or alleged untrue statement or omission or alleged omission made in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum, or in any amendment thereof or supplement thereto, in reliance upon and in conformity with written information furnished to the Company by or on behalf of the Issuer specifically for inclusion therein, such information being limited to the information appearing under the caption "THE ISSUER." This indemnity agreement will be in addition to any liability which the Company may otherwise have.

Promptly after receipt by an indemnified party under this paragraph of notice of the commencement of any action, such indemnified party will, if a claim in respect thereof is to be made against the indemnifying party under this paragraph, notify the Company in writing of the commencement thereof; but the failure so to notify the Company (i) will not relieve the Company from liability under the preceding paragraph unless and to the extent it did not otherwise learn of such action and such failure results in the forfeiture by the Company of substantial rights and defenses; and (ii) will not, in any event, relieve the Company from any obligations that it might otherwise have to any indemnified party other than the indemnification obligation provided in the preceding paragraph. The Company shall be entitled to appoint counsel of its choice at the expense of the Company to represent the indemnified party in any action for which indemnification is sought (in which case the Company shall not thereafter be responsible for the fees and expenses of any separate counsel retained by the indemnified party or parties except as set forth below); provided, however, that such counsel shall be reasonably satisfactory to the indemnified party. Notwithstanding the Company's election to appoint counsel to represent the indemnified party in an action, the indemnified party shall have the right to employ separate counsel (including local counsel), and the Company shall bear the reasonable third party fees, costs and expenses of such separate counsel if (i) the use of counsel chosen by the Company to represent the indemnified party would present such counsel with a conflict of interest; (ii) the actual or potential defendants in, or targets of, any such action include both the indemnified party and the Company, and the indemnified party shall have reasonably concluded that there may be legal defenses available to it and/or other indemnified parties which are different from or additional to those available to the Company; (iii) the Company shall not have employed counsel reasonably satisfactory to the indemnified party to represent the indemnified party within a reasonable time after notice of the institution of such action; or (iv) the Company shall authorize the indemnified party to employ separate counsel at the expense of the Company. The Company will not, without the prior written consent of the indemnified parties, settle or compromise or consent to the entry of any judgment with respect to any pending or threatened claim, action, suit or proceeding in respect of which indemnification or contribution may be sought hereunder (whether or not the indemnified parties are actual or potential parties to such claim or action) unless such settlement, compromise or consent includes an unconditional release of each indemnified party from all liability arising out of such claim, action, suit or proceeding for which the Company is obligated for indemnification as provided herein.

In the event that the indemnity provided is unavailable to or insufficient to hold harmless an indemnified party for any reason, the Company and the Underwriters agree to contribute to the aggregate losses, claims, damages and liabilities (including legal or other expenses reasonably incurred in connection with investigating or defending same) (collectively "Losses") to which the Company and the Underwriters may be subject in such proportion as is appropriate to reflect the relative benefits received by the Company on the one hand and by the Underwriters on the other from the offering of the Bonds. If the allocation provided by the immediately preceding sentence is unavailable for any reason, the Company and the Underwriters shall contribute in such proportion as is appropriate to reflect not only such relative benefits but also the relative fault of the Company on the one hand and of the Underwriters on the other in connection with the statements or omissions which resulted in such Losses, as well as any other relevant equitable considerations. In no case shall the Underwriters be responsible for any amount in excess of the purchase discount or commission applicable to the Bonds purchased by the Underwriters under the Bond Purchase Agreement. Benefits received by the Company shall be deemed to be equal to

the total net proceeds from the offering (before deducting expenses) received by it, and benefits received by the Underwriters shall be deemed to be equal to the total purchase discounts and commissions in each case set forth in the Limited Offering Memorandum. Relative fault shall be determined by reference to, among other things, whether any untrue or any alleged untrue statement of a material fact or the omission or alleged omission to state a material fact relates to information provided by the Company on the one hand or the Underwriters on the other, the intent of the parties and their relative knowledge, information and opportunity to correct or prevent such untrue statement or omission. The Company and the Underwriters agree that it would not be just and equitable if contribution were determined by pro rata allocation or any other method of allocation which does not take into account the equitable considerations referred to above. Notwithstanding the provisions of this paragraph, no person guilty of fraudulent misrepresentation (within the meaning of Section 11(f) of the Securities Act) shall be entitled to contribution from any person who was not guilty of such fraudulent misrepresentation. For purposes of this paragraph, each person who controls the Underwriters within the meaning of either the Securities Act or the Exchange Act and each director, officer, employee and agent of the Underwriters shall have the same rights to contribution as the Underwriters, and each person who controls the Company within the meaning of either the Securities Act or the Exchange Act and each official, director, officer and employee of the Company shall have the same rights to contribution as the Company, subject in each case to the applicable terms and conditions of this paragraph.

Except as disclosed in the Limited Offering Memorandum, the Company is not engaged in termination proceedings as to its participation in third party reimbursement, insurance or payment arrangements nor has it received notice that its current participation in any third party reimbursement, insurance or payment arrangement is subject to any contest, termination or suspension as a result of alleged violations or any noncompliance with participation requirements.

The representations, warranties, agreements and indemnities herein shall survive the Closing under the Bond Purchase Agreement and any investigation made by or on behalf of any of you or any person who controls any of you of any matters described in or related to the transactions contemplated hereby and by the Indenture, the Loan Agreement, the Continuing Disclosure Agreement, the Bond Purchase Agreement and the Limited Offering Memorandum.

The Company hereby agrees to pay the expenses described in the Bond Purchase Agreement, subject to the provisions of the Bond Purchase Agreement and to pay any expenses incurred in amending or supplementing the Limited Offering Memorandum pursuant to the Bond Purchase Agreement or this Letter of Representations.

This Letter of Representations shall be binding upon and inure solely to the benefit of each of you and the Company and, to the extent set forth herein, persons controlling any of you, and their respective members, officers, employees, agents and personal representatives, successors and assigns, and no other person or firm shall acquire or have any right under or by virtue of this Letter of Representations. No recourse under or upon any obligation, covenant or agreement contained in this Letter of Representations shall be had against any officer or director of the Company as individuals.

All tax returns (federal, state and local) required to be filed by or on behalf of the Company as of the date hereof (giving effect to any extension of filing date therefor) have been filed, and all taxes shown thereon to be due, including interest and penalties, except such, if any, as are being actively contested by the Company in good faith, have been paid or adequate reserves have been made for payment thereof.

Except for (A) the information under the captions "THE BONDS – Bonds in Book-Entry Form," (B) the maturities, interest rates and prices specified on the inside cover page of the Limited Offering Memorandum or the information included in or omitted from the Preliminary Limited Offering

Memorandum and the Limited Offering Memorandum under the caption “UNDERWRITING,” (C) the Issuer Portions and (D) information regarding DTC or its book-entry only system, including the information under the caption “THE BONDS – Bonds in Book-Entry Form,” the Company hereby confirms that the Preliminary Limited Offering Memorandum was “deemed final” as of its date for purposes of SEC Rule 15c2-12.

The Company acknowledges and agrees that: (i) the primary role of the Underwriters is to purchase the Bonds for resale to investors in an arm’s length, commercial transaction between the Issuer, the Company and the Underwriters in which the Underwriters are acting solely as a principal and is not acting as a municipal advisor, financial advisor, agent or fiduciary to the Issuer or the Company; (ii) the Underwriters have not assumed any advisory or fiduciary responsibility to the Issuer or the Company with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto; (iii) the only obligations that the Underwriters have to the Issuer or the Company with respect to the transaction contemplated hereby are expressly set forth in the Bond Purchase Agreement (provided that nothing in this clause shall be construed to eliminate any state law requirement of good faith and fair dealing between parties to a commercial transaction); (iv) the Company has consulted with its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate; and (v) the Underwriters have financial and other interests that differ from those of the Issuer and the Company.

This Letter of Representations may be executed in any number of counterparts and all such counterparts shall together constitute one and the same instrument.

Very truly yours,

BUG TUSSEL 2, LLC

By: _____
Name:
Title:

Accepted and Agreed to:

SAMUEL A. RAMIREZ & COMPANY, INC., as Representative

By: _____
Name:
Title:

FOND DU LAC COUNTY, WISCONSIN

By: _____
Name: Steven A. Abel
Title: County Chairperson

By: _____
Name: Lisa Freiberg
Title: County Clerk

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DMFIRM #412224764

EXHIBIT C

BOND COUNSEL SUPPLEMENTAL OPINION POINTS

1. The Approving Opinion is incorporated herein by reference, and the addressees hereof may rely on the Approving Opinion to the same extent as if it was addressed to you.
2. The Bonds are exempt from registration under the Securities Act of 1933, as amended, and the Indenture is exempt from qualification under the Trust Indenture Act of 1939, as amended.
3. The statements in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the captions “INTRODUCTION – Security for the Bonds,” “THE BONDS” (except for information regarding DTC), “SECURITY AND SOURCE OF PAYMENT FOR THE BONDS,” “TAX MATTERS,” and in Appendix D thereto insofar as such statements purport to summarize certain provisions of the Bonds, the Transaction Documents or provisions of federal or state of Wisconsin income tax laws relating to interest on the Bonds are accurate in all material respects and present a fair summary of the matters described therein, and we have no reason to believe that the statements contained under such captions of the Preliminary Limited Offering Memorandum, as of its date and as of the date of the Bond Purchase Agreement, and the Limited Offering Memorandum, as of its date and as of the date hereof, contain any untrue statement of a material fact or omits to state a material fact that is necessary to make the statements made therein, in light of the circumstance under which they were made, not misleading.

EXHIBIT D
FORM OF ISSUER'S COUNSEL OPINION

[_____, 2024]

Fond du Lac County
City/County Government Center
160 South Macy Street
Fond du Lac, WI 54935

U.S. Bank Trust Company, National Association
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212

Husch Blackwell LLP
511 North Broadway, Suite 1100
Milwaukee, WI 53202

Samuel A. Ramirez & Company, Inc., as
Representative
61 Broadway, 29th Floor
New York, NY 10006

Re: [\$_____] Fond du Lac County, Wisconsin, Taxable Revenue Bonds, Series 2024
 (Bug Tussel 2, LLC Project) (Social Bonds)

Ladies and Gentlemen:

We have acted as special counsel to Fond du Lac County, Wisconsin (the "Issuer") in connection with the authorization and issuance by the Issuer of the above-referenced issue of Bonds (the "Bonds"). Among other things we have examined:

- a. a Loan Agreement (the "Loan Agreement") dated as of [September] 1, 2024 between the Issuer and Bug Tussel 2, LLC, a Wisconsin limited liability company (the "Borrower");
- b. an Indenture of Trust (the "Indenture") dated as of [September] 1, 2024 between the Issuer and U.S. Bank Trust Company, National Association, as Trustee;
- c. a Bond Purchase Agreement (the "Bond Purchase Agreement") dated September [___], 2024 between the Issuer and Samuel A. Ramirez & Company, Inc. as representative of the underwriters for the Bonds and the Letter of Representations by the Borrower and accepted and agreed to by Samuel A. Ramirez & Company, Inc. and the Issuer;
- d. a specimen copy of the Bonds;
- e. certified copies of resolutions adopted by the Issuer's governing body on May 21, 2024 and [____], 2024 relating to the issuance of the Bonds (the "Issuer Resolutions");
- f. other certificates of the Issuer; and
- g. such other documents, instruments, certificates and opinions that we consider necessary in order to render this opinion.

The documents referred to in a., b., c., and d. above are hereinafter collectively referred to as the "Bond Documents."

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Error! Unknown document property name.

In rendering our opinions, we have made the following assumptions:

(a) Other than with respect to the Issuer, we have assumed the due execution and delivery of documents submitted to us by Husch Blackwell LLP, as bond counsel for the Bonds, in the form so submitted by all parties thereto, and that all legal requirements applicable to such parties, as to the issuance of the Bonds, and the documents and instruments executed in connection therewith have been satisfied. We have assumed that the proceedings adopted by the Issuer with respect to the Bonds comply with the procedural requirements of Section 66.1103 of Wisconsin Statutes, as amended (the "Act").

(b) With certain exceptions, we are qualified to practice law only in the State of Wisconsin and we do not purport to be experts on, or express any opinion herein concerning, any law other than the present internal laws of the State of Wisconsin.

(c) This opinion deals only with specific legal issues that it explicitly addresses and no opinions shall be implied as to matters not so addressed. Without limiting the foregoing, we express no opinion herein as to any provision affording indemnification, or any provision waiving the right to jury trial, and we give no opinion as to zoning, land use or subdivision laws and regulations, matters relating to federal or state tax or securities laws, and procedural compliance with the Act.

(d) We bring to your attention the fact that our legal opinions are an expression of professional judgment and are not a guarantee of a result. Additionally, we do not undertake to advise you of matters which may come to our attention subsequent to the date hereof which may affect our legal opinions expressed herein.

(e) Our opinions are limited to the extent that validity or enforceability of any document is limited by:

- (1) applicable bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance, marshaling and other similar laws in effect from time to time affecting the rights and remedies of creditors, theories regarding the adequacy or sufficiency of consideration and/or fair value;
- (2) limitations imposed by general principles of equity upon the specific enforceability of any of the remedies or other provisions of such documents and upon the availability of injunctive relief and other equitable remedies (regardless of whether enforcement is considered in proceedings at law or in equity); and
- (3) subject to the qualification that certain provisions of such documents may not be enforceable in whole or in part under the laws of the State of Wisconsin but the inclusion of such provisions does not affect the validity of any such documents as a whole and each of such documents contains legally adequate provisions for the realization of the principal legal rights and benefits.

In arriving at the opinions expressed below, we have examined and relied upon originals or copies, certified or otherwise identified to our satisfaction, of such records of the Issuer and have made such investigation of law as we have deemed appropriate. In delivering the opinions expressed below, we are relying upon facts certified as true in the certified transcript of the proceedings or represented to us as true by officers of the Issuer, and have not undertaken to verify any fact by independent investigation.

Based upon the foregoing, it is our opinion that:

1. The Issuer is a political subdivision duly organized and existing under the Constitution and laws of the State of Wisconsin, and has the corporate power and authority to carry out and consummate all transactions contemplated by the Bond Documents.
2. The Bond Documents have been duly authorized, executed and delivered by the Issuer, and assuming the due authorization, execution and delivery of the Loan Agreement, Indenture and Bond Purchase Agreement by the other parties thereto, the Bond Documents constitute legal, valid and binding obligations of the Issuer, enforceable in accordance with their respective terms.
3. Adoption of the Issuer Resolutions and the execution, delivery and performance of each Bond Document by the Issuer will not violate any provision of Wisconsin law or, to the best of our knowledge, any applicable judgment, order or regulation of any court or of any public or governmental agency or authority of the State of Wisconsin.
4. We are not representing the Issuer in any pending or threatened action, suit, proceeding, or investigation at law or in equity before or by any court, public board, or body wherein any unfavorable decision, ruling or finding would adversely affect the transactions contemplated by or the validity of the Bonds or the other Bond Documents.
5. The Issuer Resolutions were each validly adopted at meetings of the governing body of the Issuer duly called, noticed and held. Notice for such meetings was posted prior thereto and the media notified in conformity with the requirements of Section 19.84, Wisconsin Statutes, as amended.

As used herein, "our knowledge" means the conscious awareness of the attorneys in our firm who have been involved in providing legal services to the Issuer in connection with the Issuer Resolutions, the Bond Documents and the other documents that are the subject of our legal opinions set forth herein.

This opinion is given as of the date hereof and we assume no obligation to update, revise, or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

This opinion is furnished by us in our capacity as counsel to the Issuer and is subject to the following matters, which by your acceptance of this opinion you recognize and acknowledge: (1) that we have not been engaged to act, and have not acted, as counsel to any addressee of this opinion (an "Addressee") other than the Issuer for any purpose in connection with the issuance of the Bonds; (2) that no attorney-client relationship exists or has at any time existed between us and any Addressee other than the Issuer in connection with the Bonds or by virtue of this opinion; and (3) that this opinion is based upon our review of proceedings and other documents undertaken as part of our engagement with the Issuer, and in order to deliver this opinion we neither undertook any duties or responsibilities to any Addressee other than the Issuer nor conducted any activities in addition to those undertaken or conducted for the benefit of, and requested by, the Issuer. This opinion is not intended to be relied upon by any party to whom it is not specifically addressed.

Very truly yours,

Error! Unknown document property name.

D-4

EXHIBIT E

FORM OF COMPANY COUNSEL OPINION

Fond du Lac County, for itself and as collateral
agent for the Participating Counties
City/County Government Center
160 South Macy Street
Fond du Lac, WI 54935

Husch Blackwell LLP, as Bond Counsel
511 North Broadway, Suite 1100
Milwaukee, WI 53202

Quarles & Brady LLP
411 East Wisconsin Avenue
Suite 2400
Milwaukee, Wisconsin 53202-4428

U.S. Bank Trust Company, National Association
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212

Samuel A. Ramirez & Company, Inc., as
Representative
61 Broadway, 29th Floor
New York, NY 10006

To each Participating County set forth on Schedule
I hereto

Re: \$[] Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

To Whom it May Concern:

We have served as borrower's counsel to Bug Tussel 2, LLC, a Wisconsin limited liability company (the "Borrower") and Hilbert Communications, LLC, a Wisconsin limited liability company (the "Guarantor") in connection with the issuance and sale by Fond du Lac County, Wisconsin (the "Issuer"), of the bonds referenced above (the "Bonds"), which are being issued pursuant to an Indenture of Trust dated as of [September] 1, 2024 (the "Indenture") between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

We are familiar with the Borrower and the Guarantor and their affairs, and we have examined the following documents relating to the Bonds:

- (a) Loan Agreement dated as of [September] 1, 2024 (the "Loan Agreement"), between the Issuer and the Borrower;
- (b) Indenture between the Issuer and the Trustee;
- (c) Promissory Note dated as of [September] 1, 2024 (the "Promissory Note"), from the Borrower to the Issuer, and assigned by the Issuer to the Trustee;
- (d) Preliminary Limited Offering Memorandum, dated as of [September], 2024 (the "Preliminary Limited Offering Memorandum") and final Limited Offering Memorandum, dated as of September [], 2024, of the Borrower (collectively, the "Limited Offering Memorandum"), pursuant to which the Bonds have been sold;
- (e) Bond Purchase Agreement dated September [], 2024 (the "Bond Purchase Agreement"), among the Issuer and Samuel A. Ramirez & Company, Inc., as representative of the underwriters, with the

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Error! Unknown document property name.

Letter of Representations from the Borrower and accepted and agreed to by the Issuer and the representative of the underwriters;

(f) Continuing Disclosure Agreement dated as of [September] 1, 2024, between the Borrower and the Trustee;

(g) the respective Reimbursement Agreements dated as of [September] 1, 2024 between the Borrower and (i) Fond du Lac County, (ii) Iowa County (iii) Forest County, (iv) Price County, (v) Jefferson County, (vi) Lafayette County, (vii) Marathon County, (viii) Waushara County, (ix) Sawyer County, and (x) Taylor County (each a “Participating County”);

(h) the respective Guaranty Agreements from the Guarantor to each Participating County (collectively, the “Guaranties”);

(i) the Pledge of Membership Interest Agreement dated as of [September] 1, 2024, between the Guarantor and the Issuer, as collateral agent (the “Pledge Agreement” and, together with the Guaranties, the “Hilbert Documents”);

(j) the form of Facilities Access Agreement, the form of the UCC filing statement and the form of Leasehold Mortgage;

The documents listed in (a) through (j) above are referred to herein as the “Transaction Documents.”

We have examined originals or copies of such records of the Borrower, Guarantor, certificates of public officials and other documents as we have deemed relevant and necessary to render this opinion. Also, in rendering this opinion, we have, with your permission, relied on the certificates of the Borrower and Guarantor delivered in connection with the issuance and sale of the Bonds (the “Certificates”) attached hereto as Exhibit A as to certain factual matters. In addition, we have assumed the following:

(i) The genuineness of the signatures of persons (other than those officer(s) of the Borrower and the Guarantor) signing all documents in connection with which this opinion is rendered on behalf of parties thereto;

(ii) The authenticity of all documents submitted to us as originals or execution copies;

(iii) The conformity to authentic original documents of all documents submitted to us as certified, conformed or photostatic copies;

(iv) That each of the parties to the Transaction Documents which are registered entities, other than the Borrower and the Guarantor, is a corporation, limited liability company or association duly organized and validly existing under the laws of its jurisdiction of incorporation or organization;

(v) That each of the parties to the Transaction Documents which are registered entities, other than the Borrower and the Guarantor, has the necessary right, power and authority to execute and deliver, and perform its obligations under the Transaction Documents; the transactions therein contemplated have been duly authorized by all parties thereto which are registered entities, other than the Borrower and the Guarantor; and the Transaction Documents constitute the legal, valid and binding obligations of all parties thereto, other than the Borrower and the Guarantor;

(vi) That the Transaction Documents have been duly executed, delivered and accepted by all parties thereto, other than the Borrower and the Guarantor;

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(vii) That all natural persons who are signatories to the Transaction Documents were legally competent at the time of execution;

(viii) That the Borrower and the Guarantor have each received adequate consideration with respect to the execution and delivery of those Transaction Documents to which it is a party;

Based upon the foregoing, but subject to the assumptions, qualifications and limitations set forth herein, it is our opinion that:

1. Based solely on a certificate of the Wisconsin Department of Financial Institutions, the Borrower is a limited liability company duly organized and validly existing under the laws of the State of Wisconsin.

Based solely on a certificate of the Wisconsin Department of Financial Institutions, the Guarantor is a limited liability company duly organized and validly existing under the laws of the State of Wisconsin.

2. The Borrower is duly licensed or qualified to do business in the State of Wisconsin and each other state in which the ownership of property or the transaction of business by the Borrower requires that the Borrower be licensed or qualified and in which the failure to qualify would have a material adverse effect on the Borrower.

The Guarantor is duly licensed or qualified to do business in the State of Wisconsin and each other state in which the ownership of property or the transaction of business by the Guarantor requires that the Guarantor be licensed or qualified and in which the failure to qualify would have a material adverse effect on the Guarantor.

3. The Borrower has full right and authority to acquire, improve, equip and own and operate the Project (as that term is defined in the Loan Agreement) to be financed by the Bonds (the "Series 2024 Project") and conduct its business as contemplated in the Transaction Documents and the Limited Offering Memorandum and has the full right, authority and legal capacity to execute and deliver, and to consummate the transactions contemplated by, the Transaction Documents and to carry out the terms thereof.

The Guarantor has full right and authority to enter into and perform its obligations under the Hilbert Documents and has the full right, authority and legal capacity to execute and deliver, and to consummate the transactions contemplated by the Hilbert Documents and to carry out the terms thereof.

4. The Transaction Documents have been duly and validly authorized, executed and delivered by the Borrower and said Transaction Documents are valid and legally binding obligations of the Borrower, enforceable against the Borrower in accordance with the terms of such Transaction Documents.

5. The Hilbert Documents have been duly and validly authorized, executed and delivered by the Guarantor and said Hilbert Documents are valid and legally binding obligations of the Guarantor, enforceable against the Guarantor in accordance with the terms of such Hilbert Documents.

6. The execution and delivery of the Transaction Documents and the consummation of the transactions contemplated by the Transaction Documents and the carrying out of the terms thereof will not (a) constitute a breach or violation of the Articles of Organization or Operating Agreement of the Borrower or the Guarantor (in all such cases, as amended, amended and restated, or otherwise modified as of the date hereof); (b) violate any present law or administrative rule or regulation or any court order or decree to which the Borrower or the Guarantor is subject; (c) violate any provision of or result in a default under any

indenture, mortgage, deed of trust, indebtedness, agreement, judgment, decree, order, statute, rule or regulation to which the Borrower or the Guarantor is a party or by which it or any of its property is bound and which has been identified to us in the Certificates as being material to the financial condition of the Borrower or the Guarantor, taken as a whole, including without limitation, [the loan agreement and security agreement, each dated June 11, 2021, among Guarantor, certain of its affiliates, and American National Bank- Fox Cities **[COMPANY TO CONFIRM WHETHER NEW BUG TUSSEL ENTITY WILL BE PARTY TO/PART OF THIS LOAN AND STATUS OF LOAN]**], and those certain promissory notes and security agreements benefiting certain current and former unit holders and related parties of the Guarantor]; or (d) to our knowledge, result in the creation of any lien, charge or encumbrance on any property or assets of the Borrower or the Guarantor, except as contemplated by the Transaction Documents.

7. There is no action, suit, or proceeding, inquiry or investigation, either administrative or judicial, at law or in equity, before or by any court, governmental agency, board, or body pending, or, to the knowledge of such counsel after due inquiry, threatened against or affecting the Borrower or the Guarantor that seeks to (a) contest or affect the limited liability company existence or powers of the Borrower or the Guarantor; (b) contest or affect the power of the Borrower or the Guarantor to enter into and perform its obligations or consummate the transactions contemplated under the Transaction Documents; (c) in any way contest or affect the authority for the issuance and delivery of the Bonds or the validity of the Indenture or the Transaction Documents; or (d) restrain or enjoin the issuance or delivery of any of the Bonds or the collection of revenues pledged under the Loan Agreement.

8. Except for the filing of the Financing Statement in the appropriate governmental office, the execution and delivery by the Borrower of the Transaction Documents and the carrying out of the terms thereof do not require any approval or consent of, or filing or registration with, any governmental or other agency or authority, except as has been obtained or completed on or prior to the date hereof.

9. No permit, consent, approval, authorization, registration, filing with or other action is required to be obtained by the Borrower or the Guarantor from any governmental body or agency or judicial authority in connection with (a) the execution and delivery by the Borrower and Guarantor of the Transaction Documents to which either is a party or the Limited Offering Memorandum; (b) the issuance of the Bonds by the Issuer; (c) the consummation and performance by the Borrower and the Guarantor of its obligations under the Transaction Documents to which either is a party (other than in respect to obligations related to owning or operating the Project after the date hereof); or (d) the creation by the Borrower and the Guarantor of the security interests created by the Transaction Documents, in each case which has not already been obtained or taken and provided to the Trustee, other than any approvals, consents, registrations or filings necessary to perfect the liens and security interests created pursuant to the Transaction Documents.

10. The Pledge Agreement creates a security interest in favor of Issuer on behalf of the Participating Counties in all of the collateral described therein that is of the type in which a security interest can be created under the Code (as used herein, as defined in the Pledge Agreement).

11. The Financing Statement is in proper form so as to comply with the requirements of the Code and, assuming that (a) the Guarantor has rights in the Collateral (as defined in the Pledge Agreement) (the "Guarantor Collateral"); (b) the security interest in the Guarantor Collateral has attached under Article 9 of the Code; (c) the Financing Statement has been properly filed with, and accepted for filing by, the Wisconsin Department of Financial Institutions, as appropriate, and (d) the filing fees in connection with such filing have been paid, the Issuer, as collateral agent, will have a perfected security interest in the respective Guarantor Collateral described in the Financing Statement to the extent that a security interest may be perfected by the filing of a financing statement in the State under the Code.

12. As the date hereof, the Borrower has not obtained any permits, licenses, approval, consents, or other written authorizations for the ownership, development, use, construction, maintenance and operation of the Series 2024 Project site, the ownership, development, use, construction, maintenance and operation of the Series 2024 Project or the execution, delivery, and performance of the Transaction Document (collectively, "Governmental Approvals"). No Governmental Approval is required to have been issued as of this date for the current state of development of the Series 2024 Project by any local, state, or federal laws, rules and regulations applicable to the Project. To our knowledge, there is no reason to believe that any such Governmental Approval will be issued in an untimely manner or contain restrictions that would materially limit the operation of the Series 2024 Project.

13. The distribution of the Preliminary Limited Offering Memorandum and the execution, delivery, and distribution of the Limited Offering Memorandum have been duly authorized by the Borrower.

14. The execution, issuance and delivery by the Borrower of the Promissory Note does not require registration under the Securities Act of 1933, as amended.

15. To our knowledge, the statements and information contained in the Limited Offering Memorandum as it relates to the Borrower and the Guarantor and the Transaction Documents to which the Borrower and Guarantor are a party, including, without limitation, the information under the headings "INTRODUCTION", "ESTIMATED SOURCES AND USES OF FUNDS", "THE BORROWER, HILBERT AND THE PROJECT", "PLAN OF FINANCE," "SOCIAL BONDS SELF DESIGNATION," "REIMBURSEMENT AGREEMENTS AND HILBERT GUARANTIES," "BONDOWNERS' RISKS", "ABSENCE OF MATERIAL LITIGATION," and "CONTINUING DISCLOSURE" and Appendix A, as of the dates of the Limited Offering Memorandum, and are, as of the date hereof, true and correct in all material respects and do not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

Without having undertaken to determine independently, or to assume responsibility for, the accuracy, completeness, or fairness thereof, nothing has come to our attention that would lead us to believe that the Preliminary Limited Offering Memorandum, as of its date or as the date of Bond Purchase Agreement, or the final Limited Offering Memorandum, as of its date and as of the Closing Date (except for any financial or statistical data or projections contained or required to be contained therein and the information respecting DTC in the Limited Offering Memorandum and Appendices relating to the Counties' financial statements as to which no view need be expressed), contains or contained an untrue statement of a material fact or omits or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

The foregoing opinions are subject to the following additional assumptions and qualifications:

A. Wherever we indicate that our opinion with respect to the existence or absence of facts is "to our knowledge" or the like, our opinion is, with your permission, based solely on the Certificates and the current conscious awareness of facts or other information of the attorneys currently with our firm who have represented the Borrower in connection with the transactions contemplated by the Transaction Documents.

B. Our opinion is limited by:

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- (i) Applicable bankruptcy, receivership, reorganization, insolvency, moratorium, fraudulent conveyance or transfer, and other laws and judicially developed doctrines relating to or affecting creditors' or secured creditors' rights and remedies generally;
- (ii) General principles of equity, regardless of whether such enforcement is considered in a proceeding in equity or at law, and limitations on the availability of specific performance, injunctive relief and other equitable remedies;
- (iii) The possibility that certain rights, remedies, waivers, and other provisions of the Transaction Documents may not be enforceable; nevertheless, such unenforceability will not render any of the Transaction Documents invalid as a whole or preclude (a) judicial enforcement of the obligation of the Borrower to repay the principal amount of the Promissory Note, amounts owed pursuant to the Loan Agreement, (b) acceleration of the obligation of the Borrower to repay such principal, together with such interest, upon a material default in a material provision of the Transaction Documents, or (c) enforcement in accordance with applicable law of the lien on the Real Property and the security interest in the other collateral created by the Transaction Documents upon maturity or upon acceleration as provided in clause (b) above;
- (iv) The requirement that the enforcing party act in a commercially reasonable manner and in good faith in exercising its rights under the Transaction Documents and comply with the provisions of part VI of article 9 of the Code; and
- (v) The possible rights of third parties to the extent that the consent of any third party is necessary for the valid creation of a lien or security interest in favor of Trustee and such consent has not been obtained.

C. Except for the organizational documents of the Borrower and the Guarantor and a certificate of status for each of the Borrower and the Guarantor issued by the Wisconsin Department of Financial Institutions, we have not examined the records of the Trustee, the Borrower or any court or any public, quasi-public, private or other office in any jurisdiction, or the files of our firm, and our opinions are subject to matters that an examination of such records would reveal.

D. We have made no examination of, and express no opinion as to, title to the real property, fixtures, personal property or other collateral described in the Transaction Documents or the existence of any liens, charges or encumbrances thereon. Further, we express no opinion as to the relative priority of the mortgage liens or security interests created or evidenced by any of the Transaction Documents.

The opinions expressed herein are limited to the federal laws of the United States and the laws of the State of Wisconsin in effect on the date hereof as they presently apply. These opinions are given as of the date hereof, they are intended to apply only to those facts and circumstances that exist as of the date hereof, and we assume no obligation or responsibility to update or supplement these opinions to reflect any facts or circumstances that may hereafter come to our attention or any changes in laws that may hereafter occur, or to inform the addressee(s) of any change in circumstances occurring after the date hereof that would alter the opinions rendered herein.

This opinion is limited to the matters set forth herein, and no opinion may be inferred or implied beyond the matters expressly contained herein. Except as expressly set forth herein, this opinion is being provided solely for the purpose of complying with the requirements of the Bond Purchase Agreement and is being rendered solely for the benefit of the addressee(s) hereof. This opinion may not be used or relied upon for any other purpose, relied upon by any other party, or filed with or disclosed to any governmental authority other than a court in connection with the enforcement or protection of the rights or remedies of the Trustee under any of the Transaction Documents or to a banking examiner or regulator in connection with an examination of any bank by such governmental authority, without our prior written consent.

Schedule I

EXHIBIT A

Member's Certificates of Borrower and Guarantor

The undersigned, [____], hereby certifies as follows, on behalf of Bug Tussel 2, LLC (the "Company") and Hilbert Communications, LLC (the "Guarantor"), each a Wisconsin limited liability company, as the [President/Chief Executive Officer] of the Company and the Guarantor:

1. The undersigned is in a position to know the facts relevant to the matters certified below.
2. This Certificate is given for the purpose of the law firm of Husch Blackwell LLP ("HB") relying on it in connection with rendering its opinion dated the date hereof to Fond du Lac County, Wisconsin as issuer, Samuel A. Ramirez & Company, Inc., as representative of the underwriters, U.S. Bank Trust Company, National Association, as trustee, and Husch Blackwell LLP, as bond counsel, in connection with the contemplated \$[_____] Fond du Lac County, Wisconsin Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) issuance (the "Bonds").
3. The company records of the Company and Guarantor provided to HB by the Company and Guarantor are accurate and complete and have not been amended, except as disclosed to HB.
4. The only indentures, mortgages, deeds of trust, indebtedness, or agreements, to which the Company or the Guarantor is a party or by which the Company or the Guarantor or any of their property is bound, and are material to the financial condition of the Company or the Guarantor are the [loan agreement and security agreement, each dated June 11, 2021, among the Guarantor, certain of its affiliates, and American National Bank- Fox Cities], and those certain promissory notes and security agreements benefiting certain current and former unit holders and related parties of the Guarantor.
5. There are no judgments, orders, writs, injunctions, decrees, determinations or awards to which the Company or the Guarantor is a party or by which the Company or the Guarantor or its property is bound.
6. There are no legal or governmental proceedings pending or, to the best of our knowledge, threatened or contemplated by governmental authorities or threatened by others or to which the Company or Guarantor is a party or to which any property of the Company or Guarantor is subject, other than ordinary routine litigation incident to the kind of business conducted by the Company or Guarantor, which, if determined adversely to the Company or Guarantor, would individually or in the aggregate have a material adverse effect on the financial position or results of operations of the Company or Guarantor considered as a whole.
7. There are no legal or governmental proceedings, pending or, to the best of our knowledge, threatened against the Company or the Guarantor or involving the project assets, or, to the best of our knowledge, any basis therefor, wherein an unfavorable decision, ruling or finding would have a material adverse effect on the legality, validity or enforceability of or the security for the Bonds, or the legality, validity or binding effect of the Indenture, the Bond Purchase Agreement, the Reimbursement Agreement, Loan Agreement, the Guaranty, the Leasehold Mortgage, or the Continuing Disclosure Agreement, or the transactions contemplated thereby.

This Certificate may be executed and delivered by facsimile transmission with the same effect as hand delivery of an executed original hereof.

{Signature Page to Follow}

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EXHIBIT F

FORM OF OPINION FOR COUNSEL TO COUNTIES

[_____, 2024]

[_____] County

U.S. Bank Trust Company, National Association
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212

Husch Blackwell LLP
511 North Broadway, Suite 1100
Milwaukee, WI 53202

Samuel A. Ramirez & Company, Inc., as
Representative
61 Broadway, 29th Floor
New York, NY 10006

Build America Mutual Assurance Company
200 Liberty Street, 27th Floor
New York, New York, 10281

Re: [\$_____] Fond du Lac County, Wisconsin, Taxable Revenue Bonds, Series 2024
 (Bug Tussel 2, LLC Project) (Social Bonds)

Ladies and Gentlemen:

We have acted as special counsel to [_____] County, Wisconsin (the "Guarantor") in connection with the Guaranty Agreement dated as of [_____, 2024] (the "Guaranty Agreement") by and between the Guarantor in favor of U.S. Bank Trust Company, National Association, as trustee (the "Trustee") and Build America Mutual Assurance Company, as insurer, with respect to a portion of the above-referenced issue of Bonds (the "Bonds"). Among other things we have examined:

- a. certified copies of resolutions adopted by the Guarantor's governing body on [_____, 2024] and [_____, 2024], relating to the issuance of the Bonds and the authorization of the Guaranty Agreement;
- b. certificates of the Guarantor;
- c. the Continuing Disclosure Agreement between the Guarantor and U.S. Bank Trust Company, National Association as dissemination agent (the "Continuing Disclosure Agreement"); and
- d. such other documents, instruments, certificates and opinions that we consider necessary in order to render this opinion.

In rendering our opinions, we have made the following assumptions:

- (a) We have assumed that (i) the Trustee has all requisite power and authority under all applicable laws, regulations and governing documents to execute, deliver and perform its obligations under the Guaranty Agreement and Continuing Disclosure Agreement, and the Trustee has complied with all legal requirements

pertaining to its status as such status related to its rights to enforce the Guaranty Agreement and Continuing Disclosure Agreement against the Guarantor, (ii) the Trustee has duly authorized, executed and delivered the Guaranty Agreement and Continuing Disclosure Agreement, (iii) the Trustee is validly existing and in good standing in all necessary jurisdictions, (iv) the Guaranty Agreement and Continuing Disclosure Agreement constitute valid and binding obligations, enforceable against the Trustee in accordance with their terms, (v) there has been no mutual mistake of fact or misunderstanding, or fraud, duress, or undue influence, in connection with the negotiation, execution or delivery of the Guaranty Agreement and Continuing Disclosure Agreement, and the conduct of all parties to the Guaranty Agreement and Continuing Disclosure Agreement has complied with any requirements of good faith, fair dealing and conscionability, and (vi) there are and have been no agreements or understandings among the parties, written or oral, and there is and has been no usage of trade or course of prior dealing among the parties, that would, in either case, define, supplement or qualify the terms of the Guaranty Agreement and Continuing Disclosure Agreement. For purposes of the opinions set forth herein, we have assumed that the Bonds constitute the valid and binding obligations of Fond du Lac County, Wisconsin, as issuer, in accordance with their terms.

(b) With certain exceptions, we are qualified to practice law only in the State of Wisconsin and we do not purport to be experts on, or express any opinion herein concerning, any law other than the present internal laws of the State of Wisconsin.

(c) This opinion deals only with specific legal issues that it explicitly addresses and no opinions shall be implied as to matters not so addressed. Without limiting the foregoing, we express no opinion herein as to any provision affording indemnification, or any provision waiving the right to jury trial, and we give no opinion as to zoning, land use or subdivision laws and regulations or matters relating to federal or state tax or securities laws.

(d) We bring to your attention the fact that our legal opinions are an expression of professional judgment and are not a guarantee of a result. Additionally, we do not undertake to advise you of matters which may come to our attention subsequent to the date hereof which may affect our legal opinions expressed herein.

(e) Our opinions are limited to the extent that validity or enforceability of any document is limited by:

- (i) applicable bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance, marshaling and other similar laws in effect from time to time affecting the rights and remedies of creditors, theories regarding the adequacy or sufficiency of consideration and/or fair value;
- (ii) limitations imposed by general principles of equity upon the specific enforceability of any of the remedies or other provisions of such documents and upon the availability of injunctive relief and other equitable remedies (regardless of whether enforcement is considered in proceedings at law or in equity); and
- (iii) subject to the qualification that certain provisions of such documents may not be enforceable in whole or in part under the laws of the State of

Wisconsin but the inclusion of such provisions does not affect the validity of any such documents as a whole and each of such documents contains legally adequate provisions for the realization of the principal legal rights and benefits.

In arriving at the opinions expressed below, we have examined and relied upon originals or copies, certified or otherwise identified to our satisfaction, of such records of the Guarantor and have made such investigation of law as we have deemed appropriate. In delivering the opinions expressed below, we are relying upon facts certified as true in the certified transcript of the proceedings or represented to us as true by officers of the Guarantor, and have not undertaken to verify any fact by independent investigation.

Based upon the foregoing, it is our opinion that:

1. The Guarantor is a political subdivision duly organized and existing under the Constitution and laws of the State of Wisconsin, and has the corporate power and authority to execute, deliver and perform the Guaranty Agreement and Continuing Disclosure Agreement.

2. Each of the Guaranty Agreement and Continuing Disclosure Agreement has been duly authorized, executed and delivered by the Guarantor, and each of the Guaranty Agreement and Continuing Disclosure Agreement constitutes the legal, valid and binding obligation of the Guarantor, enforceable against the Guarantor in accordance with its terms.

This opinion is given as of the date hereof and we assume no obligation to update, revise, or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

This opinion is furnished by us in our capacity as counsel to the Guarantor and is subject to the following matters, which by your acceptance of this opinion you recognize and acknowledge: (1) that we have not been engaged to act, and have not acted, as counsel to any addressee of this opinion (an "Addressee") other than the Guarantor for any purpose in connection with the Guaranty Agreement and Continuing Disclosure Agreement; (2) that no attorney-client relationship exists or has at any time existed between us and any Addressee other than the Guarantor in connection with the Guaranty Agreement and Continuing Disclosure Agreement or by virtue of this opinion; and (3) that this opinion is based upon our review of proceedings and other documents undertaken as part of our engagement with the Guarantor, and in order to deliver this opinion we neither undertook any duties or responsibilities to any Addressee other than the Guarantor nor conducted any activities in addition to those undertaken or conducted for the benefit of, and requested by, the Guarantor. This opinion is not intended to be relied upon by any party to whom it is not specifically addressed.

Very truly yours,

EXHIBIT G

**FORM OF OPINION FOR COUNSEL TO PRICE COUNTY, LAFAYETTE COUNTY, SAWYER
COUNTY AND TAYLOR COUNTY**

_____, 2024

[_____] County

U.S. Bank Trust Company, National
Association
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212

Husch Blackwell LLP
511 North Broadway, Suite 1100
Milwaukee, WI 53202

Samuel A. Ramirez & Company, Inc.
61 Broadway, 29th Floor
New York, NY 10006

Build America Mutual Assurance Company
200 Liberty Street, 27th Floor
New York, NY 10281

Ladies/Gentlemen:

We have acted as special counsel to [_____] County (the “Guarantor”) with respect to that certain (i) Guaranty Agreement dated as of _____, 2024 (the “Guaranty Agreement”) by and between the Guarantor and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”) with respect to a portion of \$_____ Fond du Lac County, Wisconsin, Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “Bonds”) and (ii) Continuing Disclosure Agreement between the Guarantor and U.S. Bank Trust Company, National Association, as dissemination agent (the “Continuing Disclosure Agreement” and together with the Guaranty Agreement, each a “Loan Document” and collectively, the “Loan Documents”).

This opinion is provided to you at the request of the Guarantor. Except as otherwise indicated herein, capitalized definitional terms in this opinion have the meanings set forth in the Guaranty Agreement and the Continuing Disclosure Agreement, as applicable.

In rendering this opinion, we have, with your permission, relied on a certificate of the Guarantor as to certain factual matters and assumed, without investigation, verification or inquiry that:

(a) Each of the parties to the Loan Documents (i) other than the Guarantor, is duly organized and (ii) other than the Guarantor, is validly existing under the laws of its jurisdiction of incorporation or organization;

(b) Each of the parties to the Loan Documents other than the Guarantor has the necessary right, power and authority to execute and deliver, and perform its obligations under, the Loan Documents; the transactions contemplated by the Loan Documents have been duly

authorized by all parties thereto other than the Guarantor; and the Loan Documents constitute the legal, valid and binding obligations of all parties thereto other than the Guarantor;

(c) The Loan Documents have been duly executed, delivered, and accepted by all parties thereto other than the Guarantor;

(d) There is no oral or written agreement, understanding, course of dealing or usage of trade that affects the rights and obligations of the parties set forth in the Loan Documents, or that would have an effect on the opinions expressed herein; there are no judgments, decrees or orders that impair or limit the ability of the Guarantor to enter into, execute and deliver, and perform, observe and be bound by the Loan Documents and the transactions contemplated therein; all material terms and conditions of the relevant transactions among the parties to the Loan Documents are correctly and completely reflected in the Loan Documents; and there has been no waiver of any of the provisions of the Loan Documents by conduct of the parties or otherwise;

(e) All natural persons who are signatories to the Loan Documents were legally competent at the time of execution; all signatures on behalf of parties on the Loan Documents, and the other documents reviewed by us are genuine; the copies of all documents submitted to us are accurate and complete, each such document that is original is authentic and each such document that is a copy conforms to an authentic original; and the documents executed and delivered by the parties are in substantially the same form as the forms of those documents that we have reviewed in rendering this opinion; and

(f) The Guarantor has received adequate consideration with respect to the execution and delivery of the Loan Documents.

Based upon the foregoing, but subject to the assumptions, qualifications and limitations set forth herein, we are of the opinion that:

1. The Guarantor is a political subdivision existing under the Constitution and laws of the State of Wisconsin, and has the power and authority to execute, deliver and perform the Loan Documents.

2. Each of the Loan Documents has been duly authorized, executed and delivered by the Guarantor, and each of the Loan Documents constitutes the legal, valid and binding obligation of the Guarantor, enforceable against the Guarantor in accordance with its terms.

The foregoing opinions are subject to the following additional assumptions and qualifications:

A. Our opinion is limited by:

(i) Applicable bankruptcy, receivership, reorganization, insolvency, moratorium, fraudulent conveyance or transfer, and other laws and judicially developed doctrines relating to or affecting creditors' or secured creditors' rights and remedies generally;

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(ii) General principles of equity, regardless of whether such enforcement is considered in a proceeding in equity or at law, and limitations on the availability of specific performance, injunctive relief and other equitable remedies; and

(iii) The possibility that certain rights, remedies, waivers, and other provisions of the Loan Documents may not be enforceable; nevertheless, such unenforceability will not render any of the Loan Documents invalid as a whole or substantially interfere with the practical realization of the principal benefits provided by the Loan Documents, except for the economic consequences resulting from any delay imposed by, or any procedure required by, applicable law.

B. We have not examined the records of the Guarantor, U.S. Bank Trust Company, National Association, any other Person, or any court or any public, quasi-public, private or other office in any jurisdiction, or the files of our firm, and our opinions are subject to matters that an examination of such records would reveal.

We are licensed to practice law in the State of Wisconsin. The opinions expressed herein are limited to the laws of the State of Wisconsin in effect on the date hereof as they presently apply and we express no opinion herein as to the laws of any other jurisdiction. These opinions are given as of the date hereof, they are intended to apply only to those facts and circumstances that exist as of the date hereof, and we assume no obligation or responsibility to update or supplement these opinions to reflect any facts or circumstances that may hereafter come to our attention or any changes in laws that may hereafter occur, or to inform any addressees of any change in circumstances occurring after the date hereof that would alter the opinions rendered herein.

This opinion is limited to the matters set forth herein, and no opinion may be inferred or implied beyond the matters expressly contained herein. Except as expressly set forth herein, this opinion is being provided solely at the request of the Guarantor, and is being rendered solely for the benefit of the addressees hereof. This opinion may not be used or relied upon for any other purpose, relied upon by any other party, or filed with or disclosed to any governmental authority other than a court in connection with the enforcement or protection of the rights or remedies of an addressee hereof under any of the Loan Documents or to a banking examiner or regulator in connection with an examination of an addressee hereof by such governmental authority, without our prior written consent.

Very truly yours,

[_____]

BY

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INDENTURE OF TRUST

Dated as of [_____] 1, 2024

Between

FOND DU LAC COUNTY, WISCONSIN,
as Issuer

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Relating to:

**[\$[Principal Amount]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)**

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This table of contents is not part of the Indenture, and is for convenience only. The captions herein are of no legal effect and do not vary the meaning or legal effect of any part of the Indenture.

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INDENTURE OF TRUST

This INDENTURE OF TRUST, dated as of [_____] 1, 2024 (the “Indenture”), between FOND DU LAC COUNTY, WISCONSIN, a political subdivision of the State of Wisconsin (the “Issuer”), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing and authorized to accept and execute trusts of the character herein set out under the laws of the United States, as trustee (the “Trustee”).

W I T N E S S E T H

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the “Act”) authorizes the Issuer to issue revenue bonds to finance a project; and

WHEREAS, the Act authorizes the Issuer to make loans to a participant, in connection with financing a project; and

WHEREAS, pursuant to the Act and Section 66.0301, of the Wisconsin Statutes, a county, or two or more counties acting pursuant to an intergovernmental agreement, may serve as the Issuer for revenue bonds; and

WHEREAS, portions of the Project (defined below) will be constructed and installed in the following counties: Fond du Lac, [Forest], [Iowa], [Jefferson], [Lafayette], [Marathon], [Price], [Sawyer], [Taylor], [and] [Waushara] (each a “Participating County”); and

WHEREAS, the Participating Counties have entered into an Intergovernmental Agreement dated as of [_____] [___], 2024, providing that, among other things, Fond du Lac County, Wisconsin shall serve as the Issuer for the Bonds; and

WHEREAS, the Issuer has authorized the issuance of taxable revenue bonds and the loan of the proceeds of such revenue bonds to Bug Tussel 2, LLC, a Wisconsin limited liability company (the “Borrower”) pursuant to a loan agreement dated even herewith (the “Loan Agreement”) for the purpose of paying certain costs of the Project (as hereinafter defined), which Project is or will be located in the Participating Counties; and

WHEREAS, the Issuer’s Governing Body has found and determined: (i) that the Project is a qualified project under the Act; (ii) that the Borrower is a qualified participant under the Act; and (iii) that the financing of the Project will serve a public purpose and will in all respects conform to the provisions and requirements of the Act; and

WHEREAS, the Borrower has now requested that the Issuer issue the Bonds (as hereinafter defined) to provide for the financing of the Project; and

WHEREAS, the execution and delivery of this Indenture have been in all respects duly and validly authorized by resolution of the Issuer’s Governing Body; and

WHEREAS, all things necessary to make the Bonds, when authenticated by the Trustee as in this Indenture provided, the legal, valid and binding limited obligations of the Issuer according to the import thereof, and to constitute this Indenture a valid pledge and assignment of the Trust Estate (as hereinafter defined) have been done and performed; and

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

The Issuer, in consideration of the premises and the acceptance by the Trustee of the trusts hereby created and of the purchase and acceptance of the Bonds (as hereinafter defined) by the Owners (as hereinafter defined) thereof, in order to secure the payment of the principal of, and interest on, the Bonds according to their tenor and effect and the performance and observance by the Issuer of all its covenants expressed herein and in the Bonds, does hereby pledge, and convey, assign and grant to the Trustee a security interest in, the property described in paragraphs (a), (b), (c) and (d) below (said property referred to herein as the "Trust Estate"):

(a) all right, title and interest of the Issuer (including, but not limited to, the right to enforce any of the terms thereof) in, to and under (1) the Promissory Note; (2) the Loan Agreement (but not including the Issuer's Unassigned Rights), the Pledged Revenues, and all other payments owing to the Issuer and paid by the Borrower under the Loan Agreement and the Promissory Note, and (3) all financing statements or other instruments or documents evidencing, securing or otherwise relating to the loan of the proceeds of the Bonds; and

(b) the money and investments from time to time held by or on behalf of the Trustee in the funds and accounts under the terms of this Indenture (provided that any moneys or obligations deposited with or paid to the Trustee for the redemption or payment of Bonds which are deemed to have been paid in accordance with Article V hereof shall not constitute a part of the Trust Estate but will be held for and applied only to the payment of such Bonds); and

(c) any and all other property (real, personal or mixed) of every kind and nature from time to time, by delivery or by writing of any kind, pledged, assigned or transferred as and for additional security under this Indenture by the Issuer or by anyone on its behalf or with its written consent to the Trustee, which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same subject to the terms hereof; and

(d) any and all proceeds of, income from, and earnings on, any of the foregoing;

TO HAVE AND TO HOLD all the same to the Trustee and its successors and assigns forever;

BUT IN TRUST, NEVERTHELESS, upon the terms and trusts herein set forth for the equal and proportionate benefit, security and protection of all Owners of the Bonds issued under and secured by this Indenture, without privilege, priority or distinction as to lien or otherwise of any of the Bonds over any of the others except as otherwise expressly provided herein;

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay or cause to be paid the principal of the Bonds and interest due or to become due thereon, at the times and in the manner mentioned in the Bonds, according to the true intent and meaning thereof, or shall provide, as permitted hereby, for the payment thereof by depositing with the Trustee sums sufficient to pay the entire amount due or to become due thereon, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of this Indenture to be kept, performed and observed by it and shall pay to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof; then upon such final payment this

Indenture and the rights hereby granted shall cease, terminate, and become null and void; otherwise this Indenture to be and remain in full force and effect.

ARTICLE I

DEFINITIONS, RULES OF CONSTRUCTION

Section 1.01. Definitions of Words and Terms.

All words and phrases defined in the preambles of this Indenture shall have the same meaning in this Indenture, except as otherwise appears in this Section. In addition, the following terms shall have the following meanings, unless the context otherwise requires:

“Access Agreements” means, collectively, the Access Agreements, each dated as of [_____] [___], 2024, from the applicable Participating County to the Trustee, as supplemented or amended from time to time pursuant to the provisions thereof and hereof, and each is an “Access Agreement”.

“Act” means Section 66.1103 of the Wisconsin Statutes, as amended from time to time.

“Additional Bonds” means additional bonds issued by the Issuer pursuant to Section 2.10 hereof.

“Affiliate” means any Person which “controls,” is “controlled” by, or is under common “control” with, the Borrower. For purposes of this definition, a Person “controls” another Person when the first Person possesses or exercises directly, or indirectly through one or more other affiliates or related entities, the power to direct the management and policies of the other Person, whether through the ownership of voting rights, membership, the power to appoint members, trustees or directors, by contract, or otherwise.

“Authorized Denominations” means denominations of \$100,000 or any multiple of \$5,000 in excess thereof.

“BAM Policy Payment Account” has the meaning given to such term in Section 11.01(c) hereof.

“Bankruptcy Condition” means (i) the filing of a petition in bankruptcy by or against the Borrower or the Issuer as debtor under the United States Bankruptcy Code, 11 U.S.C. Sections 101 et seq., or (ii) the commencement or continuance of other judicial proceedings with respect to the Borrower or the Issuer as debtor under similar or successor federal or state bankruptcy, reorganization or insolvency laws.

“Bond Counsel” means any legal counsel selected by the Borrower and reasonably acceptable to the Issuer and the Trustee who shall be nationally recognized as expert in matters pertaining to the validity of obligations of governmental issuers and experienced in the financing of utility facilities.

“Bond Fund” means the fund by that name created by Section 4.03 of this Indenture.

“Bond Insurer” means Build America Mutual Assurance Company, or any successor thereto.

“Bond Insurer Documents” means this Indenture, the Loan Agreement, the Series 2024 Promissory Note and the Limited Guaranty Agreements.

“Bondowner” means the Owner of a Bond.

“Bond Purchase Agreement” means the Bond Purchase Agreement dated as of [_____] [___], 2024 among the Issuer, the Underwriter and the Borrower.

“Bonds” means, collectively, the Series 2024 Bonds and any Additional Bonds.

“Book-Entry System” means the global book-entry system used by a Securities Depository appointed pursuant to Section 2.03 hereof to effect the transfer of beneficial ownership interests in the Bonds.

“Borrower” means Bug Tussel 2, LLC, a Wisconsin limited liability company, and its permitted successors and assigns under the Loan Agreement.

“Borrower Continuing Disclosure Agreement” means the Continuing Disclosure Agreement dated as of [_____] [___], 2024 between Borrower and U.S. Bank Trust Company, National Association, as dissemination agent, as supplemented or amended from time to time pursuant to the provisions thereof and hereof.

“Borrower Representative” means the President or Chief Financial Officer of the Borrower and such other person or persons at the time designated to act on behalf of the Borrower in matters relating to this Indenture and the Loan Agreement as evidenced by a written certificate furnished to the Issuer and the Trustee containing the specimen signature of such person or persons and signed on behalf of the Borrower by its Member. Such certificate may designate an alternate or alternates, each of whom shall be entitled to perform all duties of the Borrower Representative.

“Business Day” means a day other than (a) a Saturday, Sunday or legal holiday, and (b) a day on which banks located in any city in which the designated corporate trust office of the Trustee or of any Paying Agent is located are required or authorized by law to remain closed.

“Closing Date” means [_____] [___], 2024.

“Code” means the Internal Revenue Code of 1986, as amended, and, when appropriate, any statutory predecessor or successor thereto, and all applicable regulations thereunder and any applicable official rulings, announcements, notices, procedures and judicial determinations relating to the foregoing.

“Completion Date” means the completion date of the Project as determined in accordance with Section 4.06 of the Loan Agreement.

“Continuing Disclosure Agreements” means, collectively, the County Continuing Disclosure Agreements and the Borrower Continuing Disclosure Agreement.

“Cost of Issuance Fund” means the fund by that name created by Section 4.03 of this Indenture.

“Costs of Issuance” means the costs of issuing the Bonds, including but not limited to the following:

- (a) underwriter’s compensation (whether realized directly or derived through purchase of the Bonds at a discount below the price at which they are expected to be sold to the public);
- (b) counsel fees (including Bond Counsel, underwriter’s counsel, Issuer’s counsel, and counsel to the Guarantors, as well as any other specialized counsel fees incurred in connection with the borrowing);
- (c) financial advisor fees of any financial advisor to the Issuer or the Borrower incurred in connection with the issuance of such Bonds;
- (d) rating agency fees, bond insurance fees and premiums, if any;
- (e) Trustee, escrow agent and Paying Agent fees;
- (f) accountant fees and other expenses related to issuance of such Bonds;
- (g) printing costs (for such Bonds and of the preliminary and final limited offering memorandum or other offering document relating to such Bonds); and
- (h) fees and expenses of the Issuer incurred in connection with the issuance of such Bonds.

“Counsel” means an attorney acceptable to the Issuer, duly admitted to practice law before the highest court of any state, including an attorney for the Borrower, Issuer or Trustee.

“County Continuing Disclosure Agreements” means, collectively, the Continuing Disclosure Agreement, each dated as of [_____] [___], 2024, each between the applicable Participating County and U.S. Bank Trust Company, National Association, as dissemination agent, as supplemented or amended from time to time pursuant to the provisions thereof and hereof, and each is a “County Continuing Disclosure Agreement.”

“Date of Issuance” means, for the Series 2024 Bonds, [_____] [___], 2024, the date of original issuance of the Series 2024 Bonds, and for any other Additional Bonds issued hereunder, the date of original issuance of such series of Additional Bonds.

“Debt Service Reserve Account” refers to any account by such name created for a particular series of Bonds created under Section 4.09 of this Indenture or in any Supplemental Indentures providing for the issuance of Additional Bonds.

“Debt Service Reserve Fund” means the trust fund described in Section 4.09 of this Indenture.

“Defeasance Obligations” means:

(a) Government Obligations which are not subject to redemption prior to maturity; or

(b) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions:

(1) either (A) the obligations are not subject to redemption prior to maturity or (B) the trustee for such obligations has been given irrevocable instructions concerning their call and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or noncallable Government Obligations that may be applied only to payment of principal of, and interest on, such obligations;

(3) the sufficiency of such cash and noncallable Government Obligations to pay in full all principal of, and interest on, such obligations has been verified by the report of an independent certified public accountant (a “Verification”) and no substitution of Government Obligations shall be permitted except with cash or other Government Obligations and upon delivery of a new Verification;

(4) such cash and Government Obligations serving as security for the obligations are held in an irrevocable escrow by an escrow agent or a trustee in trust for the owners of such obligations, at least one year has passed since the establishment of such escrow and the issuer of such obligations is not, and has not been since the establishment of such escrow, a debtor in a proceeding commenced under the United States Bankruptcy Code;

(5) the Trustee has received an Opinion of Counsel that such cash and Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent;

(6) the Trustee has received an unqualified opinion of nationally recognized bankruptcy counsel to the effect that the payment of principal of and interest on such obligations made from such escrow would not be avoidable as preferential payments and recoverable under the United States Bankruptcy Code should the obligor or any other Person liable on such obligations become a debtor in a proceeding commenced under the United States Bankruptcy Code; and

(7) the obligations are rated in the highest rating category by a nationally recognized securities rating service.

“Electronic Notice” means notice transmitted by electronic mail or facsimile.

“Eligible Costs of the Project” means the following categorical costs of providing the Project:

- (a) the “Costs of Issuance,” as defined in this Indenture;
- (b) the “Capitalized Interest Costs,” namely interest on the Bonds from the Issuance Date to the Completion Date;
- (c) the “Engineering Costs,” namely the architectural and engineering costs and other costs which are or were necessary for the design and planning of the Project;
- (d) the “Project Costs,” namely those costs of acquiring, constructing and installing the Project;
- (e) taxes related to the Project and insurance premiums related to the Project.

“Eligible Funds” means (i) any amounts (including investment earnings) in the Bond Fund which have been held by the Trustee for the Minimum Holding Period and not subject to any lien of any Guarantor, or (ii) any amounts paid to the Trustee from any of the Guarantors.

“Event of Default” has the meaning given such term in Section 7.01 hereof; provided, that when used with reference to the Loan Agreement, “Event of Default” shall have the meaning assigned thereto in Section 8.01 of the Loan Agreement; provided further, that when used in reference to a Transaction Document, “Event of Default” shall have the meaning assigned thereto or any other equivalent term used therein.

“Facilities” means the facilities financed, in whole or in part, with the proceeds of the Bonds, which are described generally in Exhibit A to the Loan Agreement.

“Fond du Lac County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.

“Fond du Lac County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[_____], and thereafter, the Pro Rata Share of Payment for Fond du Lac County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Fond du Lac County’s Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.

[“Forest County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

[“Forest County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[_____], and thereafter, the Pro Rata Share of Payment for Forest County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Forest County’s Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

“Government Obligations” means the following:

(a) bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are wholly and unconditionally guaranteed by, the United States of America; and

(b) evidences of direct ownership of a proportionate or individual interest in future interest or principal payments on specified direct obligations of, or obligations the payment of the principal of and interest on which is unconditionally guaranteed by, the United States of America, which obligations are held by a bank or trust company organized and existing under the laws of the United States of America or any state thereof in the capacity of custodian.

“Guaranteed Amount” in respect to a Participating County, has the meaning set forth in the applicable Limited Guaranty Agreement.

“Guarantors” means each of the Participating Counties.

“Hilbert” means Hilbert Communications, LLC, a Wisconsin limited liability company.

“Hilbert Guaranty Agreements” means, collectively, the Guaranty Agreements, each dated as of [_____] [___], 2024, from Hilbert to, respectively, each of the Participating Counties, as supplemented or amended from time to time pursuant to the provisions thereof and hereof, and each is a “Hilbert Guaranty Agreement”.

“Indenture” means this Indenture of Trust between the Issuer and the Trustee, as from time to time amended and supplemented by Supplemental Indentures in accordance with the provisions of this Indenture.

“Insured Obligations” has the meaning given to such term in Section 11.01 hereof.

“Insurer Default” has the meaning given to such term in Section 11.03(e) hereof.

“Interest Payment Date” means [_____] 1] and [_____] 1] of each year beginning on [_____] 1, 20____].

“Intergovernmental Agreement” means the Intergovernmental Agreement by and among the Participating Counties, dated [_____] [___], 2024, as may be amended and supplemented in order to add any additional Participating Counties.

“Iowa County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

“Iowa County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[_____] and thereafter, the Pro Rata Share of Payment for Iowa County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Iowa County’s Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

“Issuer” means Fond du Lac County, Wisconsin, a political subdivision of the State of Wisconsin.

“Issuer Representative” means the individuals designated as Authorized Signatories of the Issuer with respect to the Bonds by a resolution of the Issuer’s Governing Body, and such other person or persons at the time designated to act on behalf of the Issuer in matters relating to this Indenture and the Loan Agreement as evidenced by a written certificate furnished to the Trustee containing the specimen signature of such person or persons and signed on behalf of the Issuer. Such certificate may designate an alternate or alternates, each of whom shall be entitled to perform all duties of the Issuer Representative.

“Issuer’s Governing Body” means the Board of Supervisors of the Issuer.

“Issuer’s Unassigned Rights” means the Issuer’s rights under Sections 4.08 (relating to use of the facilities and related matters), 6.03 (relating to indemnification), 6.13 (relating to payment of expenses), 6.15 (relating to payment of costs of issuance and expenses), 8.04 (relating to payment of attorneys’ fees) and Section 9.08 (relating to payment of the Issuer’s expenses) of the Loan Agreement.

“Jefferson County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

“Jefferson County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[____], and thereafter, the Pro Rata Share of Payment for Jefferson County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Jefferson County’s Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

“Joinder Agreement” means the Counterpart and Joinder to Intergovernmental Agreement to be executed by each Participating County.

“Lafayette County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

“Lafayette County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[____], and thereafter, the Pro Rata Share of Payment for Lafayette County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Lafayette County’s Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

“Late Payment Rate” means the annual rate of interest equaling the least of (i) the highest rate of interest applicable to any series of the Bonds plus [__] basis points ([__]‰); (ii) [__]‰; and (iii) the maximum rate permissible under applicable laws limiting interest rates. Interest at the Late Payment Rate on any amount owing to the Bond Insurer shall be computed on the basis of the actual number of days elapsed in a 360 day year composed of twelve 30-day months.

“Limited Guaranty Agreements” means, collectively, the Guaranty Agreements for outstanding Bonds, from the applicable Guarantor to the Trustee, as supplemented or amended from time to time pursuant to the provisions thereof and hereof, and each is a “Limited Guaranty Agreement”.

“Limited Offering Memorandum” means the final Limited Offering Memorandum related to the Series 2024 Bonds dated as of [_____] [___], 2024.

“Loan” means the loan of the proceeds of the Bonds made by the Issuer to the Borrower pursuant to the Loan Agreement.

“Loan Agreement” means the Loan Agreement, dated as of [_____] [___], 2024, between the Issuer and the Borrower, as from time to time amended or supplemented by Supplemental Loan Agreements in accordance with the provisions of Article X hereof.

“Mandatory Sinking Fund Payment” means the amount required by Section 3.01(d) to be paid on any single date for the retirement of Term Bonds.

[“Marathon County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

[“Marathon County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[_____] and thereafter, the Pro Rata Share of Payment for Marathon County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Marathon County’s Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

“Minimum Holding Period” means, with respect to any funds, a continuous period of one hundred twenty-five (125) days during which (a) the Trustee holds such funds in the Bond Fund and (b) no Bankruptcy Condition has occurred.

“Mortgages” means, collectively, all Mortgage and Security Agreements, or Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Financing Statement from the Borrower to the applicable Participating County, related to various real property on which towers financed by the Bonds are located as supplemented or amended from time to time pursuant to the provisions thereof and hereof, and each is a “Mortgage”.

“Opinion of Bond Counsel” means a written opinion of Bond Counsel.

“Opinion of Counsel” means a written opinion of Counsel.

“Outstanding” means with respect to Bonds, as of the date of determination, all Bonds theretofore authenticated and delivered under this Indenture, except:

- (a) Bonds theretofore cancelled by the Trustee or delivered to the Trustee for cancellation as provided in Section 2.09 of this Indenture;

(b) Bonds for whose payment or redemption money or Defeasance Obligations in the necessary amount have been deposited with the Trustee or any Paying Agent in trust for the owners of such Bonds as provided in Section 5.01 of this Indenture, provided that, if such Bonds are to be redeemed, notice of such redemption has been duly given pursuant to this Indenture or provision therefor satisfactory to the Trustee has been made;

(c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered under this Indenture; and

(d) Bonds alleged to have been destroyed, lost, or stolen which have been paid as provided in Section 2.08 of this Indenture;

provided, however, that pursuant to Section 12.02 certain Bonds shall be disregarded and deemed not to be Outstanding for certain purposes.

“Owner” means, in respect of a Bond, the Person or Persons in whose name the Bond is registered on the bond registration books maintained by the Trustee pursuant to Section 2.06 hereof.

“Participants” means those financial institutions for whom the Securities Depository effects book entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

“Participating Counties” means, initially, and with respect to the Series 2024 Bonds, and only for so long as such Series 2024 Bonds remain outstanding, the counties of Fond du Lac, [Forest], [Iowa], [Jefferson], [Lafayette], [Marathon], [Price], [Sawyer], [Taylor], [and] [Waushara], each a political subdivision of the State of Wisconsin, and each is a “Participating County” and subsequently, with respect to any Additional Bonds, such other counties, each in Wisconsin, as are specified in the applicable Supplemental Indenture.

“Paying Agent” means the Trustee and any other commercial bank or trust institution organized under the laws of any state of the United States of America or any national banking association designated pursuant to this Indenture or any Supplemental Indenture as paying agent for any Bonds at which the principal of, and interest on, such Bonds shall be payable.

“Permitted Encumbrances” means:

- (a) liens in favor of a Participating County;
- (b) the lien and security interest of the Loan Agreement, the Mortgage, the Pledge of Membership Interest Agreement or any lien related to and permitted by any other Transaction Documents;
- (c) liens for taxes, assessments, and other governmental charges not delinquent, or if delinquent are being contested in good faith by appropriate proceedings and as to which the Borrower shall have set aside on its books adequate reserves with respect thereto;
- (d) mechanic's, laborer's, materialman's, supplier's or vendor's liens filed of record, so long as (i) within forty-five (45) days after the filing of any such lien against the

Property, Borrower promptly discharges the same by payment or filing a bond or otherwise as permitted by Law and acceptable to Mortgagee, or (ii) Mortgagee's security has been protected by the filing of a bond or otherwise in a manner satisfactory to Mortgagee in its sole and absolute discretion, Borrower shall have the right to contest in good faith any lien, provided that Borrower does so diligently and without prejudice to Mortgagee;

- (e) liens in respect of judgments or awards in an amount of \$50,000 or less, with respect to which the Borrower is in good faith currently prosecuting an appeal or proceedings for review, and with respect to which the Borrower shall have secured a stay of execution pending such appeal or proceedings for review, provided the Borrower shall have set aside on its books adequate reserves with respect thereto;
- (f) utility, access and other easements and rights-of-way, restrictions, encumbrances and exceptions that do not materially affect the marketability of title to such Property and do not in the aggregate materially impair the use of such Property for the purposes for which it is held by the Borrower;
- (g) such minor defects and irregularities of title as normally exist with respect to property similar in character to the Property affected thereby and which do not materially affect the marketability of title to or value of such Property and do not materially impair the use of such Property for the purposes for which it is held by the Borrower;
- (h) zoning laws, ordinances or regulations and similar restrictions that are not violated by the Property affected thereby;
- (i) statutory liens and rights of setoff granted to banks or other financial institutions with respect to funds on deposit in the ordinary course of business;
- (j) any other lien or encumbrance created or incurred in the ordinary course of business which does not secure, directly or indirectly, the repayment of borrowed money or the payment of installment sales contracts or capital leases and which, individually or in the aggregate, does not materially impair the value or the utility of the Property subject to such lien or encumbrance;
- (k) any exceptions contained in the title insurance policy and endorsements thereto with respect to the Property subject to the Mortgages acceptable to the Guarantors;
- (l) subordinated liens on Property securing indebtedness subordinated to the Bonds,
- (m) liens arising by reason of (1) good faith deposits with the Borrower in connection with tenders, leases of real estate, bids or contracts (other than contracts for the payment of money), (2) deposits by the Borrower to secure public or statutory obligations, or to secure, or in lieu of, surety, stay or appeal bonds, (3) deposits as security for the payment of taxes or assessments or other similar charges, (4) deposits with, or the giving of any form of security to, any municipality or governmental or other public authority for any purpose at any time as required by

law or governmental regulation as a condition to the transaction of any business or the exercise of any privilege or license, or to enable the Borrower to maintain self-insurance or to participate in any funds established to cover any insurance risks or in connection with workers compensation, unemployment insurance, pensions or profit sharing plans or other social security plans or programs, or to share in the privileges or benefits required for corporations participating in such arrangements, and (5) additional cash deposits required by any Transaction Documents;

- (n) rights reserved to, or vested in, any municipality or governmental or other public authority by virtue of any franchise, license, contract or statute to control or regulate any Property, or to use such Property in any manner, or to purchase, or designate a purchaser of or order the sale of, any Property upon payment of cash or reasonable compensation therefor, or to terminate any franchise, license or other rights;
- (o) all right, title and interest of the state, municipalities and the public in and to tunnels, bridges and passageways over, under or upon a public way;
- (p) liens existing as of the Closing Date upon the equity and membership interests in the Borrower granted to (i) the Participating Counties pursuant to the Pledge of Membership Interest Agreement and (ii) granted to certain former and current unitholders and affiliated parties of Hilbert in connection with indebtedness owed by Hilbert to such unitholders and affiliated parties, and in either (i) or (ii), the proceeds thereof, whether now owned or hereafter acquired;
- (q) liens related to the State's Broadband Expansion Grant program pursuant to Wis. Stat. § 196.504(2)(a) ("Grant Program") and the power of the Wisconsin State Building Commission pursuant to Wis. Stat. § 13.48(30) to authorize the issuance of bonds to fund the Grant Program, which do not materially impair the value of the Property and do not materially impair the use of such Property for the purposes for which it is held by the Borrower;
- (r) liens existing as of the Closing Date in favor of American National Bank-Fox Cities pursuant to the loan agreement between such party and the Company and other co-borrowers dated June 11, 2021, and the security agreement dated as of June 11, 2021 from the Company and other co-borrowers in favor of American National Bank-Fox Cities; [and]
- (s) [_____]².

"Permitted Investments" means, if and to the extent the same are at the time legal for investment of funds held under this Indenture:

- (a) Government Obligations which are not subject to redemption prior to maturity.

² NTD: To be updated as necessary.

(b) Defeasance Obligations (only to the extent used for the defeasance of the Bonds pursuant to Article V, Satisfaction and Discharge, of this Indenture).

(c) U.S. dollar denominated deposit accounts, certificates of deposit, federal funds and bankers' acceptances with domestic commercial banks which either (a) have a rating on their short-term certificates of deposit on the date of purchase in the highest short-term rating category of a nationally recognized rating agencies, (b) are insured at all times by the Federal Deposit Insurance Corporation, or (c) are collateralized with direct obligations of the United States of America at one hundred two percent (102%) valued daily. All such certificates must mature no more than three hundred sixty (360) days after the date of purchase. (Ratings on holding companies are not considered as the rating of the bank).

(d) Investments in money market funds subject to SEC Rule 2a-7 and rated in the highest short-term rating category of a nationally recognized rating agency.

(e) Investments agreements provided or guaranteed by a financial institution with a long-term rating in one (1) of the three (3) highest rating categories of a nationally recognized rating agency at the time the agreement is entered into.

(f) Other forms of investments (including repurchase agreements) approved in writing by the Authority and provided or guaranteed by a financial institution with a long-term rating in one (1) of the three (3) highest rating categories of a nationally recognized rating agency at the time the agreement is entered into. In the event such obligations are variable rate obligations, the interest rate on such obligations must be reset not less frequently than annually.

"Person" means any natural person, firm, association, corporation, partnership, limited liability company, limited liability partnership, joint stock company, joint venture, trust, unincorporated organization or firm, or a government or any agency or political subdivision thereof or other public body.

"Pledged Revenues" means all revenues and income derived by or for the account of the Issuer from or for the account of the Borrower pursuant to the terms of the Loan Agreement, the Promissory Note, and this Indenture, including, without limitation (i) all payments and prepayments by the Borrower on the Promissory Note or pursuant to Section 6.13 of the Loan Agreement, but excluding any amounts derived by the Issuer for its own account pursuant to the enforcement of the Issuer's Unassigned Rights and (ii) all cash and securities held from time to time in the funds and accounts established hereunder, and the investment earnings thereon.

"Pledge of Membership Interest Agreement" means the Pledge of Membership Interest Agreement, dated as of [_____] [___], 2024, by Hilbert in favor of the Issuer, as agent, for the benefit of the Participating Counties, as the same may be supplemented, amended, amended and restated or otherwise modified in accordance with its terms.

"Preliminary Limited Offering Memorandum" means the Preliminary Limited Offering Memorandum related to the Series 2024 Bonds dated as of [_____] [___], 2024.

["Price County Series 2024 Debt Service Reserve Subaccount" means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

["Price County Series 2024 Debt Service Reserve Subaccount Requirement" means, initially, \$[_____], and thereafter, the Pro Rata Share of Payment for Price County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Price County's Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

"Pro Rata Share" means, with respect to a Participating County for a particular series of Bonds, the applicable Participating County's share of the amount necessary to replenish the applicable Debt Service Reserve Account for such series of Bonds calculated as follows: the Outstanding principal amount of the series of Bonds allocated to such Participating County pursuant to its Limited Guaranty Agreement, divided by the total principal amount of the series of Bonds to which such Limited Guaranty Agreement relates, then Outstanding. Pro Rata Share shall be calculated by the Trustee on the date of issuance of a particular series of Bonds, on each principal and interest payment date a particular series of Bonds, and on any date the Pro Rata Share of another Participating County whose Limited Guaranty Agreement relates to the same series of Bonds is reduced pursuant to the terms thereof, and in each case, memorialized on such date by the Trustee.

"Pro Rata Share of Payment" means, with respect to the Series 2024 Bonds and each Participating County, the same percentage as such Participating County's "Pro Rata Share," as defined in the applicable Limited Guaranty Agreement, as may be reduced pursuant to Section [2(c)] thereunder. By way of illustration, if, on a Principal Payment Date, a Participating County's Pro Rata Share is 7.00%, then such Participating County's Pro Rata Share of Payment of the Principal Payment is 7.00%. The Participating County shall not be responsible for the Pro Rata Share of Payment or pro rata share related to the replenishment of the Series 2024 Debt Service Reserve Account guaranteed by any other Participating County. The Participating Counties are not responsible for the direct payment of any Interest Payment or Principal Payment.

"Project" means the acquisition, construction, installation and equipping of the Facilities, as more particularly described on Exhibit A to the Loan Agreement.

"Project Enterprise" means the operation of wireless internet and telephone communications services to businesses, governmental units and residents of rural communities.

"Project Fund" means the fund by that name created by Section 4.03 hereof.

"Project Plans and Specifications" means the Borrower's architectural and engineering drawings and other plans and specifications for the Project, as amended from time to time in accordance with Section 4.05 of the Loan Agreement.

"Promissory Note" means, collectively, the Borrower's promissory notes in the form of Exhibit B to the Loan Agreement, dated the Date of Issuance, issued in the principal amount of the applicable series of Bonds payable to the order of the Issuer.

“Property” means with respect to the Borrower, any and all rights, title and interests of the Borrower in the Pledged Revenues, all property of the Borrower financed with proceeds of the Bonds, all property pledged under the Mortgages, all property pledged under the Security Agreements, and all property pledged under the Pledge of Membership Interest Agreement.

“Rating Agency” means any nationally recognized securities rating service that maintains a rating on any of the Bonds.

“Regular Record Date” means the fifteenth (15th) day (whether or not a Business Day) of the calendar month immediately preceding each Interest Payment Date.

“Reimbursement Agreements” means, collectively, the Reimbursement Agreements between the applicable Participating County and the Borrower, as supplemented or amended from time to time pursuant to the provisions thereof and hereof, and each is a “Reimbursement Agreement”.

“Reimbursement Documents” means, collectively, the Hilbert Guaranty Agreements, the Reimbursement Agreements, the Mortgages, the Access Agreements, the Pledge of Membership Interest Agreement, any other agreement or instrument securing the obligations of the Borrower or the Hilbert to the Participating Counties, and any and all amendments or supplements to any of the foregoing.

“Replacement Bonds” means Bonds issued to the beneficial owners of such Bonds in accordance with Section 2.03 hereof.

“Requisition” means a requisition of the Borrower substantially in the form of Exhibit C to the Loan Agreement.

“Sawyer County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

“Sawyer County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[_____], and thereafter, the Pro Rata Share of Payment for Sawyer County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Sawyer County’s Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

“Securities Act” means the Securities Act of 1933, as amended.

“Securities Depository” means The Depository Trust Company, New York, New York, and its successors and assigns, or any successor securities depository appointed pursuant to Section 2.03 hereof.

“Security Agreements” means, collectively, the Security Agreements between each of the Participating Counties and the Borrower related to the grant of a security interest in the fiber financed with proceeds of the Bonds by the Borrower to the applicable Participating County, as the same may be supplemented, amended, amended and restated or otherwise modified from time to time.

“Series 2024 Bonds” means the \$[Principal Amount] Fond du Lac County, Wisconsin, Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds).

“Series 2024 Bond Insurance Policy” means Policy No. [_____] issued by the Bond Insurer in relation to the Series 2024 Bonds.

“Series 2024 Debt Service Reserve Account” means the account by such name created under Section 4.03 hereof.

“Series 2024 Debt Service Reserve Requirement” means an amount equal to the maximum annual debt service on the Series 2024 Bonds as of any calculation date. The Series 2024 Debt Service Reserve Requirement as of the Closing Date is \$[_____].

“Series 2024 Debt Service Reserve Subaccount Requirements” means, as applicable, the Fond du Lac County Series 2024 Debt Service Reserve Subaccount Requirement, [the Forest County Series 2024 Debt Service Reserve Subaccount Requirement], [the Iowa County Series 2024 Debt Service Reserve Subaccount Requirement], [the Jefferson County Series 2024 Debt Service Reserve Subaccount Requirement], [the Lafayette County Series 2024 Debt Service Reserve Subaccount Requirement], [the Marathon County Series 2024 Debt Service Reserve Subaccount Requirement], [the Price County Series 2024 Debt Service Reserve Subaccount Requirement], [the Sawyer County Series 2024 Debt Service Reserve Subaccount Requirement], [the Taylor County Series 2024 Debt Service Reserve Subaccount Requirement] and [the Waushara County 2024 Debt Service Reserve Subaccount Requirement].

“Series 2024 Promissory Note” means the Promissory Note from the Borrower to the Issuer related to the Series 2024 Bonds.

“Special Record Date” means, with respect to any Bond, the date established by the Trustee in connection with the payment of overdue interest on such Bond pursuant to Section 2.04 hereof.

“State” means the State of Wisconsin.

“Stated Maturity” when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

“Supplemental Indenture” means any indenture supplemental or amendatory to this Indenture entered into by the Issuer and the Trustee pursuant to Article IX of this Indenture.

“Supplemental Loan Agreement” means any agreement supplemental or amendatory to the Loan Agreement entered into by the Issuer and the Borrower pursuant to Article X hereof.

[“Taylor County Series 2024 Debt Service Reserve Subaccount” means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

[“Taylor County Series 2024 Debt Service Reserve Subaccount Requirement” means, initially, \$[_____], and thereafter, the Pro Rata Share of Payment for Taylor County multiplied by

the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Taylor County's Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

"Term Bonds" means Bonds that are subject to mandatory sinking fund redemption prior to their scheduled maturity date or dates calculated to retire such Bonds on or before their specified maturity date or dates.

"Transaction Documents" means this Indenture, the Loan Agreement, the Promissory Note, the Bonds, the Intergovernmental Agreement, the Limited Guaranty Agreements, the Hilbert Guaranty Agreements, the Reimbursement Agreements, the Mortgages, the Access Agreements, the Security Agreements, the Pledge of Membership Interest Agreement, the Bond Purchase Agreement, the Preliminary Limited Offering Memorandum, the final Limited Offering Memorandum, and the Continuing Disclosure Agreements, including any and all amendments or supplements to any of the foregoing; provided, however, that when the words "Transaction Documents" are used in the context of the authorization, execution, delivery, approval or performance of Transaction Documents by a particular party, the same shall mean only those Transaction Documents that provide for or contemplate authorization, execution, delivery, approval or performance by such party.

"Trustee" means U.S. Bank Trust Company, National Association, and its successor or successors and any other corporation or association which at any time may be substituted in its place pursuant to and at the time serving as trustee under this Indenture.

"Trust Estate" has the meaning set forth in the Granting Clauses of this Indenture.

"Underwriter" means Samuel A. Ramirez & Company, Inc., as representative for itself, Robert W. Baird & Co. Incorporated, and Oppenheimer & Co. Inc.

"United States Bankruptcy Code" means the United States Bankruptcy Reform Act of 1978, as amended from time to time, or any substitute or replacement legislation.

["Waushara County Series 2024 Debt Service Reserve Subaccount" means the account by such name created under Section 4.03 hereof within the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund.]

["Waushara County Series 2024 Debt Service Reserve Subaccount Requirement" means, initially, \$[_____], and thereafter, the Pro Rata Share of Payment for Waushara County multiplied by the Series 2024 Debt Service Reserve Requirement; provided, that, the aggregate dollar amount of payments under Waushara County's Limited Guaranty Agreement shall in no event be greater than the Guaranteed Amount.]

Section 1.02. Rules of Construction.

For all purposes of this Indenture, except as otherwise expressly provided or unless the context otherwise requires, the following rules of construction apply in construing the provisions of this Indenture:

- (a) The terms defined in this Article include the plural as well as the singular.

(b) All accounting terms not otherwise defined herein shall have the meanings assigned to them, and all computations herein provided for shall be made, in accordance with generally accepted accounting principles to the extent applicable. The term “generally accepted accounting principles” refers to such principles in effect on the date of the determination, certification, computation or other action to be taken hereunder using or involving such terms provided, as applied to any entity that operates a utility or other discrete enterprise of a type with respect to which particular accounting principles from time to time shall have been generally adapted or modified, the term “generally accepted accounting principles” shall include the adaptations or modifications.

(c) All references in this instrument to designated “Articles,” “Sections” and other subdivisions are to be the designated Articles, Sections and other subdivisions of this instrument as originally executed.

(d) The words “herein,” “hereof” and “hereunder” and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or other subdivision hereof.

(e) The Article and Section headings herein and in the Table of Contents are for convenience only and shall not affect the construction hereof.

(f) Whenever an item or items are listed after the word “including,” such listing is not intended to be a listing that excludes items not listed.

(g) The word “or” is not intended to be exclusive, but is intended to permit or encompass one, more or all of the alternatives conjoined.

(h) Any terms not defined herein but defined in the Loan Agreement shall have the meanings set forth in the Loan Agreement unless the context clearly requires otherwise.

Section 1.03. Characteristics of Certificate or Opinion.

Every certificate or Opinion of Counsel with respect to compliance with a condition or covenant provided for in this Indenture shall include: (i) a statement that the person or persons making such certificate or opinion have read such covenant or condition and the definitions herein relating thereto; (ii) a brief statement as to the nature and scope of the examination or investigation upon which the statements or opinions contained in such certificate are based; (iii) a statement that, in the opinion of the signers, they have made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether or not such condition or covenant has been complied with; and (iv) a statement whether, in the opinion of the signers, such condition or covenant has been complied with.

Reference is made to Section 12.03 for further provisions relating to the content of such certificates and opinions.

ARTICLE II

THE BONDS

Section 2.01. Authorization of Bonds; Terms of Bonds.

(a) No Bonds may be issued under this Indenture except in accordance with the provisions of this Article. The total principal amount of Bonds that may be issued under this Indenture is limited as provided in this Section.

(b) The aggregate principal amount of the Bonds that may be authenticated and delivered and Outstanding under this Indenture is limited to and shall not exceed \$250,000,000.

(c) There shall be issued under and secured by this Indenture a series of Bonds designated “FOND DU LAC COUNTY, WISCONSIN TAXABLE REVENUE BONDS, SERIES 2024 (BUG TUSSEL 2, LLC PROJECT) (SOCIAL BONDS)” in the aggregate original principal amount of \$[Principal Amount], for the purpose of providing funds to make a loan to the Borrower to be used, with other available funds, to finance the Project as provided in Section 4.05 hereof. The Series 2024 Bonds mature as follows:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>

(d) The Bonds shall be issuable as fully registered bonds without coupons, in Authorized Denominations, in substantially the form set forth in Exhibit A attached to this Indenture, with such necessary or appropriate variations, omissions and insertions as are permitted or required by this Indenture. The Bonds may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any custom, usage or requirement of law with respect thereto. The Bonds shall be numbered from R-1 consecutively upward in order of issuance or in such other manner as the Trustee shall designate. Additional Bonds shall be in the form set forth in a Supplemental Indenture pursuant to which such Additional Bonds are issued.

(e) The Series 2024 Bonds shall bear interest from the Date of Issuance, payable on each Interest Payment Date as herein provided, commencing on [____ 1, 20____], until payment of the principal or redemption price thereof is made or provided for, whether at

Stated Maturity, upon redemption or acceleration, or otherwise. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

(f) The Series 2024 Bonds may forthwith upon the execution and delivery of this Indenture, or from time to time thereafter, be executed by the proper officers of the Issuer and delivered to the Trustee for authentication, and shall thereupon be authenticated and delivered by the Trustee, but only upon receipt by the Trustee of the following:

(1) A copy, certified by the Clerk of the Issuer, of the resolution adopted by the Issuer's Governing Body authorizing the issuance of the Bonds and the execution of this Indenture, the Loan Agreement and the other Transaction Documents to which it is a party;

(2) A copy, certified by the Member and/or another authorized officer of the Borrower, of the resolutions adopted by the Borrower's Members authorizing the execution and delivery of the Loan Agreement and the other Transaction Documents to which it is a party, and approving this Indenture and the issuance and sale of the Bonds;

(3) Original executed counterparts of the Transaction Documents;

(4) Original executed counterparts of closing certificates of the Issuer, Borrower, Trustee and Underwriter containing the substance required under the Bond Purchase Agreement;

(5) A request and authorization to the Trustee on behalf of the Issuer, executed by an Issuer Representative, to authenticate and thereafter to deliver the Bonds to the Underwriter upon payment to the Trustee, for the account of the Issuer, of the purchase prices thereof, and directing the Trustee as to the disposition of the proceeds of the Bonds. The Trustee shall be entitled to rely conclusively upon such request and authorization as to the name of the Underwriter and the amounts of such purchase prices;

(6) An Opinion of Bond Counsel stating in effect and subject to customary assumptions and qualifications, that the Bonds, when issued and executed by the Issuer and authenticated and delivered by the Trustee, will be the valid and binding limited obligations of the Issuer in accordance with their terms and entitled to the benefits of and secured by the lien of this Indenture and the Limited Guaranty Agreements;

(7) Evidence from a Rating Agency that the Series 2024 Bonds will carry an investment grade rating of at least BBB- / Baa3 or the equivalent;

(8) Opinion(s) of Counsel to the Participating Counties that the Limited Guaranty Agreements have been duly authorized, executed and delivered and are enforceable against the Participating Counties in accordance with their terms; and

(9) Receipt of the final Series 2024 Bond Insurance Policy.

When the documents specified above have been filed with the Trustee, and when the Series 2024 Bonds shall have been executed and authenticated as required by this Indenture, the Trustee shall deliver such Series 2024 Bonds to or upon the order of the Underwriter thereof, but only upon payment to the Trustee of the purchase price of the Series 2024 Bonds. The proceeds of the sale of the Series 2024 Bonds, including accrued interest thereon, if any, shall be immediately paid over to the Trustee, and the Trustee shall deposit and apply such proceeds as provided in Article IV hereof.

Section 2.02. Limited Obligations.

As provided in the Act, the Bonds shall be limited obligations of the Issuer payable by it solely from the Pledged Revenues and proceeds derived by the Trustee pursuant to the Limited Guaranty Agreements. The Bonds shall not constitute a debt or obligation of the Issuer, the Participating Counties, the State of Wisconsin or any political subdivision thereof within the meaning of any State of Wisconsin constitutional provision or statutory limitation and shall not be a charge against their general credit or taxing powers. The sole obligation of each Participating County is with respect to its respective Limited Guaranty Agreement.

Section 2.03. Book-Entry System; Securities Depository.

Unless provided otherwise in a Supplemental Indenture for any Additional Bonds, the Bonds shall initially be registered in the name of Cede & Co., the nominee for the initial Securities Depository, and no beneficial owner will receive certificates representing their respective interests in the Bonds, except in the event the Trustee issues Replacement Bonds as provided in this Section. It is anticipated that during the term of the Bonds, the Securities Depository will make book entry transfers among its Participants and receive and transmit payment of principal of, and interest on, such Bonds to the Participants until and unless the Trustee authenticates and delivers Replacement Bonds to the beneficial owners as described in the following paragraph. With respect to Bonds held in a Book-Entry System, the Issuer and the Trustee shall have no responsibility or obligation to any Participants. Without limiting the immediately preceding sentence, the Issuer and the Trustee shall have no responsibility or obligation with respect to (a) the accuracy of the records of the Securities Depository or any Participant with respect to the beneficial ownership interests in the Bonds, (b) the delivery to any Participant or any other Person, other than the registered owner of a Bond as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, (c) the payment to any Participant or any other Person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to principal of, or interest on, the Bonds, (d) any consent given by the Securities Depository as registered owner of the Bonds or (e) the selection by the Securities Depository or any Participant of any beneficial owners to receive payment if Bonds are redeemed in part.

If (1) the Borrower determines (A) that the Securities Depository is unable to properly discharge its responsibilities, or (B) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities Exchange Act of 1934, as amended (the "1934 Act"), or (C) that the continuation of a Book Entry System to the exclusion of the Bonds being issued to any Bondowner other than the Securities Depository or its nominee is no longer in the best interests of the beneficial owners of such Bonds, or (2) the Trustee receives written notice from Participants having interests in not less than 50% of the principal amount of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the

Securities Depository), that the Participants have determined that the continuation of a Book Entry System to the exclusion of any Bonds being issued to any Bondowner other than the Securities Depository or its nominee is no longer in the best interests of the beneficial owners of the Bonds, then the Trustee shall notify the Bondowners of such determination or such notice and of the availability of bond certificates to owners requesting the same, and the Trustee shall register in the name of and authenticate and deliver Replacement Bonds to the beneficial owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption; provided, that in the case of a determination under (1)(A) or (1)(B) of this paragraph, the Borrower, with the consent of the Trustee, may select a successor securities depository in accordance with the following paragraph to effect book-entry transfers. In such event, all references to the Securities Depository herein shall relate to the period of time when the Securities Depository has possession of at least one Bond which is held in its Book Entry System. If the Securities Depository resigns and the Borrower, the Trustee or Bondowners are unable to select a qualified successor of the Securities Depository in accordance with the following paragraph, then the Trustee shall authenticate and cause delivery of Replacement Bonds to Bondowners, as provided herein. The Trustee may rely on information from the Securities Depository and its Participants as to the names of the beneficial owners of the Bonds. The cost of printing, registration, authentication, and delivery of Replacement Bonds shall be paid by the Borrower.

In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the 1934 Act, the Borrower may appoint a successor Securities Depository, provided the Trustee receives written evidence satisfactory to the Trustee with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the 1934 Act, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Trustee upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in appropriate denominations and form as provided herein.

Section 2.04. Method and Place of Payment.

The principal of, and interest on, the Bonds shall be payable in any coin or currency of the United States of America which on the respective dates of payment thereof is legal tender for the payment of public and private debts.

The principal of all Bonds shall be payable by check at maturity or upon earlier redemption to the Persons in whose names such Bonds are registered on the Bond Register (as defined in Section 2.06 hereof) at the maturity or redemption date thereof, upon the presentation and surrender of such Bonds at the designated corporate trust office of the Trustee or of any Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid by the Trustee to the registered owner of such Bond as shown on the Bond Register at the close of business on the Regular Record Date for such interest, (1) by check of the Trustee sent to the Owner by first class mail at the Owner's address as it appears on the Bond Register or at such other address as is furnished to the Trustee in writing by such Owner, or (2) with respect to Bonds held by a Securities Depository, or at the written request addressed to the Trustee by any Owner of Bonds in the aggregate principal amount of at least \$1,000,000 (or, if the principal amount of the Outstanding Bonds is less

than \$1,000,000, the Owner of all Outstanding Bonds), by electronic wire transfer in immediately available funds to the bank for credit to the ABA routing number and account number filed with the Trustee no later than a Regular Record Date for any interest payment, that all such payments be made by wire transfer.

Interest on any Bond that is due and payable but not paid on the date due (“Defaulted Interest”) shall cease to be payable to the Owner of such Bond on the relevant Regular Record Date and shall be payable to the Owner in whose name such Bond is registered at the close of business on a special record date (the “Special Record Date”) for the payment of such Defaulted Interest, which Special Record Date shall be fixed in the following manner. The Borrower shall notify the Trustee in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be such as will enable the Trustee to comply with the next sentence hereof), and shall deposit with the Trustee at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Trustee for such deposit prior to the date of the proposed payment; money deposited with the Trustee shall be held in trust for the benefit of the Owners of the Bonds entitled to such Defaulted Interest as provided in this Section. Following receipt of such funds the Trustee shall fix the Special Record Date for the payment of such Defaulted Interest which shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment and not less than ten (10) days after the receipt by the Trustee of the notice of the proposed payment. The Trustee shall promptly notify the Borrower of such Special Record Date and, in the name and at the expense of the Borrower, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first class postage prepaid, to each Owner of a Bond entitled to such notice at the address of such Owner as it appears on the bond register not less than ten (10) days prior to such Special Record Date.

Subject to the foregoing provisions of this Section, each Bond delivered under this Indenture upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond and each such Bond shall bear interest from such date, that neither gain nor loss in interest shall result from such transfer, exchange or substitution.

Section 2.05. Execution and Authentication.

The Bonds shall be executed on behalf of the Issuer by the manual or facsimile signatures of an Issuer Representative and shall be authenticated by the Trustee. If any officer whose manual or facsimile signature appears on any Bonds shall cease to hold such office before the authentication and delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such person had remained in office until delivery. Any Bond may be signed by such persons as at the actual time of the execution of such Bond shall be the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

No Bond shall be secured by, or be entitled to any lien, right or benefit under, this Indenture or be valid or obligatory for any purpose, unless there appears on such Bond a certificate of authentication substantially in the form provided for in Exhibit A hereto, executed by the Trustee by the manual signature of an authorized representative of the Trustee, and such certificate upon any Bond shall be conclusive evidence, and the only evidence, that such Bond has been duly authenticated and delivered hereunder. At any time and from time to time after the execution and delivery of this

Indenture, the Issuer may deliver Bonds executed by the Issuer to the Trustee for authentication and the Trustee shall authenticate and deliver such Bonds as in this Indenture provided and not otherwise.

Section 2.06. Registration, Transfer and Exchange of Bonds.

The Trustee shall cause to be kept at its designated corporate trust office a register in which, subject to such reasonable regulations as it may prescribe, the Trustee shall provide for the registration, transfer and exchange of Bonds as herein provided (referred to herein as the “Bond Register”). The Trustee is hereby appointed “bond registrar” for the purpose of registering Bonds and transfers of Bonds as herein provided.

Bonds may be transferred or exchanged only upon the Bond Register maintained by the Trustee as provided in this Section (and while the Bonds are registered in the name of a Securities Depository, as provided in Section 2.03). Upon surrender for transfer or exchange of any Bond at the designated corporate trust office of the Trustee, the Issuer shall execute, and the Trustee shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of the same Stated Maturity, of any Authorized Denominations and of a like aggregate principal amount.

Every Bond presented or surrendered for transfer or exchange shall (if so required by the Issuer or the Trustee, as bond registrar) be duly endorsed, or be accompanied by a written instrument of transfer in form satisfactory to the Trustee, as bond registrar, duly executed by the Owner thereof or his attorney or legal representative duly authorized in writing.

All Bonds issued upon any transfer or exchange of Bonds shall be the valid limited obligations of the Issuer, evidencing the same debt, and entitled to the same security and benefits under this Indenture, as the Bonds surrendered upon such transfer or exchange.

No service charge shall be made for any registration, transfer or exchange of Bonds, but the Trustee or Securities Depository may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds, and such charge shall be paid before any such new Bond shall be delivered. The fees and charges of the Trustee for making any transfer or exchange and the expense of any bond printing necessary to effect any such transfer or exchange shall be paid by the Borrower. In the event any Owner fails to provide a correct taxpayer identification number to the Trustee, the Trustee may impose a charge against such Owner sufficient to pay any governmental charge required to be paid as a result of such failure. To the extent permitted by Section 3406 of the Code, such amount may be withheld by the Trustee from amounts otherwise payable to such Owner hereunder or under the Bonds.

The Trustee shall not be required (i) to transfer or exchange any Bond during a period beginning at the opening of business fifteen (15) days before the day of the first mailing of a notice of redemption of Bonds and ending at the close of business on the day of such mailing, or (ii) to transfer or exchange any Bond so selected for redemption, in whole or in part, during a period beginning at the opening of business on any Regular Record Date for such Bonds and ending at the close of business on the relevant Interest Payment Date therefor.

The Issuer, the Borrower, the Trustee and any agent of the Issuer, the Borrower or the Trustee may treat the Person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of, and interest on, such Bond and for all other purposes whatsoever, except as otherwise provided in this Indenture, whether or not such Bond is overdue, and, to the extent permitted by law, neither the Issuer, the Borrower, the Trustee nor any such agent shall be affected by notice to the contrary.

The Person in whose name any Bond shall be registered on the Bond Register shall be deemed and regarded as the absolute owner thereof for all purposes, except as otherwise provided in this Indenture, and payment of or on account of the principal of, and interest on, any such Bond shall be made only to or upon the order of the Owner thereof or his legal representative, but such registration may be changed as herein provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

At reasonable times and under reasonable regulations established by the Trustee, the bond register maintained by the Trustee may be inspected and copied by the Issuer, the Borrower, or the Owners of 10% or more in principal amount of Bonds Outstanding or the authorized representative thereof, provided that the ownership of such Owner and the authority of any such designated representative shall be evidenced to the satisfaction of the Trustee.

Notwithstanding any other provision hereof, the Series 2024 Bonds may not be registered in the name of, or transferred to, any person except a Qualified Institutional Buyer (as defined in Rule 144A under the Securities Act of 1933, as amended); provided, however, that while any Series 2024 Bonds are held as Book-Entry Bonds pursuant to Section 2.03 hereof, Series 2024 Bonds registered in the name of The Depository Trust Company, a New York corporation (“DTC”) or its nominee shall be deemed to comply with this Section so long as each Beneficial Owner of such Book-Entry Bonds is a Qualified Institutional Buyer. The Trustee shall have no responsibility for, or liability in connection with, determining whether any Beneficial Owner of Book-Entry Bonds is a Qualified Institutional Buyer. On the Closing Date, the initial investors in the Series 2024 Bonds shall be required to deliver an Investor Letter to the Underwriter in the form attached to the Limited Offering Memorandum.

The Series 2024 Bonds shall bear a legend in substantially the following form:

THIS BOND IS A “RESTRICTED SECURITY” WITHIN THE MEANING OF RULE 144A UNDER THE SECURITIES ACT. THE HOLDER HEREOF, BY PURCHASING OR OTHERWISE ACQUIRING THIS BOND, (1) REPRESENTS THAT IT IS A “QUALIFIED INSTITUTIONAL BUYER” (AS DEFINED IN RULE 144A UNDER THE SECURITIES ACT); AND (2) AGREES THAT IT WILL NOT RESELL OR OTHERWISE TRANSFER THIS BOND EXCEPT PURSUANT TO AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT TO A PURCHASER REPRESENTING THAT IT IS A QUALIFIED INSTITUTIONAL BUYER.

Section 2.07. Temporary Bonds.

Pending the preparation of definitive Bonds, the Issuer may execute, and upon request of the Issuer the Trustee shall authenticate and deliver, temporary Bonds which are printed, lithographed, typewritten, or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds in lieu of which they are issued, with such appropriate insertions, omissions, substitutions and other variations as the officers executing such Bonds may determine, as evidenced by their execution of such Bonds. If temporary Bonds are issued, the Issuer will cause definitive Bonds to be prepared without unreasonable delay. After the preparation of definitive Bonds, the temporary Bonds shall be exchangeable for definitive Bonds upon surrender of the temporary Bonds at the designated corporate trust office of the Trustee, without charge to the Owner. Upon surrender for cancellation of any one or more temporary Bonds, the Trustee shall authenticate and deliver in exchange therefor a like principal amount of definitive Bonds of Authorized Denominations. Until so exchanged, temporary Outstanding Bonds shall in all respects be entitled to the security and benefits of this Indenture.

Section 2.08. Mutilated, Destroyed, Lost and Stolen Bonds.

If (i) any mutilated Bond is surrendered to the Trustee, or the Issuer and the Trustee receive evidence to their satisfaction of the destruction, loss or theft of any Bond, and (ii) there is delivered to the Issuer and the Trustee such security or indemnity as may be required by them to save each of them harmless, then, in the absence of notice to the Issuer or the Trustee that such Bond has been acquired by a bona fide purchaser, the Issuer shall execute and upon its request the Trustee shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount, bearing a number not contemporaneously outstanding.

In case any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Issuer in its discretion may, instead of issuing a new Bond, pay such Bond.

Upon the issuance of any new Bond under this Section, the Issuer and the Trustee may require the payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses connected therewith.

Every new Bond issued pursuant to this Section in lieu of any destroyed, lost or stolen Bond, shall constitute an original additional contractual obligation of the Issuer, whether or not the destroyed, lost or stolen Bond shall be at any time enforceable by anyone, and shall be entitled to all the security and benefits of this Indenture equally and ratably with all other Outstanding Bonds.

The provisions of this Section are exclusive and shall preclude (to the extent lawful) all other rights and remedies with respect to the replacement or payment of mutilated, destroyed, lost or stolen Bonds.

Section 2.09. Cancellation of Bonds.

All Bonds surrendered for payment, redemption, transfer, exchange or replacement, if surrendered to the Trustee, shall be promptly cancelled by the Trustee, and, if surrendered to any Paying Agent other than the Trustee, shall be delivered to the Trustee and, if not already cancelled,

shall be promptly cancelled by the Trustee. The Issuer or the Borrower may at any time deliver to the Trustee for cancellation any Bonds previously authenticated and delivered hereunder, which the Issuer or the Borrower may have acquired in any manner whatsoever, and all Bonds so delivered shall be promptly cancelled by the Trustee. No Bond shall be authenticated in lieu of or in exchange for any Bond cancelled as provided in this Section, except as expressly provided by this Indenture. All cancelled Bonds held by the Trustee shall be destroyed and disposed of by the Trustee in accordance with applicable record retention requirements. The Trustee shall execute and deliver to the Issuer and the Borrower a certificate describing the Bonds so cancelled and destroyed.

Section 2.10. Additional Bonds.

(a) The Issuer shall not issue any other bonds or obligations having a lien on the Trust Estate except for Additional Bonds issued pursuant to this Section.

(b) Additional Bonds may be issued for any legal purpose permitted by the Act.

(c) Additional Bonds must be issued by [_____] [___], 20[___].

(d) The terms and provisions relating to a series of Additional Bonds shall be as set forth in the Supplemental Indenture providing for the issuance of such series of Additional Bonds. Each series of Additional Bonds, upon execution on behalf of the Issuer, shall be deposited with the Trustee for authentication and delivery, and the Trustee shall authenticate and deliver such Additional Bonds upon receipt by the Trustee of the following:

(1) a copy, certified by an Issuer Representative, of a resolution and/or evidence of any other official actions taken by the Issuer authorizing, or an opinion of Bond Counsel to the effect that no additional official action is required to authorize, (i) the execution and delivery of the Supplemental Indenture providing for the issuance of the Additional Bonds of such series and setting forth the terms of such Additional Bonds, (ii) the execution and delivery of any amendments or supplements to each of the Transaction Documents required by the issuance of such series of Additional Bonds (or an opinion of counsel that no such amendment is required), and (iii) issuance, sale, execution and delivery of such series of Additional Bonds;

(2) an original executed counterpart or a copy, certified by an Issuer Representative, of this Indenture, together with original executed counterparts or certified copies of all Supplemental Indentures executed and delivered since the date of issuance of the 2024 Bonds;

(3) an original executed counterpart or a copy, certified by an Issuer Representative, of the Supplemental Indenture providing for the issuance of the Additional Bonds of such series and setting forth terms of such Additional Bonds;

(4) an original executed counterpart or a copy, certified by the Issuer Representative and Borrower Representative, as applicable, of any amendments or supplements to the Transaction Documents to which each is a party;

(5) an opinion or opinions of counsel to the Borrower, addressed to the Issuer and the Trustee, to the effect that amendments and supplements, if any, to the

Transaction Documents to which it is a party have been duly authorized, executed and delivered by, and constitute the valid and binding obligations of, the Borrower enforceable against the Borrower; provided, that such opinion or opinions of counsel may take exception as to the effect of, or for restrictions or limitations imposed by or resulting from, bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases, and that no opinion is being rendered with respect to any indemnification, contribution, penalty, choice of law, choice of forum, choice of venue, waiver or severability provisions under the financing documents;

(6) a request and authorization of the Issuer, signed by an Issuer Representative, to the Trustee to authenticate and, upon receipt of the purchase price, to deliver such series of Additional Bonds to or upon the order of the purchasers of such series of Additional Bonds;

(7) a certificate of the Borrower signed by a Borrower Representative stating that (i) no Event of Default, nor any event or condition that with notice or the passage of time or both would constitute an Event of Default, has occurred and is continuing under the Transaction Documents as of the date of issuance of such series of Additional Bonds and (ii) the issuance of such series of Additional Bonds, in and of itself, will not cause an Event of Default or default under the Transaction Documents;

(8) a final approving opinion of Bond Counsel addressed to the Trustee, duly executed;

(9) an Opinion of Counsel of the Borrower that the conditions of this Section for the issuance of such Additional Bonds have been satisfied;

(10) the agreement of the Borrower to pay the administrative fees and expense of the Issuer and the Trustee in connection with the issuance of a series of Additional Bonds;

(11) evidence from a Rating Agency that such Additional Bonds will carry an investment grade rating of at least BBB - / Baa3 or the equivalent;

(12) opinion(s) of Counsel to the Participating Counties that the Guaranty Agreements have been duly authorized, executed and delivered and are enforceable against the Participating Counties in accordance with their terms; and

(13) if applicable, receipt of the final bond insurance policy relating to the Additional Bonds.

ARTICLE III

REDEMPTION AND PURCHASE OF BONDS

Section 3.01. Redemption of Bonds.

The Series 2024 Bonds are subject to optional and mandatory redemption prior to Stated Maturity as follows:

(a) *Optional Redemption.* The Series 2024 Bonds maturing after [____ 1, 20____] are subject to redemption by the Issuer, in whole or in part, at the option of the Borrower, which may be exercised upon the written direction of the Borrower, on or after [____ 1, 20____], at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date. Payment of the redemption price pursuant to this Section 3.01(a) shall be made with Eligible Funds.

(b) *Extraordinary Optional Redemption.*

(1) Damage, Destruction, Eminent Domain, Court Order or Legislative Change. The Series 2024 Bonds are subject to redemption in whole, or in part, at the option of the Borrower, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the occurrence of the following conditions (in all such cases, excluding any Participating County exercising remedies under the Reimbursement Documents, and excluding any and all actions or omissions, whether direct or indirect, by any Participating County, including, without limitation, foreclosure or other action transferring title or rights with respect to the Facilities or any component of the Project and legislative or administrative action taken by any Participating County): (A) all or a portion of the Facilities within a particular Participating County shall have been damaged or destroyed to such extent that, in the opinion of the Borrower expressed in a certificate of the Borrower Representative filed with the Issuer and the Trustee following such damage or destruction, (i) the completion of the Project will be delayed for at least six months, (ii) it is not practicable or desirable to rebuild, repair or restore the Facilities within a period of six consecutive months following such damage or destruction, or (iii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (B) title to or the temporary use of all or substantially all of the Facilities in a particular Participating County shall have been taken under the exercise of the power of eminent domain by any governmental authority to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, (i) the completion of the Project financed with the Series 2024 Bonds will be delayed for at least six months or (ii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (C) any court or administrative body of competent jurisdiction shall enter a judgment, order or decree requiring the Borrower to cease all or any substantial part of its operations at any portion of the Facilities to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower

Representative filed with the Issuer and the Trustee, the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at the Facilities for a period of at least six consecutive months; or (D) as a result of any changes in the Constitution of Wisconsin or the Constitution of the United States of America or of legislative or administrative action (whether state or federal) or by final decree, judgment or order of any court or administrative body (whether state or federal), the Loan Agreement shall have become void or unenforceable or impossible to perform in accordance with the intent and purposes of the parties as expressed in the Loan Agreement, or unreasonable burdens or excessive liabilities shall have been imposed on the Issuer or the Borrower, in the opinion of the Issuer or the Borrower, as applicable, expressed in a certificate of an Issuer Representative or a Borrower Representative, as applicable, filed with the Trustee, as a consequence of the Series 2024 Bonds or the Series 2024 Promissory Note being Outstanding, including without limitation federal, state or other ad valorem, property, income or other taxes not being imposed on the Facilities owed by the Borrower as of the date of the Loan Agreement. In the event that the Bonds are subject to redemption under this section, and all Facilities located within a Participating County have been subject to the above-described conditions, upon the redemption of the portion of the Bonds representing the Facilities in such Participating County, such Participating County's Pro Rata Share shall be reduced by a corresponding amount. For the avoidance of doubt, if a Participating County's Pro Rata Share is reduced to zero pursuant to its Limited Guaranty Agreement, then such Participating County shall be released from its obligations under its applicable Limited Guaranty Agreement in accordance with the terms and conditions set forth therein. Payment of the redemption price pursuant to this Section 3.01(b)(1) shall be made with Eligible Funds.

(2) At the Option of the Guarantors. The Series 2024 Bonds are subject to redemption in whole, but not in part, at the option of the Guarantors, so long as the Guarantors are not in default under the Limited Guaranty Agreements, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the occurrence of each of the following conditions: (A) an Event of Default has occurred and is continuing, (B) the Bonds have been accelerated pursuant to the terms hereof and (C) all of the Guarantors have unanimously agreed to exercise their option to redeem the Series 2024 Bonds. Series 2024 Bonds redeemed pursuant to this section are payable by the Guarantors in accordance with Section 4.08(d) hereof. Payment of the redemption price pursuant to this Section 3.01(b)(2) shall be made with Eligible Funds.

(c) *Mandatory Redemption from Unused Proceeds.* The Series 2024 Bonds shall be redeemed prior to Stated Maturity, from any amounts transferred from the Project Fund to the Bond Fund as provided in Section 4.05 hereof upon the closing of the Project Fund. If there are moneys remaining in the Project Fund upon the closing thereof pursuant to Section 4.07 of the Loan Agreement and Section 4.05 hereof, the Trustee shall establish a redemption date, which shall be within forty-five (45) days of the Trustee's receipt of the certificate of a Borrower Representative establishing the Completion Date. The redemption price shall be 100% of the principal amount of the Bonds or portions thereof so redeemed, plus accrued interest to the redemption date. The Trustee shall call such Series 2024 Bonds

for redemption and shall give notice of redemption without the necessity of any action by the Issuer or the Borrower. Payment of the redemption price pursuant to this Section 3.01(c) shall be made with Eligible Funds.

(d) *Mandatory Sinking Fund Redemption of the Series 2024 Bonds.* The Series 2024 Bonds maturing [____ 1, 20__] and [____ 1, 20__] are subject to mandatory sinking fund redemption prior to maturity on [____ 1] in each of the years and in the principal amount thereof shown in the following table at a redemption price equal to 100% of the principal amount being redeemed, plus interest accrued thereon to the date fixed for redemption:

Term Bonds Maturing on [____ 1, 20__]

<u>Payment Dates</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
[____ 1, 20__]	\$ [____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__] (maturity)	[____]	[____]%
	\$[____]	

Term Bonds Maturing on [____ 1, 20__]

<u>Payment Dates</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
[____ 1, 20__]	\$ [____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__]	[____]	[____]%
[____ 1, 20__] (maturity)	[____]	[____]%
	\$[____]	

Section 3.02. Election to Redeem; Notice to Trustee.

In case of any redemption of Series 2024 Bonds pursuant to Section 3.01(a) or Section 3.01(b)(1), the Borrower, and in the case of any redemption of the Series 2024 Bonds pursuant to Section 3.01(b)(2), the Issuer on behalf of all of the Guarantors, at least thirty (30) days prior to the redemption date fixed, by the Borrower if under Section 3.01(a) or 3.01(b)(1), and by the Issuer on behalf of all of the Guarantors if under Section 3.01(b)(2) (unless a shorter notice shall be satisfactory to the Trustee) give written notice to the Issuer, the Guarantors if under Section 3.01(a) or Section 3.01(b)(1) and to the Borrower if under Section 3.01(b)(2), and the Trustee directing the Trustee to

call the Series 2024 Bonds for redemption and give notice of redemption and specifying the redemption date, the principal amount, and maturities of the Series 2024 Bonds to be called for redemption, the applicable redemption price or prices and the provision or provisions of this Indenture pursuant to which such the Series 2024 Bonds are to be called for redemption.

The foregoing provisions of this Section shall not apply in the case of any redemption of Series 2024 Bonds pursuant to Section 3.01(c) or Section 3.01(d), and the Trustee shall call such Series 2024 Bonds for redemption and shall give notice of redemption pursuant to such mandatory redemption requirements without the necessity of any action by the Issuer or the Borrower and whether or not the Trustee shall hold in the Bond Fund money available and sufficient to effect the required redemption.

Section 3.03. Selection of Bonds to Be Redeemed; Bonds Redeemed in Part.

Bonds may be redeemed only in Authorized Denominations. If less than all Bonds are to be redeemed pursuant to Section 3.01(a), Section 3.01(b)(1) or Section 3.01(d) hereof, such Bonds shall be redeemed from the Stated Maturity or Stated Maturities selected by the Borrower and if pursuant to Section 3.01(b)(2), as selected by the Issuer on behalf of all of the Guarantors. If less than all Bonds of a particular Stated Maturity are to be redeemed, the particular Bonds or portions thereof to be redeemed shall be selected by the Trustee from the Bonds which have not previously been called for redemption, by such method as the Trustee shall deem fair and appropriate and which may provide for the selection for partial redemption (in Authorized Denominations) of Bonds in accordance with the operational arrangements of the Securities Depository then in effect; provided that no partial redemption shall leave Outstanding a Bond which is not an Authorized Denomination, unless such amount is the only amount Outstanding, then such final Bond of that series may be in that amount; and provided, further, that such selection shall be made by the Securities Depository for Bonds held in a Book-Entry System.

Any Bond which is to be redeemed only in part shall be surrendered at the place of payment therefor (with, if the Issuer or the Trustee so requires, due endorsement by, or a written instrument of transfer in form satisfactory to the Issuer and the Trustee duly executed by, the Owner thereof or his attorney or legal representative duly authorized in writing), and the Issuer shall execute and the Trustee shall authenticate and deliver to the Owner of such Bond, without service charge, a new Bond or new Bonds of the same Stated Maturity of any Authorized Denominations as requested by such Owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered. If the Owner of any such Bond shall fail to present such Bond to the Trustee for payment and exchange as aforesaid, said Bond shall, nevertheless, become due and payable on the redemption date to the extent of the principal amount called for redemption (and to that extent only).

In lieu of surrender under the preceding paragraph, payment of the redemption price of a portion of any Bond registered in the name of the Securities Depository or its nominee under a Book-Entry System may be made directly to the Owner thereof without surrender thereof, if there shall have been filed with the Trustee a written agreement of such Securities Depository that payment shall be so made and that such Owner will not sell, transfer or otherwise dispose of such Bond unless prior to delivery thereof such Owner shall present such Bond to the Trustee for notation thereon of the portion of the principal thereof redeemed or shall surrender such Bond in exchange for a new Bond or Bonds for the unredeemed balance of the principal of the surrendered Bond.

The Trustee shall promptly notify the Issuer and the Borrower in writing of the Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 3.04. Notice of Redemption.

Unless waived by any Owner of Bonds to be redeemed, official notice of any redemption of Bonds pursuant to Section 3.01 hereof shall be given by the Trustee on behalf of the Issuer by mailing a copy of an official notice of such redemption by first class mail, at least twenty (20) days prior to the redemption date, to each Owner of Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Owner to the Trustee; provided that no defect in or failure to give any such redemption notice shall affect the validity of proceedings for the redemption of any Bond not affected by such defect or failure.

All official notices of redemption shall be dated and shall include information which (a) identifies the Bonds to be redeemed by the name of the issue (including the name of the issuer and any series designation), CUSIP number, if any, date of issue, maturity date and any other descriptive information the Trustee deems desirable to accurately identify the Bonds to be redeemed and, if only a portion of some Bonds will be redeemed, the certificate numbers and the principal amount of those Bonds to be redeemed, (b) identifies the date on which the notice is published and the date on which the Bonds will be redeemed, (c) states the price at which the Bonds will be redeemed, (d) states that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date (unless sufficient moneys are not available to the Trustee to pay the redemption price); and (e) as to any Bonds to be redeemed pursuant to Section 3.01(a), (b) or (c), with respect to which Eligible Funds sufficient to pay the redemption price are not on deposit with the Trustee, states that such notice is conditional upon moneys or Government Obligations, or a combination thereof, which constitute Eligible Funds being on deposit with the Trustee in an amount sufficient to pay the redemption price on the redemption date, and that otherwise such redemption shall not be effective.

The failure of any Owner of Bonds to receive notice given as provided in this Section shall not affect the validity of any proceedings for the redemption of any Bonds. Any notice mailed as provided in this Section shall be conclusively presumed to have been duly given and shall become effective upon mailing, whether or not any Owner receives such notice.

So long as the Securities Depository is effecting book entry transfers of the Bonds, the Trustee shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the beneficial owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a beneficial owner of a Bond (having been sent notice from the Trustee, the Securities Depository, a Participant or otherwise) to notify the beneficial owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

Section 3.05. Deposit of Redemption Price; Bonds Payable on Redemption Date.

On or before any redemption date, the Issuer shall deposit with the Trustee or with a Paying Agent moneys or Government Obligations, or a combination thereof, provided by the

Borrower, in an amount sufficient to pay the redemption price of all the Bonds which are to be redeemed on that date. Such moneys and Government Obligations shall be held in trust for the benefit of the Persons entitled to such redemption price and shall not be deemed to be part of the Trust Estate.

With respect to notice of any redemption of the Bonds pursuant to Section 3.01(a) or (b), unless moneys or Government Obligations, or a combination thereof, sufficient to pay the principal of, and interest on, the Bonds to be so redeemed, shall have been received by the Trustee on or prior to the redemption date, any notice of such redemption shall be of no force and effect, the Issuer shall not redeem such Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that such moneys or Government Obligations were not so received.

Notice of redemption having been given in accordance with Section 3.04 hereof and the deposit of funds for redemption having been made, (i) the Bonds or portions thereof so to be redeemed (together with accrued interest thereon to the redemption date) shall be due and payable on the redemption date and at the redemption price specified in the notice of redemption, and on and after such date such Bonds shall cease to bear interest, (ii) such Bonds or portions thereof shall cease to be entitled to any lien, benefit or security under this Indenture, and (iii) the Owners of such Bonds or portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof and accrued interest thereon to the redemption date. Upon surrender of any such Bond so called for redemption, such Bond (or portion thereof) shall be paid at the redemption price specified in the notice of redemption. Installments of interest with a due date on or prior to the redemption date shall be payable to the Owners of the Bonds registered as such on the relevant Regular Record Dates according to the terms of such Bonds and the provisions of Section 2.04. If any Bond called for redemption shall not be paid upon surrender thereof for redemption, the Bond shall continue to bear interest until paid at the rate specified in the Bond.

ARTICLE IV

FUNDS AND ACCOUNTS, APPLICATION OF BOND PROCEEDS AND OTHER MONEY

Section 4.01. Source of Payment.

The principal of, and interest on, the Bonds shall be payable by the Issuer solely from the Pledged Revenues.

Section 4.02. Pledged Revenues.

The Pledged Revenues are hereby specifically, irrevocably and exclusively pledged to the punctual payment of the principal of, and interest on, the Bonds, and shall be used for no other purpose except as otherwise expressly authorized in this Indenture.

Section 4.03. Creation of Funds and Accounts.

There are hereby created and ordered to be established in the custody of the Trustee the following special trust funds and accounts in the name of the Issuer and the Borrower to be designated as follows:

(a) “Fond du Lac County, Wisconsin—Bug Tussel 2, LLC Bond Fund” (the “Bond Fund”).

(b) “Fond du Lac County, Wisconsin—Bug Tussel 2, LLC Cost of Issuance Fund” (the “Cost of Issuance Fund”).

(c) “Fond du Lac County, Wisconsin—Bug Tussel 2, LLC Project Fund” (the “Project Fund”).

(d) “Fond du Lac County, Wisconsin—Bug Tussel 2, LLC Debt Service Reserve Fund” (the “Debt Service Reserve Fund”) and within the Debt Service Reserve Fund, the Series 2024 Debt Service Reserve Account (“Series 2024 Debt Service Reserve Account”), which shall be a Debt Service Reserve Account, and within such Series 2024 Debt Service Reserve Account, subaccounts for each of the Participating Counties, as follows:

(1) Fond du Lac County Series 2024 Debt Service Reserve Subaccount;

(2) [Forest County Series 2024 Debt Service Reserve Subaccount];

(3) [Iowa County Series 2024 Debt Service Reserve Subaccount];

(4) [Jefferson County Series 2024 Debt Service Reserve Subaccount];

(5) [Lafayette County Series 2024 Debt Service Reserve Subaccount];

(6) [Marathon County Series 2024 Debt Service Reserve Subaccount];

(7) [Price County Series 2024 Debt Service Reserve Subaccount];

(8) [Sawyer County Series 2024 Debt Service Reserve Subaccount];

(9) [Taylor County Series 2024 Debt Service Reserve Subaccount]; and

(10) [Waushara County Series 2024 Debt Service Reserve Subaccount] (the subaccounts listed in (1) through ([10]), inclusive, collectively, the “Series 2024 Debt Service Reserve Subaccounts” and, individually, each a “Series 2024 Debt Service Reserve Subaccount”).

The Trustee shall create separate accounts or subaccounts within the Project Fund to be designated as follows:

(e) Fond du Lac County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Fond du Lac County;

(f) [Forest County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Forest County];

(g) [Iowa County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Iowa County];

- (h) [Jefferson County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Jefferson County];
- (i) [Lafayette County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Lafayette County];
- (j) [Marathon County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Marathon County];
- (k) [Price County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Price County];
- (l) [Sawyer County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Sawyer County];
- (m) [Taylor County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Taylor County];
- (n) [Waushara County Project Account, which shall be applied solely to pay costs allocable to portions of the Project located in Waushara County]; and
- (o) Series 2024 Capitalized Interest Account.

The Trustee is authorized to establish separate accounts within the Bond Fund, Debt Service Reserve Fund or otherwise segregate money within the Bond Fund or the Debt Service Reserve Fund, on a book entry basis or in such other manner as the Trustee may deem necessary or convenient or as may be required by this Indenture, or as the Trustee shall be instructed by the Issuer or the Borrower. The Trustee is authorized to establish separate funds and accounts as required by any future Supplemental Indentures, including as related to funds and accounts as may be required or convenient for any Additional Bonds.

Section 4.04. Deposit of Series 2024 Bond Proceeds and Other Money.

The Issuer, for and on behalf of the Borrower, shall deposit with the Trustee all of the \$[] net proceeds of the Series 2024 Bonds (equal to the par amount of \$[] less the underwriter's discount of \$[]), and the Trustee shall deposit and transfer or credit such proceeds, together with any other money deposited with the Trustee as follows:

- (a) \$[] to the Series 2024 Capitalized Interest Account of the Project Fund;
- (b) \$[] to the Fond du Lac County Project Account of the Project Fund;
- (c) \$[] to the Forest County Project Account of the Project Fund;
- (d) \$[] to the Iowa County Project Account of the Project Fund;
- (e) \$[] to the Jefferson County Project Account of the Project Fund;

- (f) [\$[_____]] to the Lafayette County Project Account of the Project Fund;]
- (g) [\$[_____]] to the Marathon County Project Account of the Project Fund;]
- (h) [\$[_____]] to the Price County Project Account of the Project Fund;]
- (i) [\$[_____]] to the Sawyer County Project Account of the Project Fund;]
- (j) [\$[_____]] to the Taylor County Project Account of the Project Fund;]
- (k) [\$[_____]] to the Waushara County Project Account of the Project Fund ((b) through ((k)) referred to collectively as the “Participating County Project Accounts”);]
- (l) \$[_____] to the Fond du Lac County Series 2024 Debt Service Reserve Subaccount;
- (m) [\$[_____]] to the Forest County Series 2024 Debt Service Reserve Subaccount;]
- (n) [\$[_____]] to the Iowa County Series 2024 Debt Service Reserve Subaccount;]
- (o) [\$[_____]] to the Jefferson County Series 2024 Debt Service Reserve Subaccount;]
- (p) [\$[_____]] to the Lafayette County Series 2024 Debt Service Reserve Subaccount;]
- (q) [\$[_____]] to the Marathon County Series 2024 Debt Service Reserve Subaccount;]
- (r) [\$[_____]] to the Price County Series 2024 Debt Service Reserve Subaccount;]
- (s) [\$[_____]] to the Sawyer County Series 2024 Debt Service Reserve Subaccount;]
- (t) [\$[_____]] to the Taylor County Series 2024 Debt Service Reserve Subaccount;]
- (u) [\$[_____]] to the Waushara County Series 2024 Debt Service Reserve Subaccount;]
- (v) \$[_____] to the Cost of Issuance Fund (which includes bond insurance premium in the amount of \$[_____]);

and thereafter, to the Persons, funds or accounts specified in the request and authorization of the Issuer described in Section 2.01(f)(4) hereof.

Section 4.05. Project Fund.

The Trustee shall deposit into the applicable accounts in the Project Fund, when and as received:

- (a) a portion of the original proceeds of the Series 2024 Bonds as directed pursuant to Section 4.04 hereof;
- (b) interest earnings and other income on Permitted Investments required to be deposited in the Project Fund pursuant to Section 4.13 hereof;
- (c) any additional moneys which the Borrower may deliver to the Trustee from time to time with the instruction that such moneys be deposited into the Project Fund; and
- (d) moneys required to be deposited into the Project Fund under the terms of a Supplemental Indenture.

The Trustee is hereby authorized and directed to disburse moneys from the Project Fund to pay (or reimburse the Borrower for) the Engineering Costs, the Project Costs, and the Capitalized Interest Costs (as defined in the definition of “Eligible Costs of the Project” in Section 1.01 hereof). Except as otherwise provided below, such disbursements shall be made only upon Requisition of the Borrower meeting the requirements of and submitted in accordance with Section 4.04 of the Loan Agreement. The Trustee shall be fully protected in relying upon such Requisitions of the Borrower and, other than to act in good faith and to not act in a grossly negligent manner or engage in intentional misconduct, the Trustee shall have no duty or obligation to request any additional information or documentation to verify the truth and accuracy of the statements and representations contained therein or to otherwise make any investigation in connection therewith. The Trustee shall not be responsible for determining whether the funds on deposit in the Project Fund are sufficient to complete the Project. The Trustee is not required to inspect or supervise the Project or to obtain completion bonds or lien releases.

The Trustee is hereby authorized and directed to disburse moneys from the Series 2024 Capitalized Interest Account of the Project Fund to the Bond Fund to pay interest on the Series 2024 Bonds on each [_____] 1] and [_____] 1], commencing [_____] 1, 20__] and ending [_____] 1, 20__] or until such sooner date as the amount on deposit in the Series 2024 Capitalized Interest Account of the Project Fund is depleted. After the [_____] 1, 20__] Interest Payment Date, any moneys in the Series 2024 Capitalized Interest Account of the Project Fund shall be transferred to one or more of the separate accounts in the Project Fund as directed by the Borrower.

Upon the occurrence of an Event of Default under this Indenture or the Loan Agreement, or the occurrence of an event which, with the passage of time or the giving of notice or both, would become an Event of Default under this Indenture or the Loan Agreement, no further disbursements may be made from the Project Fund, except in accordance with Article VII hereof.

Upon the closing of the Project Fund in accordance with Section 4.07 of the Loan Agreement, that portion of any remaining balance in the Project Fund shall be transferred to the Bond Fund and applied to effect the Mandatory Redemption from Unused Proceeds as set forth in Section 3.01(c) hereof. Any amounts remaining in the Bond Fund following the mandatory redemption in

accordance with Section 3.01(c) shall be held in the Bond Fund and applied pro rata to make the interest payments on the Series 2024 Bonds on the next succeeding Interest Payment Dates.

Section 4.06. Cost of Issuance Fund.

The Trustee shall deposit into the Cost of Issuance Fund, when and as received, a portion of original proceeds of the Series 2024 Bonds equal to \$[_____] (which includes bond insurance premium in the amount of \$[_____] as directed pursuant to Section 4.04 hereof.

The Trustee is hereby authorized and directed to disburse moneys from the Cost of Issuance Fund to pay (or reimburse the Borrower for) the Costs of Issuance (as defined in the definition of “Eligible Costs of the Project” in Section 1.01 hereof). Except as otherwise provided below, such disbursements shall be made only upon Requisition of the Borrower meeting the requirements of and submitted in accordance with Section 4.03 of the Loan Agreement. The Trustee shall be fully protected in relying upon such Requisitions of the Borrower and other than to act in good faith and to not act in a grossly negligent manner or engage in intentional misconduct, the Trustee shall have no duty or obligation to request any additional information or documentation to verify the truth and accuracy of the statements and representations contained therein or to otherwise make any investigation in connection therewith.

If an Event of Default shall have happened and be continuing, the Trustee may apply moneys in the Cost of Issuance Fund in accordance with Section 7.07 of this Indenture.

Any remaining balance in the Cost of Issuance Fund shall be transferred on a pro rata basis to the Participating County Accounts in the Project Fund related to such series of Bonds in accordance with Section 4.03 of the Loan Agreement.

Section 4.07. [Reserved].

Section 4.08. Bond Fund.

The Trustee shall deposit and credit to the Bond Fund in the Bond Fund, as and when received, the following:

- (a) That portion of the purchase price of Bonds paid by the Underwriter thereof equal to the accrued interest, if any, on the Series 2024 Bonds from the date thereof to the date of issuance and delivery thereof, as specified in the request and authorization of the Issuer described in Section 2.01(f)(4);
- (b) Each of the payments made by the Borrower on the Promissory Note and all payments made by the Borrower pursuant to Section 3.06 and 3.08 of the Loan Agreement;
- (c) Interest earnings and other income on Permitted Investments required to be deposited in the Bond Fund pursuant to Section 4.13 hereof;
- (d) Eligible Funds from the Guarantors to redeem the Bonds in accordance with Section 3.01 hereof; and

(e) All other moneys received by the Trustee under and pursuant to any of the provisions of this Indenture or the Loan Agreement, when accompanied by directions from the Person depositing such moneys that such moneys are to be paid into the Bond Fund.

The money in the Bond Fund shall be held in trust and shall be applied solely in accordance with the provisions of this Indenture to pay the principal of, and interest on, the Series 2024 Bonds as the same become due and payable at maturity, upon redemption, by acceleration or otherwise.

The Trustee is to receive from the Borrower pursuant to the Promissory Note the full amount of principal of, and interest due on, the Bonds on each Interest Payment Date, Stated Maturity, redemption date, or acceleration date, as the case may be.

The Trustee is authorized and directed to withdraw sufficient funds from the Bond Fund to pay principal of, and interest on, the Bonds as the same become due and payable at Stated Maturity or upon redemption and to make said funds so withdrawn available to any Paying Agent for the purpose of paying said principal and interest.

The Trustee, upon the written instructions from the Issuer given pursuant to written direction of the Borrower shall use excess moneys in the Bond Fund to redeem all or part of the Bonds Outstanding and to pay interest to accrue thereon prior to such redemption on the next succeeding redemption date for which the required redemption notice may be given or on such later redemption date as may be specified by the Borrower, in accordance with the provisions of Article III hereof, so long as the Borrower is not in default with respect to any payments under the Loan Agreement and to the extent said moneys are in excess of the amount required for payment of Bonds theretofore matured or called for redemption. The Borrower may cause such excess money in the Bond Fund or such part thereof or other money of the Borrower, as the Borrower may direct, to be applied by the Trustee on a best efforts basis for the purchase of Bonds in the open market for the purpose of cancellation at prices not exceeding the principal amount thereof plus accrued interest thereon to the date of such purchase.

Upon satisfaction and discharge of this Indenture in accordance with Article V hereof, all amounts remaining in the Bond Fund shall be paid to the Borrower.

Section 4.09. Series 2024 Debt Service Reserve Account.

The Trustee shall deposit into each Participating County's Series 2024 Debt Service Reserve Subaccounts in the Series 2024 Debt Service Reserve Account in the Debt Service Reserve Fund, when and as received, a portion of the original proceeds of the Series 2024 Bonds as directed pursuant to Section 4.04 hereof.

The Trustee shall deposit into the applicable Participating County's Series 2024 Debt Service Reserve Subaccount, when and as received:

(a) any monies received from the Borrower for deposit into the applicable Participating County's Series 2024 Debt Service Reserve Subaccount pursuant to Section 3.09 of the Loan Agreement; and

(b) each payment made by the applicable Participating County so that the amount on deposit in its respective Series 2024 Debt Service Reserve Subaccount is equal to such Participating County's Series 2024 Debt Service Reserve Subaccount Requirement pursuant to and as provided in the applicable Limited Guaranty Agreement and Section 7.13 of this Indenture.

On each Interest Payment Date, all investment earnings on the amounts in each of the Participating County's Series 2024 Debt Service Reserve Subaccounts shall be transferred to the Bond Fund for application to payment of interest on the Series 2024 Bonds; provided, that no such transfer shall be made if such transfer would cause the amount on deposit in applicable Participating County's Series 2024 Debt Service Reserve Subaccount to be below the applicable Participating County's Series 2024 Debt Service Reserve Subaccount Requirement, in which case the transfer shall be the maximum amount available to be transferred to the Bond Fund without causing the amount on deposit in the applicable Series 2024 Debt Service Reserve Subaccount to drop below the applicable Series 2024 Debt Service Reserve Subaccount Requirement.

If on any Interest Payment Date the available amount in the Bond Fund (after making all required deposits therein) shall be insufficient to pay the principal and interest then due on all of the Bonds, or, in the event that any principal or interest payments are recovered from Bondowners as a preferential payment under the United States Bankruptcy Code, in either case, the Trustee, upon receipt of written notice of such recovery from such Bondowners, shall transfer from each Participating County's Series 2024 Debt Service Reserve Subaccount such Participating County's Pro Rata Share of Payment of the amount of the deficit due on the Bonds secured by the Series 2024 Debt Service Reserve Account to the Bond Fund; provided, however, that any such transfer by the Trustee shall not relieve the Borrower of any of its obligations under the Promissory Note. In the event the Trustee shall transfer moneys to the Bond Fund from the Debt Service Reserve Account in order to fund a deficiency in the Bond Fund, it shall give prompt written notice to the Issuer, the Borrower, the Bond Insurer and the Participating Counties.

The Series 2024 Debt Service Reserve Account and any subaccounts therein are not available to secure any series of Bonds other than the Series 2024 Bonds, and provisions or terms related to Debt Service Reserve Accounts for any series of Additional Bonds will be specified in the applicable supplemental indenture pursuant to which such Additional Bonds are issued.

The Trustee shall value each Series 2024 Debt Service Reserve Subaccount on [_____] 1] of each year (or if such date is not a Business Day, on the next succeeding Business Day) (the "Valuation Date"), such value to be determined as the lower of cost or fair market value of all cash and investments in such Series 2024 Debt Service Reserve Subaccount. The fair market value of investments shall be determined in accordance with the price provided by pricing services and sources relied upon by the Trustee and the Trustee does not have any duty to independently value any investment other than by reference to the price provided by such services and sources. In the event the Trustee shall determine that the value of a Series 2024 Debt Service Reserve Subaccount is less than the applicable Series 2024 Debt Service Reserve Subaccount Requirement, it shall give prompt written notice to the Issuer, the Borrower and the Guarantors.

On such date as the entire outstanding principal amount of the Bonds shall become due, whether by acceleration, redemption, or upon stated maturity, the Trustee shall transfer to the

Bond Fund the remaining balance in each of the Series 2024 Debt Service Reserve Subaccount to be applied to the Series of Bonds that are secured by such Series 2024 Debt Service Reserve Subaccount.

The Borrower has agreed in the Loan Agreement that it shall deposit with the Trustee sufficient cash to cure such deficit in the manner provided in the Loan Agreement. Each Guarantor has agreed to guarantee the payment of its Pro Rata Share pursuant to the Limited Guaranty Agreements.

If on any Valuation Date the Trustee shall determine the value of a Series 2024 Debt Service Reserve Subaccount is in excess of the Series 2024 Debt Service Reserve Subaccount Requirement for such Series 2024 Debt Service Reserve Subaccount, the excess shall be transferred on that date first to the Guarantor whose Series 2024 Debt Service Reserve Subaccount contains the excess to the extent amounts under such Guarantor's Limited Guaranty Agreement have been drawn upon and not reimbursed by the Borrower, then to the Bond Fund and used to make the interest payments on the Bonds on the next succeeding Interest Payment Date.

The aggregate, maximum amount that any Participating County shall be required to contribute to a Series 2024 Debt Service Reserve Subaccount is set forth in the applicable Limited Guaranty Agreement.

Pursuant to the terms of each Limited Guaranty Agreement, the obligations of each Participating County under its respective Limited Guaranty Agreement will remain in full force and effect until all of the principal of, and interest on, the Bonds have been paid in full or the obligations of such Participating County are released or reduced due to (A)(1) the sale or other disposition of all or a portion of the Project located within a Participating County by the Borrower in accordance with Section 6.09 of the Loan Agreement without causing an Event of Default (as defined in the Loan Agreement) and (2) Bonds in an amount corresponding to all or a portion of the Project located within a Participating County are redeemed in accordance with Section 3.01(a) hereof, then the affected Participating County's Pro Rata Share will be reduced by a corresponding amount; (B) if pursuant to Section 3.01(c) hereof, unspent proceeds in the Participating County's Project Account are applied to redeem Bonds, provided all amounts due have been paid, the Participating County's Pro Rata Share will be reduced by a corresponding amount; or (C) if pursuant to Section 3.01(b)(1) hereof, all Bonds attributable to Facilities located within a particular Participating County have been redeemed subject to the conditions set forth in Section 3.01(b)(1) hereof, upon the redemption of the portion of the Bonds representing all the Facilities in the Participating County, provided all amounts due have been paid, the Participating County's Pro Rata Share will be reduced by a corresponding amount. For the avoidance of doubt, if all of the Bonds for which a Participating County has executed a Limited Guaranty Agreement have been redeemed under this Indenture and are no longer Outstanding, such Participating County's obligations under its related Limited Guaranty Agreement will terminate in accordance with the Limited Guaranty Agreement.

Section 4.10. Payments Due on Non-Business Days.

In any case where the Stated Maturity of principal of, or interest on, the Bonds or the date fixed for redemption of any Bonds shall be a day other than a Business Day, then payment of principal or interest need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the Stated Maturity date or the date fixed for redemption, and no interest shall accrue for the period after such date.

Section 4.11. Nonpresentment of Bonds.

In the event any Bond shall not be presented for payment when the principal thereof becomes due, either at Stated Maturity, at the date fixed for redemption thereof, or otherwise, if funds sufficient to pay such Bond shall have been made available to the Trustee, all liability of the Issuer to the Owner thereof for the payment of such Bond, shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Trustee to hold such funds in trust in a separate trust account, without liability for interest thereon, for the benefit of the Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Indenture or on or with respect to said Bond. Such cash in such segregated trust account shall thereafter no longer be considered Pledged Revenues and any such Bond shall no longer be deemed Outstanding under this Indenture. If any Bond shall not be presented for payment within three years following the date when such Bond becomes due, whether by maturity or otherwise, the Trustee shall repay to the Borrower the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the Borrower, and the Owner thereof shall be entitled to look only to the Borrower for payment, and then only to the extent of the amount so repaid, and the Borrower shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 4.12. Money to Be Held in Trust.

All money deposited with or paid to the Trustee for the funds and accounts held under this Indenture and all money deposited with or paid to any Paying Agent under any provision of this Indenture shall be held by the Trustee or Paying Agent in trust and shall be applied only in accordance with the provisions of this Indenture and the Loan Agreement, and, until used or applied as herein provided, shall (except as otherwise provided herein) constitute part of the Trust Estate and be subject to the lien, terms and provisions hereof and shall not be commingled with any other funds of the Issuer or the Borrower except as provided under Section 4.13 hereof for investment purposes. Neither the Trustee nor any Paying Agent shall be under any liability for interest on any money received hereunder except such as may be agreed upon.

Section 4.13. Investment of Money.

Money held in each of the funds and accounts under this Indenture shall, pursuant to written directions of the Borrower Representative, be invested and reinvested by the Trustee in accordance with the provisions of this Indenture in Permitted Investments which mature or are subject to redemption by the owner thereof prior to the date such funds are expected to be needed; provided, however, that if a Borrower Representative fails to provide such written directions to the Trustee, money as to which no written directions have been received shall be held uninvested in cash, with no liability for interest thereon. The Trustee hereby agrees to comply with the written directions of the Borrower Representative and all provisions hereof with respect to the investment of moneys in the funds and accounts under this Indenture. Absent gross negligence or willful misconduct, the Trustee may conclusively rely upon the Borrower's written investment directions as to both the suitability and legality of the directed investments. The Trustee may make any investments permitted by the provisions of this Section through its own bond department or short-term investment department and may pool money for investment purposes. Any such Permitted Investments shall be held by or under the control of the Trustee and shall be deemed at all times a part of the fund or account in which such money is originally held. The interest accruing on each fund or account and

any profit realized from such Permitted Investments shall be credited to such fund or account, and any loss resulting from such Permitted Investments shall be charged to such fund or account; except that any interest accruing on or profit realized from the Cost of Issuance Fund shall be credited to the Project Fund. The Trustee shall sell or present for redemption and reduce to cash a sufficient amount of such Permitted Investments whenever it shall be necessary to provide money in any fund or account for the purposes of such fund or account and the Trustee shall not be liable for any loss resulting from such investments. Any money that is to be used to pay principal of or interest on or the redemption price of Bonds shall be invested only in Government Obligations or shares of money market mutual funds that are registered with the U.S. Securities and Exchange Commission, meeting the requirements of Rule 2a 7 under the Investment Company Act of 1940 and that are rated in the highest rating category by at least one nationally recognized rating agency, such investments to mature or be subject to redemption at the option of the holder not later than (i) thirty (30) days from the date of the investment, or (ii) the date the Trustee anticipates such funds are to be applied.

The Trustee may elect to credit funds and accounts hereunder with moneys representing income or principal payments due on, or sales proceeds due in respect of, the investments deposited therein, or to credit funds and accounts with the investments it is directed to purchase with such moneys, in each case before actually receiving the requisite moneys from the payment source. Any such crediting shall be provisional in nature, and the Trustee shall be authorized to reverse such crediting in the event that it does not receive good funds with respect thereto. Nothing in this Indenture shall constitute a waiver of any of the Trustee's rights as a securities intermediary under Uniform Commercial Code § 9-206.

Section 4.14. Records and Reports of Trustee.

The Trustee agrees to maintain accurate records with respect to any and all money or investments held by the Trustee pursuant to the provisions of this Indenture. The Trustee shall furnish to the Borrower a monthly report on the status of each of the funds and accounts established under this Article which are held by the Trustee, showing the balance in each such fund or account as of the first day of the preceding month, the total of deposits to and the total of disbursements from each such fund or account, the dates of such deposits and disbursements, and the balance in each such fund or account on the last day of the preceding month. The Trustee shall render an annual accounting for each calendar year ending December 31 to the Issuer, the Borrower and any Bondowner requesting the same, showing in reasonable detail all financial transactions relating to the funds and accounts hereunder during the accounting period, including investment earnings and the balance in any funds or accounts created by this Indenture as of the beginning and close of such accounting period. The Issuer acknowledges (and by entering into the Loan Agreement the Borrower has acknowledged) that regulations of the Comptroller of the Currency grant the Issuer and the Borrower the right to receive brokerage confirmations of securities transactions as they occur. The Issuer specifically waives (and by entering into the Loan Agreement the Borrower has waived) such notification to the extent permitted by law and acknowledges that it will receive monthly and annual cash transaction statements, which will detail all investment transactions.

ARTICLE V

SATISFACTION AND DISCHARGE

Section 5.01. Payment, Discharge and Defeasance of Bonds.

Bonds will be deemed to be paid and discharged and no longer Outstanding under this Indenture and will cease to be entitled to any lien, benefit or security of this Indenture if the Issuer shall pay or provide for the payment of such Bonds in any one or more of the following ways:

- (a) by paying or causing to be paid the principal of, and interest on, such Bonds, as and when the same become due and payable;
- (b) by delivering such Bonds to the Trustee for cancellation; or
- (c) by depositing in trust with the Trustee or other Paying Agent moneys, Defeasance Obligations, or a combination of both, in an amount, together with the income or increment to accrue thereon, without consideration of any reinvestment thereof, sufficient to pay or redeem (when redeemable) and discharge the indebtedness on such Bonds at or before their respective maturity or redemption dates (including the payment of the principal of, and interest payable on, such Bonds to the Stated Maturity or redemption date thereof); provided that, if any such Bonds are to be redeemed prior to the Stated Maturity thereof, notice of such redemption is given in accordance with the requirements of this Indenture or provision satisfactory to the Trustee is made for the giving of such notice.

In any case, if the Bonds are rated by a Rating Service, the Bonds shall not be deemed to have been paid or discharged by reason of any deposit pursuant to paragraph (c) above unless such Rating Service shall have confirmed in writing to the Trustee that its rating will not be withdrawn or lowered as the result of any such deposit.

The foregoing notwithstanding, the liability of the Issuer in respect of such Bonds shall continue, but the Owners thereof shall thereafter be entitled to payment only out of the money and Defeasance Obligations deposited with the Trustee as aforesaid.

Moneys and Defeasance Obligations so deposited with the Trustee pursuant to this Section shall not be a part of the Trust Estate but shall constitute a separate trust fund for the benefit of the Persons entitled thereto. Such moneys and Defeasance Obligations shall be applied by the Trustee to the payment (either directly or through any Paying Agent, as the Trustee may determine) to the Persons entitled thereto, of the principal and interest for the payment of which such money and Defeasance Obligations have been deposited with the Trustee.

Section 5.02. Satisfaction and Discharge of Indenture.

This Indenture and the lien, rights and interests created by this Indenture shall cease, terminate and become null and void (except as to any surviving rights provided for in Section 5.03) if the following conditions are met:

- (a) the principal of and interest on all Bonds has been paid or the Bonds have otherwise been deemed to be paid and discharged by meeting the conditions of Section 5.01;

(b) all other sums payable under this Indenture with respect to the Bonds are paid or provision satisfactory to the Trustee is made for such payment; and

(c) the Trustee receives an Opinion of Counsel to the effect that all conditions precedent in this Section to the satisfaction and discharge of this Indenture have been complied with.

Thereupon, the Trustee shall execute (where appropriate) and deliver to the Issuer a termination statement and such instruments of satisfaction and discharge of this Indenture as may be necessary and shall pay, assign, transfer and deliver to the Borrower, or other Persons entitled thereto, all money, securities and other property then held by it under this Indenture as a part of the Trust Estate, which shall not include money or Defeasance Obligations held in trust by the Trustee as herein provided for the payment of the principal of, and interest on, the Bonds.

Section 5.03. Rights Retained After Discharge.

Notwithstanding the satisfaction and discharge of this Indenture, the rights of the Trustee under Section 8.04 and the covenant of the Issuer under Section 6.06 shall survive, and the Trustee shall retain such rights, powers and duties under this Indenture as may be necessary and convenient for the payment of amounts due or to become due on the Bonds and the registration, transfer and exchange of Bonds as provided herein. Nevertheless, any money held by the Trustee or any Paying Agent for the payment of the principal of, or interest on, any Bond shall be subject to Section 4.10.

ARTICLE VI

GENERAL AND PARTICULAR COVENANTS OF THE ISSUER

Section 6.01. Issuer to Issue Bonds and Execute Indenture.

The Issuer represents and warrants that it is duly authorized under the Constitution and laws of the State to execute this Indenture, to issue the Bonds and to pledge and assign the Trust Estate in the manner and to the extent herein set forth; that all action on its part for the execution and delivery of this Indenture and the issuance of the Bonds has been duly and effectively taken; and that the Bonds in the hands of the Owners thereof are and will be valid and enforceable limited obligations of the Issuer according to the import thereof, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights to the extent applicable and subject to the exercise of judicial discretion in appropriate cases.

Section 6.02. Payment of Bonds.

The Issuer covenants that it will promptly pay the principal of, and interest on, each Bond issued under this Indenture at the place, on the date and in the manner provided in said Bond according to the true intent and meaning thereof. The principal of, and interest on, the Bonds are payable solely from the Pledged Revenues, and nothing in the Bonds or this Indenture shall be considered as pledging any other funds or assets of the Issuer.

Section 6.03. Performance of Covenants.

The Issuer shall (to the extent within its control) faithfully perform or cause to be performed at all times any and all covenants, undertakings, stipulations and provisions which are to be performed by the Issuer contained in this Indenture, in the Bonds and in all proceedings pertaining thereto.

Section 6.04. Inspection of Books.

The Issuer covenants and agrees that all books and documents in its possession relating to the Bonds, the Pledged Revenues, this Indenture and the Loan Agreement, and the transactions relating thereto shall at all reasonable times be open to inspection by such accountants or other agent as the Trustee may from time to time designate. The Trustee covenants and agrees that all books and documents in its possession relating to the Bonds, the Pledged Revenues, this Indenture and the Loan Agreement, and the transactions relating thereto, shall be open to inspection by the Issuer during business hours upon reasonable notice.

Section 6.05. Enforcement of Rights.

The Issuer agrees that the Trustee, as assignee, transferee, pledgee, and owner of a security interest under this Indenture, in its name or in the name of the Issuer, may enforce all rights of the Issuer (other than the Issuer's Unassigned Rights) and the Trustee and all obligations of the Borrower under and pursuant to the Loan Agreement and any other Transaction Documents for and on behalf of the Bondowners, whether or not the Issuer is in default hereunder. The Loan Agreement and the Promissory Note shall be delivered to and held by the Trustee.

Section 6.06. [Reserved].

Section 6.07. Financing Statements.

The Trustee will cause (and the Issuer will cooperate with the Trustee in causing) appropriate continuation statements with respect to the initial financing statements filed in connection with the issuance of the Bonds, naming the Trustee as secured party with respect to the Trust Estate, to be duly filed and recorded in the appropriate state and county offices as required by the provisions of the Uniform Commercial Code or other similar law as adopted in the State and any other applicable jurisdiction, as from time to time amended, in order to perfect and maintain the security interests created by this Indenture, provided that the Trustee shall not be liable for any cost or expense in connection with any such filing or the preparation thereof, which cost or expense shall be paid, or reimbursed to the Trustee, by the Borrower in accordance with Section 6.13 of the Loan Agreement. Notwithstanding the foregoing, the Trustee shall not be responsible for and makes no representation as to the legality, effectiveness or sufficiency of any security document or for the creation, perfection, priority or protection of any lien securing the Bonds. The Trustee shall not be responsible for filing or for the sufficiency or accuracy of any financing statements initially filed to perfect security interests granted under this Indenture or other Transaction Document. The Trustee shall file continuation statements with respect to each financing statement relating to the Trust Estate filed by the Issuer or the Borrower at the time of the issuance of the Bonds; provided that a copy of the filed initial financing statement is timely delivered to the Trustee. In addition, unless the Trustee shall have been notified in writing by the Issuer or the Borrower that any such initial filing or description of collateral was or has

become defective, the Trustee shall be fully protected in (a) relying on such initial filing and descriptions in filing any financing or continuation statements or modifications thereto pursuant to this Section and (b) filing any continuation statements in the same filing offices as the initial filings were made. The Borrower shall be responsible for the customary fees charged by the Trustee for the preparation and filing of continuation statements and for the reasonable costs incurred by the Trustee in the preparation and filing of all continuation statements hereunder.

Section 6.08. Rights under Loan Agreement and Other Documents.

The Issuer covenants and agrees that except as provided herein and in the Loan Agreement it will not sell, assign, pledge, transfer, encumber or otherwise dispose of the Pledged Revenues. The Loan Agreement, a duly executed counterpart of which has been filed with the Trustee, sets forth covenants and obligations of the Issuer and the Borrower, including provisions that subsequent to the issuance of the Bonds and prior to their payment in full or provision for payment thereof in accordance with the provisions hereof, the Loan Agreement shall not be effectively amended, changed, modified, altered or terminated (other than as provided therein) without the written consent of the Trustee. The Issuer agrees that the Trustee in its own name may enforce all rights of the Issuer and all obligations of the Borrower under and pursuant to the Loan Agreement (other than the Unassigned Rights) and the Promissory Note for and on behalf of the Bondowners whether or not the Issuer is in default hereunder, but the Trustee shall not thereby be deemed to have assumed the obligations of the Issuer under the Loan Agreement and shall have no obligations thereunder except as expressly provided herein or therein. The Issuer hereby agrees to cooperate fully with the Trustee (at the expense of the Borrower) in any proceedings or to join in or commence in its own name any proceedings necessary to enforce the rights of the Issuer and all obligations of the Borrower under and pursuant to the Loan Agreement and the Promissory Note, if the Trustee shall so request.

Section 6.09. Performance by Issuer.

Notwithstanding anything in this Indenture to the contrary, the Issuer shall be under no obligation to take any action or execute, prepare or deliver any instrument or document until it shall have received assurances satisfactory to it that the Borrower shall pay in advance or reimburse it (at the Issuer's option) for its reasonable expenses incurred or to be incurred in connection with the taking of such action, (including reasonable attorneys' fees) and shall be indemnified against any liability arising out of the taking of such action.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

Section 7.01. Events of Default.

The term "Event of Default," wherever used with respect to this Indenture, means any one of the following events (whatever the reason for such event and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

(a) default in the payment of any interest on any Bond after such interest has become due and payable; or

(b) default in the payment of the principal of any Bond when the same becomes due and payable (whether at Stated Maturity, upon proceedings for redemption, by acceleration or otherwise); or

(c) acceleration of the maturity of the Promissory Note pursuant to Section 8.02 of the Loan Agreement; or

(d) the Issuer shall default in the performance, or breach, of any covenant or agreement in the Bonds or in this Indenture (other than as specified in clauses (a) and (b) above), and continuance of such default or breach for a period of thirty (30) days after there has been given to the Issuer, the Borrower, and the Guarantors by the Trustee (which shall only give notice at the written request of Owners of at least a majority in aggregate principal amount of the Bonds Outstanding), a written notice specifying such default or breach and requiring it to be remedied; provided, that if such default cannot be fully remedied within such thirty (30) day period, but can reasonably be expected to be fully remedied (which shall be set forth in a certificate of an Issuer Representative to the Trustee), such default shall not constitute an Event of Default if the Issuer shall immediately upon receipt of such notice commence the curing of such default and shall thereafter prosecute and complete the same with due diligence and dispatch;

(e) any Event of Default under the Loan Agreement (subject to any applicable cure period) shall occur and be continuing and shall not have been waived; or

(f) any Event of Default under any of the Limited Guaranty Agreements shall occur and be continuing (subject to any applicable cure period) and shall not have been waived.

With regard to any alleged default concerning which notice is given to the Borrower under the provisions of this Section, the Issuer has in the Loan Agreement granted the Borrower full authority for the account of the Issuer to perform any covenant or obligation, the nonperformance of which is alleged in said notice to constitute a default, in the name and stead of the Issuer, with full power to do any and all things and acts to the same extent that the Issuer could do and perform any such things and acts in order to remedy such default. The Trustee hereby acknowledges and agrees to give effect to such grant.

Section 7.02. Acceleration of Maturity; Rescission and Annulment.

Upon the happening of any Event of Default specified in Section 7.01(a)-(f) hereof, and the continuance of the same for the period, if any, specified in said Section, the Trustee shall, upon demand by Owners of a majority in aggregate principal amount of Bonds then Outstanding upon such occurrence, by notice in writing to the Issuer, the Borrower, and the Guarantors and upon being indemnified to its satisfaction, declare the entire principal amount of the Bonds then Outstanding and the interest accrued thereon immediately due and payable, and the said entire principal and accrued interest shall thereupon become and be immediately due and payable, and to the extent that the principal of the Promissory Note shall not have been declared to be immediately

due and payable, the Trustee shall request the Issuer to declare the principal of the Promissory Note to be immediately due and payable pursuant to Section 8.02 of the Loan Agreement.

At any time after such acceleration has occurred, but before any judgment or decree for payment of money due on any Bonds has been obtained by the Trustee as provided in this Article, the Owners of a majority in principal amount of the Bonds Outstanding may, by written notice to the Issuer, the Borrower, the Guarantors, and the Trustee, rescind and annul such acceleration and its consequences if:

- (a) there is deposited with the Trustee moneys sufficient to pay
 - (1) all overdue installments of interest on all Bonds,
 - (2) the principal of any Bonds which have become due otherwise than by such acceleration and interest thereon at the rate or rates prescribed therefor in such Bonds,
 - (3) interest upon overdue installments of interest at the rate or rates prescribed therefor in the Bonds, and
 - (4) all sums paid or advanced by the Trustee hereunder and the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel; and
- (b) all Events of Default, other than the non-payment of the principal of Bonds which have become due solely by such acceleration, have been cured or have been waived as provided in Section 7.10 of this Indenture.

No such rescission and annulment shall affect any subsequent default or impair any right consequent thereon.

Section 7.03. Exercise of Remedies by the Trustee.

Upon the occurrence and continuance of any Event of Default under this Indenture, unless the same is waived as provided in this Indenture, the Trustee shall have the following rights and remedies, in addition to any other rights and remedies provided under this Indenture or by law:

- (a) *Right to Bring Suit, Etc.* The Trustee may pursue any available remedy at law or in equity by suit, action, mandamus or other proceeding to enforce the payment of the principal of, and interest on, the Bonds Outstanding, including interest on overdue principal and on overdue installments of interest, and any other sums due under this Indenture, to realize on or to foreclose any of its interests or liens under this Indenture or any other Transaction Document, to enforce and compel the performance of the duties and obligations of the Issuer as set forth in this Indenture and to enforce or preserve any other rights or interests of the Trustee under this Indenture with respect to any of the Trust Estate or otherwise existing at law or in equity.
- (b) *Exercise of Remedies at Direction of Bondowners.* Subject to Section 7.06, if requested in writing to do so by the Owners of not less than a majority in aggregate principal

amount of the Bonds Outstanding and if indemnified as provided in Section 8.02(e) of this Indenture, the Trustee shall exercise such one or more of the rights and powers conferred by this Section as the Trustee, being advised by Counsel, shall deem most expedient in the interests of the Owners of the Bonds; provided, however, that the Trustee shall have the right to decline to comply with any such request if the Trustee shall be advised by Counsel that the action so requested may not lawfully be taken or if the Trustee in good faith shall determine that such action would be unjustly prejudicial to the Owners of Bonds that are not parties to such request.

(c) *Appointment of Receiver.* Upon the filing of a suit or other commencement of judicial proceedings to enforce the rights of the Trustee and of the Bondowners under this Indenture, the Trustee shall be entitled, as a matter of right, to the appointment of a receiver or receivers of the Trust Estate, pending such proceedings, with such powers as the court making such appointment shall confer.

(d) *Suits to Protect the Trust Estate.* The Trustee shall have the power to institute and to maintain such proceedings as it may deem expedient to prevent any impairment of the Trust Estate by any acts which may be unlawful or in violation of this Indenture and to protect its interests and the interests of the Bondowners in the Trust Estate, including the power to institute and maintain proceedings to restrain the enforcement of or compliance with any governmental enactment, rule or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order would impair the security under this Indenture or be prejudicial to the interests of the Bondowners or the Trustee, or to intervene (subject to the approval of a court of competent jurisdiction) on behalf of the Bondowners in any judicial proceeding to which the Issuer, any of the Guarantors, or the Borrower is a party and which in the judgment of the Trustee has a substantial bearing on the interests of the Bondowners.

(e) *Enforcement Without Possession of Bonds.* All rights of action under this Indenture or any of the Bonds may be enforced and prosecuted by the Trustee without the possession of any of the Bonds or the production thereof in any suit or other proceeding relating thereto, and any such suit or proceeding instituted by the Trustee shall be brought in its own name as trustee of an express trust. Any recovery of judgment shall, after provision for the payment of the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel, and subject to the provisions of Section 7.07 hereof, be for the equal and ratable benefit of the Owners of the Bonds in respect of which such judgment has been obtained.

(f) *Restoration of Positions.* If the Trustee or any Bondowner has instituted any proceeding to enforce any right or remedy under this Indenture by suit, foreclosure, the appointment of a receiver, or otherwise, and such proceeding has been discontinued or abandoned for any reason, or has been determined adversely to the Trustee or to such Bondowner, then and in every case the Issuer, the Trustee and the Bondowners shall, subject to any final determination in such proceeding, be restored to their former positions and rights under this Indenture, and thereafter all rights and remedies of the Trustee and the Bondowners shall continue as though no such proceeding had been instituted.

(g) *Enforcement of Rights and Powers of Issuer under the Loan Agreement.* As the assignee of all right, title and interest of the Issuer in and to the Loan Agreement (except for the Issuer's Unassigned Rights), the Trustee is empowered to enforce each remedy, right and power granted to the Issuer under the Loan Agreement. In exercising any remedy, right or power thereunder or hereunder, the Trustee shall take any action which would best serve the interests of the Bondowners in the judgment of the Trustee, applying the standards described in Section 8.01 hereof.

Section 7.04. Trustee May File Proofs of Claim.

In case of the pendency of any receivership, insolvency, liquidation, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial proceeding relative to the Issuer or any other obligor upon the Bonds or their creditors, the Trustee (irrespective of whether the principal of the Bonds shall then be due and payable, as therein expressed or by acceleration or otherwise, and irrespective of whether the Trustee shall have made any demand on the Issuer for the payment of overdue principal or interest) shall be entitled and empowered, by intervention in such proceeding or otherwise:

(a) to file and prove a claim for the whole amount of principal and interest owing and unpaid in respect of the Outstanding Bonds and to file such other papers or documents as may be necessary or advisable in order to have the claims of the Trustee (including any claim for the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel) and of the Bondowners allowed in such judicial proceeding, and

(b) to collect and receive any money or other property payable or deliverable on any such claims and to distribute the same;

and any custodian, receiver, assignee, trustee, liquidator, sequestrator or other similar official in any such judicial proceeding is hereby authorized by each Bondowner to make such payments to the Trustee, and in the event that the Trustee shall consent to the making of such payments directly to the Bondowners, to pay to the Trustee any amount due to it for the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel, and any other amounts due the Trustee under Section 8.04.

Nothing herein contained shall be deemed to authorize the Trustee to authorize or consent to or accept or adopt on behalf of any Bondowner any plan of reorganization, arrangement, adjustment or composition affecting the Bonds or the rights of any Owner thereof, or to authorize the Trustee to vote in respect of the claim of any Bondowner in any such proceeding.

Section 7.05. Limitation on Suits by Bondowners.

No Owner of any Bond shall have any right to institute any proceeding, judicial or otherwise, under or with respect to this Indenture, or for the appointment of a receiver or trustee or for any other remedy under this Indenture, unless:

(a) such Owner has previously given written notice to the Trustee of a continuing Event of Default;

(b) the Owners of not less than a majority in aggregate principal amount of the Bonds Outstanding shall have made written request to the Trustee to institute proceedings in respect of such Event of Default in its own name as Trustee under this Indenture;

(c) such Owner or Owners have offered to the Trustee indemnity as provided in Section 8.02(e) of this Indenture against the costs, expenses and liabilities to be incurred in compliance with such request;

(d) the Trustee for sixty (60) days after its receipt of such notice, request and offer of indemnity has failed to institute any such proceeding; and

(e) no direction inconsistent with such written request has been given to the Trustee during such sixty (60) day period by the Owners of a majority in aggregate principal amount of the Outstanding Bonds;

it being understood and intended that no one or more Owners of Bonds shall have any right in any manner whatever by virtue of, or by availing of, any provision of this Indenture to affect, disturb or prejudice the lien of this Indenture or the rights of any other Owners of Bonds, or to obtain or to seek to obtain priority or preference over any other Owners or to enforce any right under this Indenture, except in the manner herein provided and for the equal and ratable benefit of all Outstanding Bonds.

Notwithstanding the foregoing or any other provision in this Indenture, however, the Owner of any Bond shall have the right, which is absolute and unconditional, to receive payment of the principal of, and interest on, such Bond on the respective Stated Maturities expressed in such Bond (or, in the case of redemption, on the redemption dates), and nothing contained in this Indenture shall affect or impair the right of any Owner to institute suit for the enforcement of any such payment.

Section 7.06. Control of Proceedings by Bondowners.

The Owners of a majority in aggregate principal amount of Bonds then Outstanding shall have the right, at any time during the continuance of an Event of Default, by an instrument or instruments in writing executed and delivered to the Trustee (subject to the Trustee's right to indemnification as provided in Section 8.02(e) hereof):

(a) to require the Trustee to proceed to enforce this Indenture, either by judicial proceedings for the enforcement of the payment of the Bonds and the foreclosure of this Indenture, or otherwise; and

(b) to direct the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture, provided that

(1) such direction shall not be in conflict with any rule of law or this Indenture,

(2) the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction,

(3) the Trustee shall not determine that the action so directed would be unjustly prejudicial to the Owners not taking part in such direction; and

(4) before taking any action hereunder which would result in the Trustee acquiring title to or taking possession of any portion or all of the Project, the Trustee may require such environmental inspections and tests of the Project and other environmental reviews as the Trustee deems necessary and, if the Trustee determines that the taking of title or possession of all or any portion of the Project will expose the Trustee to claims or damages resulting from environmental or ecological conditions in any way relating to the Project or any activities at the Project, the Trustee may decline to take title to or possession of the Project.

Section 7.07. Application of Money Collected.

Any money collected by the Trustee pursuant to this Article, together with any other sums then held by the Trustee as part of the Trust Estate, shall be applied in the following order, at the date or dates fixed by the Trustee and, in case of the distribution of such money on account of principal or interest upon presentation of the Bonds and the notation thereon of the payment if only partially paid and upon surrender thereof if fully paid:

First: To the payment of all amounts due the Trustee under Section 8.04 of this Indenture;

Second: To the payment of all amounts due the Issuer and each Participating County under Section 6.03 and 6.13(d) of the Loan Agreement;

Third: To the payment of the whole amount then due and unpaid upon the Outstanding Bonds for principal and interest, in respect of which or for the benefit of which such money has been collected, with interest (to the extent that such interest has been collected by the Trustee or a sum sufficient therefor has been so collected and payment thereof is legally enforceable) at the respective rate or rates prescribed therefor in the Bonds on overdue principal and on overdue installments of interest; and in case such proceeds shall be insufficient to pay in full the whole amount so due and unpaid upon such Bonds, then to the payment of such principal and interest, without any preference or priority, ratably according to the aggregate amount so due;

Fourth: To the Guarantors on a pro rata basis to the extent amounts under their respective Limited Guaranty Agreements have been drawn upon and not reimbursed by the Borrower; and

Fifth: The remainder, if any, to the Borrower or to whomsoever may be lawfully entitled to receive the same or as a court of competent jurisdiction may direct.

Whenever money is to be applied by the Trustee pursuant to the provisions of this Section, such money shall be applied by it at such times, and from time to time, as the Trustee shall determine, having due regard for the amount of such money available for application and the likelihood of additional money becoming available for such application in the future. Whenever the Trustee shall apply such money, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such date shall cease to accrue. The Trustee

shall give such notice as it may deem appropriate of the deposit with it of any such money and of the fixing of any such date, and shall not be required to make payment to the Owner of any unpaid Bond until such Bond shall be presented to the Trustee for appropriate endorsement or for cancellation if fully paid.

Section 7.08. Rights and Remedies Cumulative.

No right or remedy herein conferred upon or reserved to the Trustee or to the Bondowners is intended to be exclusive of any other right or remedy, and every right and remedy shall, to the extent permitted by law, be cumulative and in addition to every other right and remedy given hereunder or now or hereafter existing at law or in equity or otherwise. The assertion or employment of any right or remedy hereunder, or otherwise, shall not prevent the concurrent assertion or employment of any other appropriate right or remedy.

Section 7.09. Delay or Omission Not Waiver.

No delay or omission of the Trustee or of any Owner of any Bond to exercise any right or remedy accruing upon an Event of Default shall impair any such right or remedy or constitute a waiver of any such Event of Default or an acquiescence therein. Every right and remedy given by this Article or by law to the Trustee or to the Bondowners may be exercised from time to time, and as often as may be deemed expedient, by the Trustee or by the Bondowners, as the case may be.

Section 7.10. Waiver of Past Defaults.

Upon the written request of the Owners of a majority in aggregate principal amount of all Bonds then Outstanding, the Trustee shall waive any Event of Default hereunder and its consequences and rescind any declaration of maturity of principal of and interest on the Bonds; provided, however, that there shall not be waived: (i) any default in respect of a covenant or provision hereof which under Article IX cannot be modified or amended without the consent of the Owner of each Outstanding Bond affected or (ii) any default in the payment of the principal of, or interest on, any Bond unless prior to such waiver or rescission, all arrears of interest, or all arrears of payments of principal, with interest at the rate borne by the Bonds on all arrears of payments of principal until paid, as the case may be, and all expenses of the Trustee in connection with such default, shall have been paid or provided for, and in case of any such waiver or rescission, or in case any proceeding taken by the Trustee on account of any such default shall have been discontinued or abandoned or determined adversely, then and in every such case the Issuer, the Trustee and the Bondowners shall be restored to their former positions and rights hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other default, or impair any right consequent thereon.

Upon any such waiver, such default shall cease to exist, and any Event of Default arising therefrom shall be deemed to have been cured, for every purpose of this Indenture; but no such waiver shall extend to or affect any subsequent or other default or impair any right or remedy consequent thereon.

In addition, any waiver of any Event of Default under Section 7.01(c) above shall not be waived unless, in addition to the foregoing conditions, all of the Guarantors shall have consented to such waiver, provided no Guarantor is in default under its Limited Guaranty Agreement.

Section 7.11. Advances by Trustee.

If the Borrower shall fail to make any payment or perform any of its covenants in the Loan Agreement, the Trustee may, at any time and from time to time, use and apply any moneys held by it under this Indenture, or make advances, to effect payment or performance of any such covenant on behalf of the, Borrower. All moneys so used or advanced by the Trustee, together with interest at the Trustee's announced prime rate per annum, shall be repaid by the Borrower upon demand and such advances shall be secured under this Indenture prior to the Bonds. For the repayment of all such advances the Trustee shall have the right to use and apply any moneys at any time held by it under this Indenture, but no such use of moneys or advance shall relieve the Borrower from any default under the Loan Agreement. Nothing herein shall be construed as creating any obligation, duty or requirement of the Trustee to advance its own funds.

Section 7.12. Notice to Bondowners of Default.

The Trustee shall promptly give written notice by registered or certified mail to the Bondowners, the Issuer and the Guarantors of the occurrence of an Event of Default.

Section 7.13. Payment Procedure Pursuant to the Limited Guaranty Agreements.

As long as the Limited Guaranty Agreements shall be in full force and effect, the Issuer and the Trustee agree to comply with the provisions set forth in this Section, notwithstanding any provisions of this Indenture to the contrary.

(a) If, on any Interest Payment Date, there is a draw on the Series 2024 Debt Service Reserve Account to pay the principal of, or interest on the Series 2024 Bonds, the Trustee shall make a demand on the Borrower under the Loan Agreement to replenish the Series 2024 Debt Service Reserve Account as provided in Section 3.09 of the Loan Agreement. If the Borrower fails to make the payment pursuant to the Loan Agreement within five (5) days of the date of such draw, the Trustee shall make a demand under the Limited Guaranty Agreements, in respect to the replenishment of the applicable Series 2024 Debt Service Reserve Subaccount to equal the applicable Series 2024 Debt Service Reserve Subaccount Requirement. If any of the Guarantors have not made such payment within one hundred fifty (150) days of the date of the demand, the Trustee may pursue any of the remedies provided in this Indenture and in the applicable Limited Guaranty Agreement; provided, that, no Guarantor shall have any obligation to make a payment to the applicable Series 2024 Debt Service Reserve Subaccount in excess of their applicable Guaranteed Amount.

If there is a draw on the Series 2024 Debt Service Reserve Account to pay any amounts recovered from Bondowners as a preferential payment under the United States Bankruptcy Code, the Trustee shall make a demand under the Limited Guaranty Agreements, pro rata among the Limited Guaranty Agreements (in respect to their applicable Series 2024 Debt Service Reserve Subaccount Requirements), to pay such amount. If any of the Guarantors have not made such payment within one hundred fifty (150) days of the date of the demand, the Trustee may pursue any of the remedies provided in this Indenture; provided, that, no Guarantor shall have any obligation to make a payment to the applicable Series 2024 Debt Service Reserve Subaccount in excess of their applicable Guaranteed Amount.

If for any other reason, including a determination on a Valuation Date that the market value of the securities then on deposit in a Series 2024 Debt Service Reserve Subaccount is less than the Series 2024 Debt Service Reserve Subaccount Requirement for such Series 2024 Debt Service Reserve Subaccount, the Trustee shall make a demand on the Borrower under the Loan Agreement to replenish the Series 2024 Debt Service Reserve Subaccount as provided in Section 3.09 of the Loan Agreement. If the Borrower fails to make the payment pursuant to the Loan Agreement within five (5) days of the date required therein, the Trustee shall make a demand under the Limited Guaranty Agreements, pro rata among the Limited Guaranty Agreements. If any of the Guarantors have not made such payment within one hundred fifty (150) days of the date of the demand, the Trustee may pursue any of the remedies provided in this Indenture; provided, that, no Guarantor shall have any obligation to make a payment to the applicable Series 2024 Debt Service Reserve Subaccount in excess of their applicable Guaranteed Amount.

The Trustee shall keep a complete and accurate record of all funds deposited by the Guarantors into a Series 2024 Debt Service Reserve Subaccount. The Guarantors shall have the right to inspect such records at reasonable times upon reasonable notice to the Trustee.

Pursuant to the terms of each Limited Guaranty Agreement, the obligations of the Guarantors under their respective Limited Guaranty Agreement, do not include the payment of the principal, interest, or premium, if any, due on any Bonds upon acceleration, prepayment or redemption (other than mandatory sinking fund redemption or if the Guarantors exercise their rights under Section 3.01(b)(2) hereof).

Section 7.14. Additional Rights of the Guarantors.

(a) *Information to be given to the Guarantors.* For so long as the Limited Guaranty Agreements are in effect, the Trustee shall furnish the following information to each of the Guarantors:

(1) Notice of any Event of Default actually known to the Trustee within five (5) Business Days after knowledge thereof;

(2) Notice of the advance refunding or redemption of any of the Bonds, including the principal amount, maturities and CUSIP numbers thereof in the same manner in which notice must be provided to Bondowners related to such events;

(3) Notice of the resignation or removal of the Trustee or Paying Agent and the appointment of, and acceptance of duties by, any successor thereto, provided, however, the Issuer shall furnish notice of the removal of the Trustee and the appointment of and acceptance of duties by a successor Trustee following such removal, in either event, in the same manner in which notice must be provided to Bondowners related to such events;

(4) Notice of the commencement of any proceeding by or against the Issuer or the Borrower commenced under the United States Bankruptcy Code or any other applicable bankruptcy, insolvency, receivership, rehabilitation or similar law (an "Insolvency Proceeding"), provided the Trustee has actual knowledge of such

Insolvency Proceeding in the same manner in which notice must be provided to Bondowners related to such events;

(5) Notice of the making of any claim in connection with any Insolvency Proceeding seeking the avoidance as a preferential transfer of any payment of principal of, or interest on, the Bonds, provided the Trustee has actual knowledge of such claim, in the same manner in which notice must be provided to Bondowners related to such events; and

(6) a full transcript of all proceedings relating to the execution of any amendment or supplement to this Indenture or the Loan Agreement.

Section 7.15. The Guarantors as Third Party Beneficiaries; Parties Interested Herein.

To the extent that this Indenture confers upon or gives or grants to the Guarantors any right, remedy or claim under or by reason of this Indenture, the Guarantors are hereby explicitly recognized as being third-party beneficiaries hereunder and may enforce any such right remedy or claim conferred, given or granted hereunder.

Nothing in this Indenture expressed or implied is intended or shall be construed to confer upon, or to give or grant to any Person, other than the Issuer, the Trustee, the Borrower, the Guarantors, and the Owners of the Bonds, any right, remedy or claim under or by reason of this Indenture or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Indenture contained by and on behalf of the Issuer shall be for the sole and exclusive benefit of the Issuer, the Borrower, the Trustee, the Guarantors, and the Owners of the Bonds.

Section 7.16. Suspension of Provisions Relating to the Guarantors.

All provisions in this Indenture regarding consents, voting, approvals, directions, appointments or request by the Guarantors shall be deemed not to require or permit such consents, approvals, directions, appointments or requests by one or more of the Guarantors and shall be read as if the Guarantors were not mentioned therein during any time in which (a) a Guarantor is in default of its obligation to pay into a Debt Service Reserve Account after proper demand therefore has been made under the applicable Limited Guaranty Agreement or (b) a final non-appealable order of a court having competent jurisdiction in the premises shall be entered declaring any provision of the applicable Limited Guaranty Agreement (other than provisions of the Limited Guaranty Agreement relating to matters that solely benefit the Guarantor or that have no material adverse effect on the interests of the Issuer, the Borrower or the Trustee) at any time, for any reason, invalid and not binding on such Guarantor, or declaring any provision of the applicable Limited Guaranty Agreement (other than provisions of the Limited Guaranty Agreement relating to matters that solely benefit the Guarantor or that have no material adverse effect on the interests of the Issuer, the Borrower or the Trustee) null and void.

ARTICLE VIII

THE TRUSTEE AND PAYING AGENTS

Section 8.01. Acceptance of Trusts; Certain Duties and Responsibilities.

The Trustee accepts and agrees to execute the trusts imposed upon it by this Indenture, but only upon the following terms and conditions:

(a) Except during the continuance of an Event of Default:

(1) the Trustee undertakes to perform such duties and only such duties as are specifically set forth in this Indenture, and no implied covenants or obligations shall be read into this Indenture against the Trustee; and

(2) in the absence of bad faith on its part, the Trustee may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the Trustee and conforming to the requirements of this Indenture or other applicable Transaction Documents; but in the case of any such certificates or opinions which by any provision hereof or thereof are specifically required to be furnished to the Trustee, the Trustee shall be under a duty to examine the same to determine whether or not they conform to the requirements of this Indenture or other applicable Transaction Document.

(b) If an Event of Default has occurred and is continuing, the Trustee shall exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a prudent person would exercise or use under the circumstances in the conduct of personal affairs.

(c) No provision of this Indenture shall be construed to relieve the Trustee from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, except that:

(1) this Subsection shall not be construed to limit the effect of Subsection (a) of this Section;

(2) the Trustee shall not be liable for any error of judgment made in good faith by an authorized officer of the Trustee, unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts;

(3) the Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Owners of a majority in aggregate principal amount of the Outstanding Bonds relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee, under this Indenture or other Transaction Document; and

(4) no provision of this Indenture or any other Transaction Document shall require the Trustee to expend or risk its own funds or otherwise incur any

financial liability in the performance of any of its duties hereunder or thereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

(d) Whether or not therein expressly so provided, every provision of this Indenture relating to the conduct or affecting the liability of or affording protection to the Trustee shall be subject to the provisions of this Section.

Section 8.02. Certain Rights of Trustee.

Except as otherwise provided in Section 8.01 of this Indenture:

(a) The Trustee may rely and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, debenture, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties.

(b) The Trustee shall be entitled to rely upon a certificate of an Issuer Representative as to the sufficiency of any request or direction of the Issuer mentioned herein, the existence or non-existence of any fact or the sufficiency or validity of any instrument, paper or proceeding, or that a resolution in the form therein set forth has been adopted by the Issuer's Governing Body has been duly adopted, and is in full force and effect. The Trustee shall be entitled to rely upon a certificate of a Borrower Representative as to the sufficiency of any request or direction of the Borrower mentioned herein, the existence or non-existence of any fact or the sufficiency or validity of any instrument, paper or proceeding, or that a resolution in the form therein set forth has been adopted by the governing board of the Borrower has been duly adopted, and is in full force and effect.

(c) Whenever in the administration of this Indenture the Trustee shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, the Trustee (unless other evidence be herein specifically prescribed) may, in the absence of bad faith on its part, rely upon a certificate of an Issuer Representative.

(d) The Trustee may consult with counsel, and the written advice of such counsel or any Opinion of Counsel shall be full and complete authorization and protection in respect of any action taken, suffered or omitted by the Trustee hereunder in good faith and in reliance thereon.

(e) The Trustee shall be under no obligation to exercise any of the rights or powers vested in it by this Indenture at the request or direction of any of the Bondowners pursuant to this Indenture, unless such Bondowners shall have offered to the Trustee reasonable security or indemnity against the costs, expenses and liabilities (except as may result from the Trustee's own negligence or willful misconduct) which might be incurred by it in compliance with such request or direction.

(f) The Trustee shall not be bound to make any investigation into the facts or matters stated in any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, debenture, or other paper or document, but the

Trustee, in its discretion, may make such further inquiry or investigation into such facts or matters as it may see fit, and, if the Trustee shall determine to make such further inquiry or investigation, it shall be entitled to examine the books, records and premises of the Issuer or the Borrower, personally or by agent or attorney.

(g) The Trustee assumes no responsibility for the correctness of the recitals contained in this Indenture or in the Bonds, except the certificate of authentication on the Bonds. The Trustee makes no representations to the value or condition of the Trust Estate or any part thereof, or as to the title thereto or as to the security afforded thereby or hereby, or as to the validity or sufficiency of this Indenture or of the Bonds. The Trustee shall not be accountable for the use or application by the Issuer or the Borrower of any of the Bonds or the proceeds thereof or of any money paid to or upon the order of the Issuer or the Borrower under any provision of this Indenture or the Loan Agreement.

(h) The Trustee, in its individual or any other capacity, may become the owner or pledgee of Bonds and may otherwise deal with the Issuer or the Borrower with the same rights it would have if it were not Trustee.

(i) All money received by the Trustee shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received. Money held by the Trustee in trust hereunder need not be segregated from other funds except to the extent required by law or by this Indenture. The Trustee shall be under no liability for interest on any money received by it hereunder except as otherwise agreed with the Issuer or the Borrower.

(j) The Trustee may execute any of the trusts or powers hereunder or perform any duties hereunder either directly or by or through agents or attorneys, and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder.

(k) The Trustee shall be under no responsibility to approve, evaluate or determine the independence of any expert or other skilled person selected by the Issuer or the Borrower for any of the purposes expressed in this Indenture or any other Transaction Document.

(l) Delivery to the Trustee of the audited financial statements of the Borrower and the report of the Borrower's independent auditors pursuant to Section 6.12 of the Loan Agreement is for safekeeping purposes only. The Trustee has no obligation to review or analyze such information and shall not be deemed to have constructive or actual notice of such information or determinable from such information. The Trustee may provide copies thereof to Owners or beneficial owners of the Bonds in accordance with Section 12.01 hereof.

(m) Absent gross negligence or willful misconduct, the Trustee shall have the right to accept and act upon instructions or directions, including funds transfer instructions, pursuant to this Indenture or the Loan Agreement sent by Electronic Means; provided, however, that the Issuer and the Borrower, as applicable, shall provide to the Trustee an incumbency certificate listing designated persons authorized to provide such instructions ("Authorized Officers"), which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. As used in this paragraph, "Electronic Means" means

a portable document format (“pdf”) or other replicating image attached to an unsecured email, secure electronic transmission (containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee), or another method or system specified by the Trustee as available for use in connection with its services. If the Issuer or Borrower elects to give the Trustee instructions by Electronic Means and the Trustee in its discretion elects to act upon such instructions, the Trustee’s understanding of such instructions shall be deemed controlling absent unreasonableness, gross negligence or willful misconduct. The Issuer and the Borrower each agrees that the Trustee cannot determine the identity of the actual sender of such instructions and that the Trustee shall conclusively presume that instructions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer absent gross negligence or willful misconduct by the Trustee in making such presumption. The Issuer and the Borrower shall be responsible for ensuring that only their respective Authorized Officers transmit such instructions to the Trustee, and the Issuer, the Borrower and their Authorized Officers are responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and authentication keys provided by the Trustee, if any. The Trustee shall not be liable (absent gross negligence or willful misconduct) for any losses, costs, or expenses arising directly or indirectly from the Trustee’s reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction delivered by other means. Each of the Issuer and the Borrower agrees (i) to assume all risks (which do not include gross negligence or willful misconduct by the Trustee) arising out of its use of Electronic Means to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting instructions to the Trustee and that there may be more secure methods of transmitting instructions than the use of Electronic Means; (iii) that the security procedures (if any) to be followed in connection with its transmission of instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) that it will notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 8.03. Notice of Defaults.

The Trustee shall not be required to take notice or be deemed to have notice of any default hereunder except failure by the Issuer to cause to be made any of the payments to the Trustee required to be made by Article IV of this Indenture, unless the Trustee shall be specifically notified in writing of such default by the Issuer, any of the Guarantors, the Borrower, or the Owners of at least 10% in principal amount of all Bonds Outstanding, and in the absence of such notice so delivered, the Trustee may conclusively assume there is no default except as aforesaid. Within thirty (30) days after the occurrence of any default hereunder of which the Trustee is required to take notice or has received notice as provided in this Section, the Trustee shall give written notice of such default by mail to all Owners of Bonds as shown on the bond register maintained by the Trustee, unless such default shall have been cured or waived; provided, however, that, except in the case of a default in the payment of the principal of, or interest on, any Bond, the Trustee shall be protected in withholding such notice if and so long as the Trustee in good faith determines that the withholding of such notice is in the interests of the Bondowners. For the purpose of this Section, the term “default” means any event which is, or after notice or lapse of time or both would become, an Event of Default.

Section 8.04. Compensation and Reimbursement.

The Trustee shall be entitled to payment or reimbursement:

(a) from time to time for reasonable compensation for all reasonable and necessary services rendered by it hereunder (which compensation shall not be limited by any provision of law in regard to the compensation of a trustee of an express trust);

(b) except as otherwise expressly provided herein, upon its request, for all reasonable expenses, disbursements and advances incurred or made by the Trustee in accordance with any provision of this Indenture (including the reasonable compensation and the expenses and disbursements of its agents and counsel), except any such expense, disbursement or advance as may be attributable to the Trustee's negligence, willful misconduct or bad faith; and

(c) to indemnify the Trustee for, and to hold it harmless against, any loss, liability or expense incurred without negligence or bad faith on its part, arising out of or in connection with the acceptance or administration of this trust, including the costs and expenses of defending itself against any claim or liability in connection with the exercise or performance of any of its powers or duties hereunder.

All such payments and reimbursements shall be made by the Borrower as provided in Section 6.13 of the Loan Agreement.

The Trustee shall promptly notify the Borrower in writing of any claim or action brought against the Trustee in respect of which indemnity may be sought against the Borrower, setting forth the particulars of such claim or action, and the Borrower will assume the defense thereof, including the employment of counsel satisfactory to the Trustee and the payment of all expenses. The Trustee may employ separate counsel in any such action and participate in the defense thereof, and the reasonable fees and expenses of such counsel shall not be payable by the Borrower unless such employment has been specifically authorized by the Borrower or if the Trustee has determined in good faith and upon the advice of counsel that there are defenses available to it that are not available to the Borrower or that are adverse to or in conflict with those available to the Borrower and cannot be effectively asserted by common counsel.

Pursuant to the provisions of the Loan Agreement, the Borrower has agreed to pay to the Trustee all reasonable fees, charges, advances and expenses of the Trustee, and the Trustee agrees to look only to the Borrower for the payment of all reasonable fees, charges, advances and expenses of the Trustee and any Paying Agent as provided in the Loan Agreement. The Trustee agrees that the Issuer shall have no liability for any fees, charges and expenses of the Trustee.

As security for the payment of such compensation, expenses, reimbursements and indemnity under this Section, the Trustee shall be secured under this Indenture by a lien prior to the Bonds and otherwise as provided in Section 7.07 hereof, and shall have the right to use and apply any trust moneys held by it under Article IV hereof.

Section 8.05. Corporate Trustee Required; Eligibility.

There shall at all times be a Trustee hereunder which shall be a bank or trust company organized and doing business under the laws of the United States of America or of any state thereof, authorized under such laws to exercise corporate trust powers, subject to supervision or examination by federal or state authority, and having a combined capital and surplus of at least \$50,000,000. If such corporation publishes reports of condition at least annually, pursuant to law or to the requirements of such supervising or examining authority, then for the purposes of this Section, the combined capital and surplus of such corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. If at any time the Trustee shall cease to be eligible in accordance with the provisions of this Section, it shall resign immediately in the manner and with the effect specified in this Article.

Section 8.06. Resignation and Removal of Trustee.

(a) The Trustee may resign at any time by giving thirty (30) days' written notice thereof to the Issuer, the Guarantors, the Borrower and each Owner of Bonds Outstanding as shown by the list of Bondowners required by this Indenture to be kept at the office of the Trustee. If an instrument of acceptance by a successor Trustee shall not have been delivered to the Trustee within thirty (30) days after the giving of such notice of resignation, the resigning Trustee may, at the expense of the Borrower, petition any court of competent jurisdiction for the appointment of a successor Trustee.

(b) If the Trustee has or shall acquire any conflicting interest, it shall, within ninety (90) days after ascertaining that it has a conflicting interest, or within thirty (30) days after receiving written notice from the Issuer, the Borrower (so long as the Borrower is not in default under the Loan Agreement) or any Bondowner that it has a conflicting interest, either eliminate such conflicting interest or resign in the manner and with the effect specified in Subsection (a).

(c) The Trustee may be removed at any time by an instrument or concurrent instruments in writing delivered to the Borrower, the Issuer and the Trustee signed by the Owners of a majority in aggregate principal amount of the Outstanding Bonds. The Issuer, the Borrower, or any Bondowner may at any time petition any court of competent jurisdiction for the removal for cause of the Trustee.

(d) The Trustee may be removed at any time (so long as no Event of Default has occurred and is continuing under this Indenture) by an instrument in writing signed by the Borrower and delivered to the Trustee. The foregoing notwithstanding, the Trustee may not be removed by the Borrower unless written notice of the delivery of such instrument signed by a Borrower Representative is mailed to the Owners of all Bonds Outstanding under this Indenture, which notice indicates the Trustee will be removed and replaced by the successor trustee named in such notice, such removal and replacement to become effective not less than sixty (60) days from the date of such notice, unless the Owners of not less than a majority in aggregate principal amount of the Bonds Outstanding shall object in writing to such removal and replacement.

(e) If at any time:

(1) the Trustee shall fail to comply with subsection (b) after written request therefor by the Issuer, the Borrower or by any Bondowner, or

(2) the Trustee shall cease to be eligible under Section 8.05 and shall fail to resign after written request therefor by the Issuer, the Borrower or any Bondowner, or

(3) the Trustee shall become incapable of acting or shall be adjudged a bankrupt or insolvent or a receiver of the Trustee or of its property shall be appointed or any public officer shall take charge or control of the Trustee or of its property or affairs for the purpose of rehabilitation, conservation or liquidation,

then, in any such case, (i) the Issuer or the Borrower may remove the Trustee, or (ii) any Bondowner may petition any court of competent jurisdiction for the removal of the Trustee and the appointment of a successor Trustee.

(f) The Trustee shall give notice of each resignation of the Trustee and the successor Trustee shall give notice of such appointment of successor Trustee by mailing written notice of such event by first class mail, postage prepaid, to the Owners of Bonds as their names and addresses appear in the bond register maintained by the Trustee. Each notice shall include the name of the successor Trustee and the address of its designated corporate trust office.

(g) No resignation or removal of the Trustee and no appointment of a successor Trustee pursuant to this Article shall become effective until the acceptance of appointment by the successor Trustee under Section 8.08.

Section 8.07. Appointment of Successor Trustee.

If the Trustee shall resign, be removed or become incapable of acting, or if a vacancy shall occur in the office of Trustee for any cause, (i) the Issuer, with the written consent of the Borrower (so long as no Event of Default under the Loan Agreement has occurred and is continuing), or (ii) the Owners of a majority in aggregate principal amount of Bonds Outstanding (if an Event of Default hereunder or under the Loan Agreement has occurred and is continuing), by an instrument or concurrent instruments in writing delivered to the Issuer (in the case of delivery by Owners) and the retiring Trustee, shall promptly appoint a successor Trustee. In case all or substantially all the Trust Estate shall be in the possession of a receiver or trustee lawfully appointed, such receiver or trustee, by written instrument, may similarly appoint a temporary successor to fill such vacancy until a new Trustee shall be so appointed by the Issuer or the Bondowners. If, within thirty (30) days after such resignation, removal or incapability or the occurrence of such vacancy, a successor Trustee shall be appointed in the manner herein provided, the successor Trustee so appointed shall, forthwith upon its acceptance of such appointment, become the successor Trustee and supersede the retiring Trustee and any temporary successor Trustee appointed by such receiver or trustee. If no successor Trustee shall have been so appointed and accepted appointment in the manner herein provided, any Bondowner may petition any court of competent jurisdiction for the appointment of a successor Trustee, until a successor shall have been appointed as above provided. The successor so appointed

by such court shall immediately and without further act be superseded by any successor appointed as above provided. Every such successor Trustee appointed pursuant to the provisions of this Section shall be a bank with trust powers or trust company in good standing under the law of the jurisdiction in which it was created and by which it exists, meeting the eligibility requirements of this Article.

Section 8.08. Acceptance of Appointment by Successor.

Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to the Issuer, the Guarantors, the Borrower and the retiring Trustee an instrument accepting such appointment, and thereupon the resignation or removal of the retiring Trustee shall become effective and such successor Trustee, without any further act, deed or conveyance, shall become vested with all the estates, properties, rights, powers, trusts and duties of the retiring Trustee; but, on request of the Issuer or the successor Trustee, such retiring Trustee shall, upon payment of its charges, execute and deliver an instrument conveying and transferring to such successor Trustee upon the trusts herein expressed all the estates, properties, rights, powers and trusts of the retiring Trustee, and shall duly assign, transfer and deliver to such successor Trustee all property and money held by such retiring Trustee hereunder, subject nevertheless to its lien, if any, provided for in Section 8.04. Upon request of any such successor Trustee, the Issuer shall execute any and all instruments for more fully and certainly vesting in and confirming to such successor Trustee all such estates, properties, rights, powers and trusts. The resignation of any Trustee and the instrument or instruments removing any Trustee and appointing a successor hereunder, together with all other instruments provided for in this Article, shall be forthwith filed and/or recorded by the successor trustee in each recording office, if any, where this Indenture shall have been filed and/or recorded.

No successor Trustee shall accept its appointment unless at the time of such acceptance such successor Trustee shall be qualified and eligible under this Article.

Section 8.09. Merger, Consolidation and Succession to Business.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated, or any corporation or association resulting from any merger or consolidation to which the Trustee shall be a party, or any corporation or association succeeding to all or substantially all the corporate trust business of the Trustee, shall be the successor of the Trustee hereunder, provided such corporation or association shall be otherwise qualified and eligible under this Article, and shall be vested with all the title to the whole property or Trust Estate and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any paper or any further act on the part of any of the parties hereto. In case any Bonds shall have been authenticated, but not delivered, by the Trustee then in office, any successor by merger or consolidation to such authenticating Trustee may adopt such authentication and deliver the Bonds so authenticated with the same effect as if such successor Trustee had itself authenticated such Bonds.

Section 8.10. Co-Trustees and Separate Trustees.

At any time or times, for the purpose of meeting the legal requirements of any jurisdiction in which any of the Trust Estate may at the time be located, or in the enforcement of any default or the exercise any of the powers, rights or remedies herein granted to the Trustee, or any other action which may be desirable or necessary in connection therewith, the Trustee shall have

power to appoint, and, upon the written request of the Trustee or of the Owners of at least a majority in aggregate principal amount of the Bonds Outstanding, the Issuer shall for such purpose join with the Trustee in the execution, delivery and performance of all instruments and agreements necessary or proper to appoint, one or more Persons approved by the Trustee either to act as co-trustee, jointly with the Trustee, of all, or any part of, the Trust Estate, or to act as separate trustee of any such property, in either case with such powers as may be provided in the instrument of appointment, and to vest in such Person or Persons in the capacity aforesaid, any property, title, right or power deemed necessary or desirable, subject to the other provisions of this Section. If the Issuer does not join in such appointment within fifteen (15) days after the receipt by it of a request so to do, or in case an Event of Default has occurred and is continuing, the Trustee alone shall have power to make such appointment.

Should any written instrument from the Issuer be required by any co-trustee or separate trustee so appointed for more fully confirming to such co-trustee or separate trustee such property, title, right or power, any and all such instruments shall, on request, be executed, acknowledged and delivered by the Issuer.

Every co-trustee or separate trustee shall, to the extent permitted by law, but to such extent only, be appointed subject to the following terms, namely:

(a) The Bonds shall be authenticated and delivered, and all rights, powers, duties and obligations hereunder in respect of the custody of securities, cash and other personal property held by, or required to be deposited or pledged with, the Trustee hereunder, shall be exercised solely, by the Trustee.

(b) The rights, powers, duties and obligations hereby conferred or imposed upon the Trustee in respect of any property covered by such appointment shall be conferred or imposed upon and exercised or performed by the Trustee or by the Trustee and such co-trustee or separate trustee jointly, as shall be provided in the instrument appointing such co-trustee or separate trustee, except to the extent that under any law of any jurisdiction in which any particular act is to be performed, the Trustee shall be incompetent or unqualified to perform such act, in which event such rights, powers, duties and obligations shall be exercised and performed by such co-trustee or separate trustee.

(c) The Trustee at any time, by an instrument in writing executed by it, with the concurrence of the Issuer evidenced by a resolution, may accept the resignation of or remove any co-trustee or separate trustee appointed under this Section, and, in case an Event of Default has occurred and is continuing, the Trustee shall have power to accept the resignation of, or remove, any such co-trustee or separate trustee without the concurrence of the Issuer. Upon the written request of the Trustee, the Issuer shall join with the Trustee in the execution, delivery and performance of all instruments and agreements necessary or proper to effectuate such resignation or removal. A successor to any co-trustee or separate trustee so resigned or removed may be appointed in the manner provided in this Section.

(d) No co-trustee or separate trustee hereunder shall be personally liable by reason of any act or omission of the Trustee, or any other such trustee hereunder.

(e) Any request, demand, authorization, direction, notice, consent, waiver or other act of Bondowners delivered to the Trustee shall be deemed to have been delivered to each such co-trustee and separate trustee.

Section 8.11. Designation of Paying Agents.

The Trustee is hereby designated and agrees to act as principal Paying Agent for and in respect to the Bonds. The Issuer may, with the consent of the Borrower, cause the necessary arrangements to be made through the Trustee and to be thereafter continued for the designation of alternate Paying Agents, if any, and for the making available of funds hereunder for the payment of the principal of, and interest on, the Bonds, or at the designated corporate trust office of said alternate Paying Agents. In the event of a change in the office of Trustee, the predecessor Trustee which has resigned or been removed shall cease to be trustee of any funds provided hereunder and Paying Agent for principal of, and interest on, the Bonds, and the successor Trustee shall become such Trustee and Paying Agent unless a separate Paying Agent or Agents are appointed by the Issuer in connection with the appointment pursuant to Section 8.07 of any successor Trustee; provided that if such appointment of such successor Trustee required the Borrower's consent, the appointment of any separate Paying Agent in connection therewith may not be made without the Borrower's consent. Any alternate or separate Paying Agent appointed pursuant to this Section may be removed by the Issuer with the consent of the Borrower.

ARTICLE IX

SUPPLEMENTAL INDENTURES

Section 9.01. Supplemental Indentures without Consent of Bondowners.

Without the consent of, or notice to, the Owners of any Bonds or the Guarantors, the Issuer and the Trustee may from time to time, and when required by this Indenture shall, enter into one or more Supplemental Indentures for any of the following purposes:

- (a) to correct or amplify the description of any property at any time subject to the lien of this Indenture, or better to assure, convey and confirm unto the Trustee any property subject or required to be subjected to the lien of this Indenture, or to subject to the lien of this Indenture additional property;
- (b) to evidence the appointment of a separate trustee or the succession of a new Trustee under this Indenture;
- (c) to add to the covenants of the Issuer or to the rights, powers and remedies of the Trustee for the benefit of the Owners of the Bonds or to surrender any right or power herein conferred upon the Issuer;
- (d) to cure any ambiguity, to correct or supplement any provision in this Indenture which may be inconsistent with any other provision herein or to make any other change, with respect to matters or questions arising under this Indenture, which shall not be inconsistent with the provisions of this Indenture, provided such action shall not materially adversely affect the interests of the Owners of the Bonds;

(e) to modify, eliminate or add to the provisions of this Indenture to such extent as shall be necessary to effect the qualification of this Indenture under the Trust Indenture Act of 1939, as amended, or under any similar federal statute hereafter enacted, or to permit the qualification of the Bonds for sale under the securities laws of the United States or any state of the United States; or

(f) to issue Additional Bonds pursuant to the terms hereof.

Any provision of this Indenture expressly recognizing or granting rights in or to the Guarantors may not be amended in any manner which affects the rights of the Guarantors hereunder, including (i) the principal amount of any series of Bonds (for the avoidance of doubt, excluding any Additional Bonds not subject to the Limited Guaranty Agreements guaranteeing obligations of the respective Bonds), (ii) the interest rate payable thereon, and (iii) the payment and maturity dates of the applicable Bonds, without the prior written consent of all of the Guarantors, and no Supplemental Indenture amending such provisions expressly recognizing or granting rights in or to the Guarantors shall become effective without the prior written consent of all of the Guarantors.

Section 9.02. Supplemental Indentures with Consent of Bondowners.

With the consent of all of the Guarantors and Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding affected by such Supplemental Indenture, the Issuer and the Trustee may enter into one or more Supplemental Indentures for the purpose of adding any provisions to or changing in any manner or eliminating any of the provisions of this Indenture or of modifying in any manner the rights of the Owners of the Bonds under this Indenture; provided, however, that the consent of the Owner of each affected Outstanding Bond shall be required for any such Supplemental Indenture which:

(a) changes the Stated Maturity of the principal of, or any installment of interest on, any Bond, or reduces the principal amount thereof or the interest thereon, or changes the circumstances under which any Bond may or must be redeemed, or changes the coin or currency in which any Bond or the interest thereon is payable, or impairs the right to institute suit for the enforcement of any such payment on or after the Stated Maturity thereof (or, in the case of redemption, on or after the redemption date); or

(b) reduces the percentage in principal amount of the Outstanding Bonds, the consent of the Owners of which is required for any such Supplemental Indenture, or the consent of the Owners of which is required for any waiver provided for in this Indenture of compliance with certain provisions of this Indenture or certain defaults hereunder and their consequences; or

(c) modifies the obligation of the Issuer to make payment on or provide funds for the payment of any Bond; or

(d) modifies or alters the provisions of the proviso to the definition of the term “Outstanding”; or

(e) modifies any of the provisions of this Section or Section 7.10 or 10.02, except, with respect to any modification of this Section or Section 7.10, to increase any percentage

provided thereby or to provide that certain other provisions of this Indenture cannot be modified or waived without the consent of the Owner of each Bond affected thereby;

(f) permits the creation of any lien ranking prior to or on a parity with the lien of this Indenture with respect to any of the Trust Estate or terminates the lien of this Indenture on any property at any time subject hereto or deprives the Owner of any Bond of the security afforded by the lien of this Indenture; or

(g) modifies any of the provisions of Section 2.10 related to the terms pursuant to which Additional Bonds may be issued hereunder.

The Trustee shall be entitled to rely upon an Opinion of Bond Counsel with respect to whether or not any Bonds would be affected by any Supplemental Indenture and any such determination shall be conclusive upon the Owners of all Bonds, whether theretofore or thereafter authenticated and delivered hereunder. The Trustee shall not be liable for any such determination made in good faith.

If at any time the Issuer shall request the Trustee to enter into any such Supplemental Indenture for any of the purposes of this Section, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of the proposed execution of such Supplemental Indenture to be mailed to each Owner of Bonds then Outstanding at the addresses appearing in the bond register. Such notice shall be prepared by the Issuer, briefly set forth the nature of the proposed Supplemental Indenture and state that copies thereof are on file at the designated corporate trust office of the Trustee for inspection by all Bondowners. The Trustee shall not, however, be subject to any liability to any Bondowner by reason of its failure to mail such notice, and any such failure shall not affect the validity of such Supplemental Indenture when consented to and approved as provided in this Section. If the required percentage of Owners shall have consented to and approved the execution thereof as herein provided, no Owner of any Bond shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the Issuer from executing the same or from taking any action pursuant to the provision thereof. It shall not be necessary for the required percentage of Owners of Bonds under this Section to approve the particular form of any proposed Supplemental Indenture, but it shall be sufficient if such act shall approve the substance thereof. Upon the execution of any such Supplemental Indenture as in this Section permitted and provided, this Indenture shall be and be deemed to be modified and amended in accordance therewith.

Section 9.03. Execution of Supplemental Indentures.

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall be entitled to receive, and, subject to Section 8.01, shall be fully protected in relying upon, an Opinion of Bond Counsel addressed and delivered to the Trustee and the Issuer stating that the execution of such Supplemental Indenture is authorized or permitted by this Indenture. The Trustee may, but shall not, except to the extent required in the case of any Supplemental Indenture entered into under Section 9.01(e), be obligated to enter into any such Supplemental Indenture which affects the Trustee's own rights, duties or immunities under this Indenture or otherwise.

Section 9.04. Effect of Supplemental Indentures.

Upon the execution of any Supplemental Indenture under this Article, this Indenture shall be modified in accordance therewith, and such Supplemental Indenture shall form a part of this Indenture for all purposes; and every Owner of Bonds theretofore or thereafter authenticated and delivered hereunder shall be bound thereby.

Section 9.05. Reference in Bonds to Supplemental Indentures.

Bonds authenticated and delivered after the execution of any Supplemental Indenture pursuant to this Article may, and if required by the Trustee shall, bear a notation in form approved by the Trustee as to any matter provided for in such Supplemental Indenture. If the Issuer shall so determine, new Bonds so modified as to conform, in the opinion of the Trustee and the Issuer, to any such Supplemental Indenture may be prepared and executed by the Issuer and authenticated and delivered by the Trustee in exchange for Outstanding Bonds.

Section 9.06. Borrower's Consent to Supplemental Indentures.

So long as the Borrower is not in default under the Loan Agreement, a Supplemental Indenture under this Article which affects any rights, powers, agreements or obligations of the Borrower, including, without limitation, rights, powers, agreements or obligations of the Borrower under the Loan Agreement and the Promissory Note, or requires any revision of the Loan Agreement and the Promissory Note, will not become effective unless and until the Borrower consents in writing to the execution and delivery of such Supplemental Indenture.

ARTICLE X

**AMENDMENT OF LOAN AGREEMENT, PROMISSORY NOTE,
OR LIMITED GUARANTY AGREEMENTS**

Section 10.01. Amendment, etc., to Loan Agreement, Promissory Note, or Limited Guaranty Agreements Not Requiring Consent of Bondowners.

The Trustee shall, without the consent of, or notice to, the Bondowners, consent to any amendment, change or modification of the Loan Agreement, the Promissory Note or the Limited Guaranty Agreements as may be required:

- (a) by the provisions of the Loan Agreement, the Promissory Note, the Limited Guaranty Agreements or hereby;
- (b) for the purpose of curing any ambiguity or formal defect or omission in the Loan Agreement, the Promissory Note or the Limited Guaranty Agreements;
- (c) to effect any other amendment to the Loan Agreement, the Promissory Note or the Limited Guaranty Agreement which will not adversely affect the interests of the Bondowners; or
- (d) to effect amendment to the Loan Agreement related to the issuance of any Additional Bonds.

Section 10.02. Amendment, etc., to Loan Agreement, Promissory Note, or Limited Guaranty Agreements Requiring Consent of Bondowners.

Except for the amendments, changes or modifications as provided in Section 10.01, the Trustee shall not agree or consent to any other amendment, change or modification of the Loan Agreement, the Promissory Note, or the Limited Guaranty Agreements without the giving of notice and the written approval or consent of the Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding, given and procured in accordance with the procedure provided in this Section. If at any time the Issuer, any of the Guarantors and/or the Borrower, as applicable shall request the agreement or consent of the Trustee to any such proposed amendment, change or modification of the Loan Agreement, the Promissory Note, or any of the Limited Guaranty Agreements, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of such proposed amendment, change or modification of the Loan Agreement, the Promissory Note, or the applicable Limited Guaranty Agreement to be given in the same manner as provided by Section 9.02 with respect to proposed Supplemental Indentures. Such notice shall be prepared by the Issuer, the Guarantors or the Borrower, briefly set forth the nature of such proposed amendment, change or modification and state that copies of the instrument embodying the same are on file at the designated corporate trust office of the Trustee for inspection by the Guarantor and all Owners of the Bonds. The Trustee shall not, however, be subject to any liability to any Owner of a Bond by reason of its failure to give such notice, and any such failure shall not affect the validity of such amendment, change or modification when consented to and approved as provided in this Section. If the Owners of not less than a majority in aggregate principal amount of the Bonds Outstanding at the time of the execution of any such amendment, change or modification shall have consented thereto (as required pursuant to Section 10.01), then no Owner of any Bond shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the Issuer from executing the same or from taking any action pursuant to the provisions thereof.

Section 10.03. Trustee Authorized to Join in Amendments; Reliance on Counsel.

The Trustee is authorized to join with the Issuer and the Borrower in the execution and delivery of any amendment permitted by this Article and, in so doing, shall receive and shall be fully protected in relying upon an Opinion of Counsel that such amendment is so permitted and has been duly authorized by the Issuer and the Borrower and that all things necessary to make it a valid and binding agreement have been done.

ARTICLE XI

BOND INSURANCE.

Section 11.01. Bond Insurance. If insufficient funds exist following demand on the Borrower and Participating Counties pursuant to Section 7.13 hereof for the payment of principal and interest on the Series 2024 Bonds (the "Insured Obligations") due pursuant to the Series 2024

Promissory Note such payment of principal and interest shall be insured under the Series 2024 Bond Insurance Policy pursuant to the Series 2024 Bond Insurance Policy.

(a) In the event that on the second (2nd) Business Day prior to any payment date on the Insured Obligations following demand on the Borrower and Participating Counties pursuant to Section 7.13 hereof, the Paying Agent or Trustee has not received sufficient moneys pursuant to Section 7.13 hereof to pay all principal and interest on the Insured Obligations due on such payment date, the Paying Agent or Trustee shall immediately notify the Bond Insurer or its designee on the same Business Day by telephone or electronic mail, of the amount of the deficiency. If any deficiency is made up in whole or in part prior to or on the payment date, the Paying Agent or Trustee shall so notify the Bond Insurer or its designee.

(b) In addition, if the Paying Agent or Trustee has notice that any holder of the Insured Obligations has been required to disgorge payments of principal of or interest on the Insured Obligations pursuant to a final, non-appealable order by a court of competent jurisdiction that such payment constitutes an avoidable preference to such holder within the meaning of any applicable bankruptcy law, then the Paying Agent or Trustee shall notify the Bond Insurer or its designee of such fact by telephone or electronic mail, or by overnight or other delivery service as to which a delivery receipt is signed by a person authorized to accept delivery on behalf of the Bond Insurer.

(c) If there is a deficiency in amounts required to pay interest and/or principal on the Insured Obligations, and the Bond Insurer has paid such deficiency pursuant to the Series 2024 Bond Insurance Policy, the Paying Agent or Trustee shall (i) execute and deliver to the Bond Insurer, in form satisfactory to the Bond Insurer, an instrument appointing the Bond Insurer as agent and attorney-in-fact for the Owner of the Insured Obligations in any legal proceeding related to the payment and assignment to the Bond Insurer of the claims for interest on the Insured Obligations, (ii) receive as designee of the respective Owner (and not as Paying Agent) in accordance with the tenor of the Series 2024 Bond Insurance Policy payment from the Bond Insurer with respect to the claims for interest so assigned, (iii) segregate all such payments in a separate account (the "BAM Policy Payment Account") to only be used to make scheduled payments of principal of, and interest on, the Insured Obligations, and (iv) disburse the same to such respective Owners.

(d) The Trustee shall designate any portion of payment of principal on Insured Obligations paid by the Bond Insurer, whether by virtue of mandatory sinking fund redemption, maturity or other advancement of maturity, on its books as a reduction in the principal amount of Insured Obligations registered to the then-current Owner, whether DTC or its nominee or otherwise, and shall issue a replacement Insured Obligation to the Bond Insurer, registered in the name directed by the Bond Insurer, in a principal amount equal to the amount of principal so paid (without regard to authorized denominations); provided, that, the Trustee's failure to so designate any payment or issue any replacement Insured Obligation shall have no effect on the amount of principal or interest payable by the Issuer on any Insured Obligation or the subrogation or assignment rights of the Bond Insurer.

(e) Payments with respect to claims for interest on, and principal of, Insured Obligations disbursed by the Paying Agent or Trustee from proceeds of the Series 2024 Bond Insurance Policy shall not be considered to discharge the obligation of the Issuer, the

Participating Counties under the Limited Guaranty Agreements, or the Borrower with respect to such Insured Obligations, and the Bond Insurer shall become the Owner of such unpaid Insured Obligations and claims for the interest in accordance with the tenor of the assignment made to it under the provisions of the preceding paragraphs or otherwise. The Bond Insurer Documents shall not be discharged or terminated unless all amounts due or to become due to the Bond Insurer have been paid in full or duly provided for.

(f) Irrespective of whether any such assignment is executed and delivered, the Issuer, the Borrower, the Paying Agent and the Trustee agree for the benefit of the Bond Insurer that:

(1) They recognize that to the extent the Bond Insurer makes payments directly or indirectly (e.g., by paying through the Paying Agent or Trustee), on account of principal of, or interest on, the Insured Obligations, the Bond Insurer will be subrogated to the rights of such Bondowners of the Series 2024 Bonds to receive the amount of such principal and interest from the Borrower, with interest thereon, as provided and solely from the sources stated in the Bond Insurer Documents and the Insured Obligations; and

(2) They will accordingly pay to the Bond Insurer the amount of such principal and interest, with interest thereon as provided in the Bond Insurer Documents and the Insured Obligations, but only from the sources and in the manner provided therein for the payment of principal of, and interest on, the Insured Obligations to Bondowners of the Series 2024 Bonds, and will otherwise treat the Bond Insurer as the owner of such rights to the amount of such principal and interest.

(g) In the event that principal and/or interest due on the Series 2024 Bonds shall be paid by the Bond Insurer pursuant to the Series 2024 Bond Insurance Policy, the Series 2024 Bonds shall remain Outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the Issuer or the Borrower, the assignment and pledge of the trust estate and all covenants, agreements and other obligations of the Issuer and the Borrower to the registered Bondowners shall continue to exist and shall run to the benefit of the Bond Insurer, and the Bond Insurer shall be subrogated to the rights of such registered Bondowners.

Section 11.02. Defeasance.

(a) Any Defeasance Obligations in the defeasance escrow relating to the Series 2024 Bonds shall be limited to non-callable, direct obligations of the United States of America and securities fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America, or as otherwise may be authorized under the laws of the State of Wisconsin and approved by the Bond Insurer.

(b) At least three (3) Business Days prior to any defeasance with respect to the Series 2024 Bonds, the Borrower shall deliver to the Bond Insurer draft copies of an escrow agreement, an opinion of Bond Counsel regarding the validity and enforceability of the escrow agreement and the defeasance of the Series 2024 Bonds, a verification report (a "Verification Report") prepared by a nationally recognized independent financial analyst or firm of certified public accountants regarding the sufficiency of the escrow fund. Such opinion and

Verification Report shall be addressed to the Bond Insurer and shall be in form and substance satisfactory to the Bond Insurer. In addition, the escrow agreement shall provide that:

(1) Any substitution of securities following the execution and delivery of the escrow agreement shall require the delivery of a Verification Report, and the prior written consent of the Bond Insurer, which consent will not be unreasonably withheld.

(2) None of the Borrower, the Issuer or any Participating County will exercise any prior optional redemption of Series 2024 Bonds secured by the escrow agreement or any other redemption other than mandatory sinking funds redemptions unless (i) the right to make any such redemption has been expressly reserved in the escrow agreement and such reservation has been disclosed in detail in the official statement or other offering memorandum for the refunding bonds, and (ii) as a condition to any such redemption there shall be provided to the Bond Insurer, a Verification Report as to the sufficiency of escrow receipts without reinvestment to meet the escrow requirements remaining following any such redemption.

(3) None of the Borrower, the Issuer or any Participating County shall amend the escrow agreement or enter into a forward purchase agreement or other agreement with respect to the rights in the escrow without the prior written consent of the Bond Insurer.

Section 11.03. Amendments, Supplements and Consents. Except as set forth in Section 11.03(a), the Bond Insurer's prior written consent is required for all amendments and supplements to the Bond Insurer Documents. The Borrower shall send copies of any such amendments or supplements to the Bond Insurer and Rating Agencies which have assigned a rating to the Series 2024 Bonds. The provisions of this Section 11.03 shall control and supersede any conflicting or inconsistent provisions in the Bond Insurer Documents.

(a) *Consent of the Bond Insurer.* Any amendments or supplements to the Bond Insurer Documents shall require the prior written consent of the Bond Insurer with the exception of amendments or supplements:

(1) To cure any ambiguity or formal defect or omissions or to correct any inconsistent provisions in the transaction documents or in any supplement thereto, or

(2) To grant or confer upon the Bondowners of the Series 2024 Bonds any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Bondowners of the Series 2024 Bonds, or

(3) To add to the conditions, limitations and restrictions on the issuance of Additional Bonds or other obligations under the provisions of the Bond Insurer Documents, other conditions, limitations and restrictions thereafter to be observed, or

(4) To add to the covenants and agreements of the Borrower, Participating Counties, Hilbert, the Issuer or the Trustee in the Bond Insurer Documents other covenants and agreements thereafter to be observed by the Borrower, Participating Counties, Hilbert, the Issuer or the Trustee or to surrender any right or power therein

reserved to or conferred upon the Borrower, Participating Counties, Hilbert, the Issuer or the Trustee.

(b) *Insolvency.* The Trustee and each Bondowner of the Series 2024 Bonds hereby appoint the Bond Insurer as their agent and attorney-in-fact with respect to the Series 2024 Bonds and agree that the Bond Insurer may, at any time during the continuation of any proceeding by or against the Issuer, the Borrower or Hilbert under the United States Bankruptcy Code or any other applicable bankruptcy, insolvency, receivership, rehabilitation or similar law (an “Insolvency Proceeding”), direct all matters relating to such Insolvency Proceeding to the extent the Bondowners of the Series 2024 Bonds, hold such right, including, without limitation, (i) all matters relating to any claim or enforcement proceeding in connection with an Insolvency Proceeding (a “Claim”), (ii) the direction of any appeal of any order relating to any Claim, (iii) the posting of any surety, supersedeas or performance bond pending any such appeal, and (iv) the right to vote to accept or reject any plan of adjustment. In addition, the Trustee and each Bondowner of the Series 2024 Bonds delegate and assign to the Bond Insurer, to the fullest extent permitted by law, the rights of the Trustee and each Bondowner of the Series 2024 Bonds with respect to the Series 2024 Bonds in the conduct of any Insolvency Proceeding, including, without limitation, all rights of any party to an adversarial proceeding or action with respect to any court order issued in connection with any such Insolvency Proceeding.

(c) *Control by the Bond Insurer Upon Default.* Anything in the Bond Insurer Documents to the contrary notwithstanding, upon the occurrence and continuation of an Event of Default (or “default” or however denominated) under the Bond Insurer Documents, the Bond Insurer shall be entitled to control and direct the enforcement of all rights and remedies granted to the Bondowners of the Series 2024 Bonds or the Trustee for the benefit of the Bondowners of the Series 2024 Bonds under any Bond Insurer Document. No Event of Default (or “default” or however denominated) may be waived without the Bond Insurer’s written consent.

(d) *The Bond Insurer as the Sole Bondowner.* Upon the occurrence and continuance of any Event of Default (or “default” or however denominated), the Bond Insurer shall be deemed to be the sole Bondowner of the Series 2024 Bonds for all purposes under the Bond Insurer Documents, including, without limitation, for purposes of exercising remedies and approving amendments.

(e) *Special Provisions for Insurer Default.* If an Insurer Default shall occur and be continuing, then, notwithstanding anything in subparts (a)-(d) above to the contrary, (i) if at any time prior to or following an Insurer Default, the Bond Insurer has made payment under the Series 2024 Bond Insurance Policy, to the extent of such payment the Bond Insurer shall be treated like any other Bondowner of the Series 2024 Bonds for all purposes, including giving of consents, and (ii) if the Bond Insurer has not made any payment under the Series 2024 Bond Insurance Policy, the Bond Insurer shall have no further consent rights until the particular Insurer Default is no longer continuing or the Bond Insurer makes a payment under the Series 2024 Bond Insurance Policy, in which event, the foregoing clause (i) shall control. For purposes hereof, “Insurer Default” means: (A) the Bond Insurer has failed to make any payment under the Series 2024 Bond Insurance Policy when due and owing in accordance with its terms; or (B) the Bond Insurer shall (i) voluntarily commence any proceeding or file

any petition seeking relief under the United States Bankruptcy Code or any other federal, state or foreign bankruptcy, insolvency or similar law, (ii) consent to the institution of or failure to controvert in a timely and appropriate manner, any such proceeding or the filing of any such petition, (iii) apply for or consent to the appointment of a receiver, trustee, custodian, sequestrator or similar official for such party or for a substantial part of its property, (iv) file an answer admitting the material allegations of a petition filed against it in any such proceeding, (v) make a general assignment for the benefit of creditors, or (vi) take action for the purpose of effecting any of the foregoing; or (C) any state or federal agency or instrumentality shall order the suspension of payments on the Series 2024 Bond Insurance Policy or shall obtain an order or grant approval for the rehabilitation, liquidation, conservation or dissolution of the Bond Insurer (including, without limitation, under the New York Insurance Law).

Section 11.04. Bond Insurer is a Third-Party Beneficiary; Exercise of Rights by Bond Insurer.

(a) The Bond Insurer is recognized as and shall be deemed to be a third-party beneficiary of the Bond Insurer Documents to the extent the Bondowners of the Series 2024 Bonds or the Trustee on behalf of the Bondowners of the Series 2024 Bonds hold such rights.

(b) In accordance with Section 9.01(d) hereof, only so long as the Series 2024 Bonds remain Outstanding and to the extent provided in Section 11.03(e), no Insurer Default has occurred and is occurring with respect to the Series 2024 Bond Insurance Policy, the rights granted to the Bond Insurer under the Bond Insurer Documents to request, consent to or direct any action are rights granted to the Bond Insurer in consideration of its issuance of the Series 2024 Bond Insurance Policy. Any exercise by the Bond Insurer of such rights is merely an exercise of the Bond Insurer's contractual rights and shall not be construed or deemed to be taken for the benefit, or on behalf, of the Bondowners of the Series 2024 Bonds and such action does not evidence any position of the Bond Insurer, affirmative or negative, as to whether the consent of the Bondowners of the Series 2024 Bonds or any other person is required in addition to the consent of the Bond Insurer.

Section 11.05. Limit on Credit Instrument in Lieu of Cash in Debt Service Reserve Fund. The prior written consent of the Bond Insurer shall be a condition precedent to the deposit of any credit instrument provided in lieu of a cash deposit into any Series 2024 Debt Service Reserve Subaccount, if any. Amounts on deposit in the Series 2024 Debt Service Reserve Account shall be applied solely to the payment of debt service due on the Series 2024 Bonds.

Section 11.06. Restrictions on Contracts. No contract shall be entered into or any action taken by which the rights of the Bond Insurer or security for or source of payment of the Series 2024 Bonds may be impaired or prejudiced in any material respect except upon obtaining the prior written consent of the Bond Insurer.

Section 11.07. Restrictions on Additional Bonds. Without the prior written consent of the Bond Insurer, the Borrower shall not consent to, and the Issuer shall not issue, Additional Bonds pursuant to Section 2.10 hereof.

ARTICLE XII

NOTICES, CONSENTS AND ACTS OF BONDOWNERS

Section 12.01. Notices.

Except as otherwise provided herein, it shall be sufficient service of any notice, request, demand, authorization, direction, consent, waiver or other paper required or permitted by this Indenture to be made, given or furnished to or filed with the following Persons, if the same shall be delivered in person or sent by first class mail (postage prepaid), facsimile, or Electronic Notice, at the following addresses:

(a) To the Issuer at:

Fond du Lac County, Wisconsin
City/County Government Center
160 South Macy Street
Fond du Lac, WI 54935
Attn: Director of Administration
Phone: (920) 929-3155
Email: erin.gerred@fdlco.wi.gov
lisa.freiberg@fdlco.wi.gov

(b) To the Trustee at:

U.S. Bank Trust Company, National Association
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212
Attention: Corporate Trust Department
Phone: (414) 905-5010
Fax: (414) 905-5049
Email: Yvonne.siira@usbank.com

(c) To the Borrower at:

Bug Tussel 2, LLC
c/o Hilbert Communications, LLC
417 Pine Street
Green Bay, WI 54301
Attn: Jason G. Wied, CEO
Phone: (920) 396-6138
Email: jason.wied@btussel.com

With a Copy to:

Husch Blackwell LLP
511 North Broadway, Suite 1100
Milwaukee, WI 53202
Attn: Mike Long, Esq.
Phone: (414) 978-5622

Fax: (414) 223-5000
E-mail: mike.long@huschblackwell.com

(d) To the Guarantors at:

Fond du Lac County, Wisconsin
City/County Government Center
160 South Macy Street
Fond du Lac, WI 54935
Attn: Director of Administration
Phone: (920) 929-3155
Email: erin.gerred@fdlco.wi.gov
lisa.freiberg@fdlco.wi.gov

[Forest County, Wisconsin]
200 E. Madison Avenue
Crandon, WI 54520
Attn: County Clerk
Phone: (715) 478-2422
Email: nmatuszewski@co.forest.wi.us

[Iowa County, Wisconsin]
222 N. Iowa Street
Dodgeville, WI 53533
Attn: County Clerk
Phone: (608) 935-0399
Email: kris.spurley@iowacounty.org

[Jefferson County, Wisconsin]
311 S. Center Avenue, Room C-2050
Jefferson, WI 53549
Attn: County Clerk
Phone: (920) 674-8630
Email: audreym@jeffersoncountywi.gov

[Lafayette County, Wisconsin]
626 Main Street, Room 204
Darlington, WI 53530
Attn: County Clerk
Phone: (608) 776-4820
Email: carla.jacobson@lafayettecountywi.org

[Marathon County, Wisconsin]
500 Forest Street
Wausau, WI 54403
Attn: County Clerk
Phone: (715) 261-1500
Email: kim.trueblood@co.marathon.wi.us

[Price County, Wisconsin]
126 Cherry Street
Phillips, WI 54555
Attn: County Clerk
Phone: (715) 339-5130
Email: jean.gottwald@co.price.wi.us

[Sawyer County, Wisconsin]
10610 Main Street, Suite 10
Hayward, WI 54843
Attn: County Clerk
Phone: (715) 634-4866
Email: lynn.fitch@sawyercounty.wi.gov

[Taylor County, Wisconsin]
244 S. 2nd Street
Medford, WI 54451
Attn: County Clerk
Phone: (715) 748-1460
Email: andria.farrand@co.taylor.wi.us

[Waushara County, Wisconsin]
380 S. Townline Road
Wautoma, WI 54982
Attn: County Clerk
Phone: (920) 787-0442
Email: megan.kapp@wausharacountywi.gov

(e) To the Bondowners:

At the addresses of the Bondowners as shown on the bond register maintained by the Trustee under this Indenture.

(f) To the Bond Insurer:

Build America Mutual Assurance Company
200 Liberty Street, 27th Floor
New York, New York
Attn: Surveillance
Re: Policy No. [_____]
Telephone: (212) 235-2500
Telecopier: (212) 234-1542
Email: notices@buildamerica.com

All notices and other information required to be given by the Borrower under the Continuing Disclosure Agreements and to the Bondowners of the Series 2024 Bonds under any of the Transaction Documents shall also be provided to the Bond Insurer. In each case in which notice

of other communication refers to an event of default or a claim on the Series 2024 Bond Insurance Policy, then a copy of such notice or other communication shall also be sent to the attention of the General Counsel of the Bond Insurer at the same address and at claims@buildamerica.com or at telecopier: (212) 235-5214 and shall be marked to indicate “URGENT MATERIAL ENCLOSED”.

If, because of the temporary or permanent suspension of mail, phone, or electronic service, or for any other reason it is impossible or impractical to send a notice in the manner herein provided, then such delivery of notice in lieu thereof as shall be made with the approval of the Trustee shall constitute a sufficient notice.

If notice to Bondowners is given by first class mail or Electronic Notice, neither the failure to send such notice, nor any defect in any notice so sent, to any particular Bondowner shall affect the sufficiency of such notice with respect to other Bondowners. Where this Indenture provides for notice in any manner, such notice may be waived in writing by the Person entitled to receive such notice, either before or after the event, and such waiver shall be the equivalent of such notice. Waivers of notice by Bondowners shall be filed with the Trustee, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

All notices, requests, demands, authorizations, directions, consents, waivers or other papers or communications to the Trustee hereunder must be in writing in English and must be in the form of a document that is signed manually or by way of an electronic signature (including electronic images of handwritten signatures and digital signatures provided by DocuSign, Orbit, Adobe Sign or any other electronic signature provider acceptable to the Trustee). Electronic signatures believed by the Trustee to comply with the E-SIGN ACT of 2000 or other applicable law shall be deemed original signatures for all purposes. If a party chooses to use electronic signatures to sign documents delivered to the Trustee, such party agrees to assume all risks (which do not include gross negligence or willful misconduct by the Trustee) arising out of its use of electronic signatures, including without limitation the risk of the Trustee acting on an unauthorized document and the risk of interception or misuse by third parties. Notwithstanding the foregoing, the Trustee may in any instance and in its sole discretion require that an original document bearing a manual signature be delivered to the Trustee in lieu of, or in addition to, any document signed via electronic signature.

Section 12.02. Acts of Bondowners.

Any notice, request, demand, authorization, direction, consent, waiver or other action provided by this Indenture to be given or taken by Bondowners may be embodied in and evidenced by one or more substantially concurrent instruments of similar tenor signed by such Bondowners in person or by an agent duly appointed in writing. Except as herein otherwise expressly provided, such action shall become effective when such instrument or instruments are delivered to the Trustee, and, where it is hereby expressly required, to the Issuer, the Guarantors or the Borrower. Proof of execution of any such instrument or of a writing appointing any such agent, or of the ownership of Bonds, shall be sufficient for any purpose of this Indenture and conclusive in favor of the Issuer and the Trustee, if made in the following manner:

- (a) The fact and date of the execution by any Person of any such instrument or writing may be proved by the certificate of any notary public or other officer authorized by law to take acknowledgments of deeds, certifying that the individual signing such instrument or writing acknowledged to him the execution thereof, or by the affidavit of a witness of such

execution. Whenever such execution is by an officer of a corporation or a member of a partnership on behalf of such corporation or partnership, such certificate or affidavit shall also constitute sufficient proof of his authority.

(b) The fact and date of execution of any such instrument or writing and the authority of any Person executing the same may also be proved in any other manner which the Trustee deems sufficient; and the Trustee may in any instance require further proof with respect to any of the matters referred to in this Section.

(c) The ownership of Bonds and the amount or amounts, numbers and other identification of such Bonds, and the date of owning the same, shall be proved by the bond register maintained by the Trustee.

In determining whether the Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver hereunder, Bonds owned by the Issuer or the Borrower or any Affiliate of the Borrower shall be disregarded and deemed not to be Outstanding (unless the Borrower or any such Related Person or Affiliate owns all the Bonds, in which case such Bonds shall not be disregarded and shall be deemed Outstanding), except that, in determining whether the Trustee shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Trustee knows to be so owned shall be so disregarded. The Trustee may conclusively rely on the ownership information provided to the Trustee by DTC in order to determine whether the Bonds are owned by the Issuer or any Affiliate to the Issuer or the Borrower or any Affiliate of the Borrower.

Any notice, request, demand, authorization, direction, consent, waiver or other action by the Owner of any Bond shall bind every future owner of the same Bond and the owner of every Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, in respect of anything done or suffered to be done by the Trustee or the Issuer in reliance thereon, whether or not notation of such action is made upon such Bond.

Section 12.03. Form and Contents of Documents Delivered to Trustee.

Whenever several matters are required to be certified by, or covered by an opinion of, any specified Person, it is not necessary that all such matters be certified by, or covered by the opinion of, only one such Person, or that they be so certified or covered by only one document, but one such Person may certify or give an opinion with respect to some matters and one or more other such Persons as to the other matters, and any such Person may certify or give an opinion as to such matters in one or several documents.

Any certificate or opinion of an officer of the Issuer may be based, insofar as it relates to legal matters, upon a certificate or opinion of, or representations by, counsel, unless such officer knows, or in the exercise of reasonable care should know, that the certificate or opinion or representations with respect to the matters upon which such certificate or opinion is based are erroneous. Any Opinion of Counsel may be based, insofar as it relates to factual matters, upon a certificate or opinion of, or representations by, an officer or officers of the Issuer stating that the information with respect to such factual matters is in the possession of the Issuer, unless such counsel knows, or in the exercise of reasonable care should know, that the certificate or opinion or representations with respect to such matters are erroneous.

Whenever any Person is required to make, give or execute two or more applications, requests, consents, certificates, statements, opinions or other instruments under this Indenture, they may, but need not, be consolidated and form one instrument.

Wherever in this Indenture, in connection with any application or certificate or report to the Trustee, it is provided that the Issuer shall deliver any document as a condition of the granting of such application, or as evidence of the Issuer's compliance with any term hereof, it is intended that the truth and accuracy, at the time of the granting of such application or at the effective date of such certificate or report (as the case may be), of the facts and opinions stated in such document shall in such case be conditions precedent to the right of the Issuer to have such application granted or to the sufficiency of such certificate or report.

ARTICLE XIII

MISCELLANEOUS PROVISIONS

Section 13.01. Further Assurances.

The Issuer shall do, execute, acknowledge and deliver such Supplemental Indentures and such further acts, instruments, financing statements and assurances as the Trustee may reasonably require for accomplishing the purposes of this Indenture.

Section 13.02. Immunity of Officers, Employees and Members of Issuer.

No recourse shall be had for the payment of the principal of, or interest on, any of the Bonds or for any claim based thereon or upon any obligation, covenant or agreement contained in this Indenture against any past, present or future officer, employee or agent of the Issuer, or of any successor entity, or any member of the Issuer's governing body, either directly or through the Issuer or any successor entity, under any rule of law or equity, statute or constitution, or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such officers, employees, agents and members as such is hereby expressly waived and released as a condition of and consideration for the execution of this Indenture and the issuance of Bonds.

Section 13.03. Liability of Issuer Limited.

It is understood and agreed by the Trustee and the Owners from time to time of the Bonds that no Bonds or any other document executed by the Issuer in connection with the issuance, sale, and delivery of the Bonds, or any obligation herein or therein imposed upon the Issuer or breach thereof, shall give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers or shall obligate the Issuer financially in any way except with respect to the Loan Agreement and the application of revenues therefrom and the proceeds of the Bonds, except the Issuer's obligations under its Limited Guaranty Agreement. No failure of the Issuer to comply with any term, condition, covenant, or agreement herein shall subject the Issuer to liability for any claim for damages, costs or other financial or pecuniary charges except to the extent that the same can be paid or recovered from the Loan Agreement or revenues therefrom or proceeds of the Bonds. No execution on any claim, demand, cause of action, or judgment shall be levied upon or collected from the general credit, general funds, or taxing powers of the Issuer. In making the agreements, provisions and covenants set forth herein, the Issuer has not obligated itself except with respect to the Loan

Agreement and the application of revenues thereunder as hereinabove provided and except with respect to the Limited Guaranty Agreement. The Bonds constitute limited obligations of the Issuer, payable solely from the revenues pledged to the payment thereof pursuant to this Indenture and proceeds derived by the Trustee pursuant to the Limited Guaranty Agreements, and do not now and never shall constitute an indebtedness or a loan of the credit of the Issuer, the Participating Counties, the State or any political subdivision thereof or a charge against the general taxing powers of any of them within the meaning of any constitutional or statutory provision whatsoever.

Section 13.04. Execution Counterparts.

This Indenture may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

Section 13.05. Governing Law.

This Indenture shall be governed by and construed in accordance with the laws of the State without giving effect to the conflicts of laws principles thereof.

Section 13.06. Benefit of Indenture.

This Indenture shall inure to the benefit of and shall be binding upon the Issuer and the Trustee and their respective successors and assigns, subject, however, to the limitations contained herein. With the exception of rights expressly conferred in this Indenture, including the rights under Section 7.15 hereof, nothing in this Indenture or in the Bonds, express or implied, shall give to any Person, other than the parties hereto and their successors and assigns hereunder, the Borrower, any separate trustee or co-trustee appointed under Section 8.10 and the Owners of Outstanding Bonds, any benefit or any legal or equitable right, remedy or claim under this Indenture.

Section 13.07. Severability.

If any provision in this Indenture or in the Bonds shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

[Signature Page Follows]

IN WITNESS WHEREOF, the Issuer and the Trustee have caused this Indenture of Trust to be duly executed by their duly authorized officers, all as of the day and year first above written.

FOND DU LAC COUNTY, WISCONSIN

By: _____
Steven A. Abel, County Chairperson

By: _____
Lisa Freiberg, County Clerk

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

By: _____
Yvonne Siira, Vice President

[Signature Page of Indenture of Trust]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)
HB: 4885-5320-1619.2

EXHIBIT A
to the
INDENTURE OF TRUST

FORM OF SERIES 2024 BONDS

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

THIS BOND IS A "RESTRICTED SECURITY" WITHIN THE MEANING OF RULE 144A UNDER THE SECURITIES ACT. THE HOLDER HEREOF, BY PURCHASING OR OTHERWISE ACQUIRING THIS BOND, (1) REPRESENTS THAT IT IS A "QUALIFIED INSTITUTIONAL BUYER" (AS DEFINED IN RULE 144A UNDER THE SECURITIES ACT); AND (2) AGREES THAT IT WILL NOT RESELL OR OTHERWISE TRANSFER THIS BOND EXCEPT PURSUANT TO AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT TO A PURCHASER REPRESENTING THAT IT IS A QUALIFIED INSTITUTIONAL BUYER.

UNITED STATES OF AMERICA
STATE OF WISCONSIN

FOND DU LAC COUNTY, WISCONSIN

TAXABLE REVENUE BONDS, SERIES 2024
(BUG TUSSEL 2, LLC PROJECT) (SOCIAL BONDS)

No. R-_____ \$ _____

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
_____%	[_____] 1, 20____]	[_____] , 2024	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____

FOND DU LAC COUNTY, WISCONSIN (hereinafter called the "Issuer"), for value received, promises to pay to the Registered Owner named above, or registered assigns, on the Maturity Date specified above, but solely from the source and in the manner hereinafter provided, and upon presentation and surrender hereof at the designated corporate trust office of the Trustee hereinafter referred to, the Principal Amount specified above, and to pay, but solely from the source and in the manner hereinafter provided, interest on said principal amount from the Date of Original Issue hereof

A-1

HB: 4885-5320-1619.2

until the Principal Amount is paid or payment thereof is duly provided for, at the rate per annum of the Interest Rate specified above. Interest is computed on the basis of a 360 day year composed of twelve 30-day months and is payable semiannually on each [_____] 1] and [_____] 1], commencing [_____] 1, 20____] (hereinafter called an “Interest Payment Date”), to the person in whose name this Series 2024 Bond is registered (herein called the “Owner”) in the registration books maintained by the Trustee (the “Bond Register”) as of the close of business on the fifteenth day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date (the “Record Date”), by check of the Trustee sent by first class mail to the Owner at the Owner’s address as it appears on the Bond Register or, under the circumstances set forth in the Indenture, by wire transfer in immediately available funds to an account designated by such Owner. The principal of, and interest on, this Series 2024 Bond are payable in lawful money of the United States of America.

The Series 2024 Bonds have been issued pursuant to and in full compliance with the Constitution and laws of the State of Wisconsin (the “State”), particularly Section 66.1103 and by authority of resolutions adopted by the Issuer’s governing body in connection with a project and activity undertaken pursuant to said section of the Wisconsin Statutes. The Series 2024 Bonds are special, limited obligations of the Issuer payable by the Issuer solely from “Pledged Revenues” as defined in the Indenture hereinafter referred to, including all payments by the Borrower on the Series 2024 Promissory Note hereinafter referred to and all proceeds derived pursuant to the Limited Guaranty Agreements hereinafter referred to. THE SERIES 2024 BONDS DO NOT AND SHALL NOT CONSTITUTE THE DEBT OR GENERAL OBLIGATION OF THE ISSUER, THE PARTICIPATING COUNTIES, THE STATE OF WISCONSIN OR ANY POLITICAL SUBDIVISION THEREOF AND DO NOT AND SHALL NOT CONSTITUTE OR GIVE RISE TO CHARGES AGAINST ANY OF THEIR GENERAL CREDIT OR TAXING POWERS, ARE NOT PAYABLE IN ANY MANNER FROM REVENUES RAISED BY TAXATION AND DO NOT AND SHALL NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE PARTICIPATING COUNTIES, THE STATE OF WISCONSIN OR ANY POLITICAL SUBDIVISION THEREOF, WITHIN THE MEANING OF ANY STATE OF WISCONSIN CONSTITUTIONAL PROVISION OR STATUTORY LIMITATION OR RESTRICTION, AND DO NOT CONSTITUTE OR GIVE RISE TO A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OR A PECUNIARY LIABILITY OF THE ISSUER, THE STATE OF WISCONSIN OR ANY POLITICAL SUBDIVISION THEREOF.

This Series 2024 Bond is one of an authorized issue of bonds of the Issuer in the principal amount of \$[Principal Amount] (herein called the “Series 2024 Bonds”) issued under, and all equally and ratably secured and entitled to the protection given by, an Indenture of Trust, dated as of [_____] [____], 2024 (as it may be amended and supplemented, herein called the “Indenture”), duly executed and delivered by the Issuer to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (herein called the “Trustee”, which term includes any successor trustee under the Indenture) for the purpose of providing funds to be lent by the Issuer to Bug Tussel 2, LLC, a Wisconsin limited liability company (herein called the “Borrower”), pursuant to a Loan Agreement, dated as of [_____] [____], 2024 (as it may be amended or supplemented, herein called the “Loan Agreement”), for the purpose of financing a portion of the costs of acquisition, construction and equipping of certain wireless internet and telephone communications facilities (the “Facilities”) used by the Borrower and located in Fond du Lac, [Forest], [Iowa], [Jefferson], [Lafayette], [Marathon], [Price], [Sawyer], [Taylor], [and] [Waushara] Counties in the State of Wisconsin. The Indenture permits the issuance of “Additional Bonds” on a parity basis with the Series 2024 Bonds (the “Series 2024 Bonds collectively with any Additional Bonds, the “Bonds”). Reference is made to the Indenture,

copies of which are on file in the offices of the Issuer and the Trustee, including all indentures supplemental thereto, for a statement of the nature and extent of the security for the Series 2024 Bonds, the rights, duties and obligations of the Issuer and the Trustee, the rights of the Owners of the Series 2024 Bonds, the manner in which the Indenture can be amended, and terms upon which the Series 2024 Bonds are issued and secured. *All terms capitalized but not defined herein shall have the meanings assigned to them in the Indenture.* Pursuant to the Loan Agreement, the Borrower has executed and delivered its promissory note, dated the Date of Original Issue, payable to the order of the Issuer in the principal amount of said loan, maturing and bearing interest so as to provide the Issuer with sufficient revenues to pay when due the principal of and interest on the Series 2024 Bonds (the “Series 2024 Promissory Note”). The Borrower has unconditionally agreed in the Loan Agreement to provide the Issuer with revenues sufficient to pay when due the principal of and interest on the Series 2024 Bonds. Each Participating County has agreed to guarantee the payment of its Pro Rata Share pursuant to separate Limited Guaranty Agreements, each dated as of [_____] [___], 2024 (as the same may be supplemented, amended or otherwise modified from time to time, the “Limited Guaranty Agreements”) delivered to the Trustee.

Extraordinary Optional Redemption Due to Damage, Destruction, Eminent Domain, Court Order or Legislative Change. The Series 2024 Bonds are subject to redemption in whole, or in part, at the option of the Borrower, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the following conditions: (in all such cases, excluding any Participating County exercising remedies under the Reimbursement Documents, and excluding any and all actions or omissions, whether direct or indirect, by any Participating County, including, without limitation, foreclosure or other action transferring title or rights with respect to the Facilities or any component of the Project and legislative or administrative action taken by any Participating County): (a) all or a portion of the Facilities within a particular Participating County shall have been damaged or destroyed to such extent that, in the opinion of the Borrower expressed in a certificate of the Borrower Representative filed with the Issuer and the Trustee following such damage or destruction, (i) the completion of the Project will be delayed for at least six months, (ii) it is not practicable or desirable to rebuild, repair or restore the Facilities within a period of six consecutive months following such damage or destruction, or (iii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (b) title to or the temporary use of all or substantially all of the Facilities in a particular Participating County shall have been taken under the exercise of the power of eminent domain by any governmental authority to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, (i) the completion of the Project will be delayed for at least six months or (ii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (c) any court or administrative body of competent jurisdiction shall enter a judgment, order or decree requiring the Borrower to cease all or any substantial part of its operations at any portion of the Facilities to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at the Facilities for a period of at least six consecutive months; or (d) as a result of any changes in the Constitution of Wisconsin or the Constitution of the United States of America or of legislative or administrative action (whether state or federal) or by final decree, judgment or order of any court or administrative body (whether state or federal), the Loan Agreement shall have become void or unenforceable or impossible to perform in accordance with the intent and purposes of the parties as expressed in the Loan Agreement, or unreasonable burdens or

excessive liabilities shall have been imposed on the Issuer or the Borrower, in the opinion of the Issuer or the Borrower, as applicable, expressed in a certificate of an Issuer Representative or a Borrower Representative, as applicable, filed with the Trustee, as a consequence of the Series 2024 Bonds or the Series 2024 Promissory Note being Outstanding, including without limitation federal, state or other ad valorem, property, income or other taxes not being imposed on the Facilities owed by the Borrower as of the date of the Loan Agreement. In the event that the Bonds are subject to redemption under this paragraph, and all Facilities located within a Participating County have been subject to the above-described conditions, upon the redemption of the portion of the Bonds representing the Facilities in such Participating County's obligation to pay its Pro Rata Share shall be reduced by a corresponding amount. For the avoidance of doubt, if a Participating County's Pro Rata Share is reduced to zero pursuant to its Limited Guaranty Agreement, then such Participating County shall be released from its obligations under its applicable Limited Guaranty Agreement in accordance with the terms and conditions set forth therein. Payment of the redemption price pursuant to this paragraph shall be made with Eligible Funds.

Extraordinary Redemption At the Option of the Guarantors. The Series 2024 Bonds are subject to redemption in whole, but not in part, at the option of the Guarantors, so long as the Guarantors are not in default under the Limited Guaranty Agreements, on any Business Day, at a redemption price equal to 100% of the principal amount thereof, without premium, plus accrued interest thereon to the redemption date upon the occurrence of each of the following conditions: (A) an Event of Default has occurred and is continuing, (B) the Bonds have been accelerated pursuant to the terms hereof and (C) all of the Guarantors have unanimously agreed to exercise their option to redeem the Series 2024 Bonds. Payment of the redemption price pursuant to this paragraph shall be made with Eligible Funds.

Optional Redemption. The Series 2024 Bonds maturing after [____ 1, 20____] also are subject to redemption in whole or in part, in Authorized Denominations, at the option of the Borrower, on [____ 1, 20____] and on any date thereafter, at a redemption price equal to 100% of the principal amount thereof, without premium, plus interest accrued on the principal amount so redeemed to the redemption date.

Mandatory Redemption from Unused Proceeds. The Series 2024 Bonds are subject to mandatory redemption from any excess moneys remaining in the Project Fund upon the closing thereof pursuant to Section 4.07 of the Loan Agreement and Section 4.05 Indenture, on any Business Day fixed by the Trustee as the redemption date, which redemption date shall be within 45 days of the Trustee's receipt of the certificate of a Borrower Representative establishing the Completion Date. The redemption price shall be 100% of the principal amount of the Bonds or portions thereof so redeemed, plus accrued interest to the redemption date. Payment of the redemption price pursuant to this Section 3.01(c) shall be made with Eligible Funds.

Mandatory Sinking Fund Redemption of Bonds. The Series 2024 Bonds maturing [____ 1, 20____] and [____ 1, 20____] are subject to mandatory redemption and payment prior to maturity pursuant to the mandatory redemption requirements of the Indenture on [____ 1] in each of the years specified in the Indenture, at a redemption price equal to 100% of the principal amount thereof plus accrued interest thereon to the redemption date, without premium.

Notice of redemption shall be sent (unless waived, as set forth in the Indenture) at least 20 days before the redemption date to each Owner of a Series 2024 Bond to be redeemed at the address

shown on the Bond Register or at such other address as is furnished in writing by such Owner to the Trustee. With respect to notice of any optional or extraordinary optional redemption of the Series 2024 Bonds, as described above, unless moneys or Government Obligations or a combination thereof, provided by the Borrower shall be received by the Trustee prior to the giving of said notice sufficient to pay the redemption price on the Series 2024 Bonds to be redeemed, said notice shall state that said redemption shall be conditional upon the receipt of such moneys or Governmental Obligations by the Trustee on or prior to the date fixed for such redemption. If such moneys or Governmental Obligations shall not have been so received on or prior to the redemption date, said notice shall be of no force and effect, the Municipality shall not redeem such Series 2024 Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that such moneys were not so received. All Series 2024 Bonds so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption have been duly deposited, and, except for the purpose of payment, shall no longer be protected by the Indenture and shall not be deemed Outstanding under the provisions of the Indenture.

If provision is made for the payment of the principal of, and interest on, this Series 2024 Bond in accordance with the Indenture, this Series 2024 Bond shall no longer be deemed Outstanding under the Indenture, shall cease to be entitled to the benefits of the Indenture, and shall thereafter be payable solely from the funds provided for the payment thereof.

If an Event of Default occurs, the principal of all Outstanding Bonds may become due and payable in the manner and with the effect provided in the Indenture.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the Issuer and the Owners of the Bonds at any time with the consent of the Owners of a majority in aggregate principal amount of the Bonds at the time Outstanding. The Indenture also contains provisions permitting Owners of a majority in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the Owners of all the Bonds, to waive compliance with certain provisions of the Indenture and certain past defaults under the Indenture and their consequences. Any such consent or waiver by the Owner of this Bond shall be conclusive and binding upon such Owner and of any Bond issued in lieu hereof whether or not notation of such consent or waiver is made upon this Bond or such Bond.

The Owner of this Series 2024 Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Indenture. In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all Outstanding Bonds may become due and payable before the stated maturity thereof, together with interest accrued thereon.

The Series 2024 Bonds are issuable only as fully registered bonds without coupons in the denominations of \$100,000 or any multiple of \$5,000 in excess thereof ("Authorized Denominations"). The Series 2024 Bonds are exchangeable for other Series 2024 Bonds of the same series in the form of fully registered bonds of the same aggregate principal amount and in Authorized Denominations, upon surrender thereof by the Owner thereof at the designated corporate trust office of the Trustee, duly endorsed by, or accompanied by a written instrument of transfer in form

satisfactory to the Trustee and executed by the Owner thereof or the Owner's attorney duly authorized in writing, in the manner and upon payment of the charges as provided in the Indenture.

This Series 2024 Bond is transferable by the Owner hereof upon surrender of this Series 2024 Bond for transfer at the designated corporate trust office of the Trustee, duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Trustee and executed by, the Owner hereof or the Owner's attorney duly authorized in writing, in the manner and upon payment of the charges as provided in the Indenture. Thereupon the Issuer shall execute, and the Trustee shall authenticate and deliver, in exchange for this Series 2024 Bond, one or more new Bonds of the same series in the name of the transferee, of an Authorized Denomination, in aggregate principal amount equal to the principal amount of this Series 2024 Bond.

The Issuer, the Trustee and the Borrower may treat the person or entity in whose name this Series 2024 Bond is registered as the absolute Owner hereof for all purposes whether or not this Series 2024 Bond is overdue, and shall not be affected by any notice to the contrary.

STATEMENT OF INSURANCE

Build America Mutual Assurance Company ("BAM"), New York, New York, has delivered its municipal bond insurance policy (the "Policy") with respect to the scheduled payments due of principal of and interest on the Series 2024 Bond to the Trustee. The Policy is on file and available for inspection at the principal office of the Trustee and a copy thereof may be obtained from BAM or the Trustee. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. By its purchase of these Series 2024 Bonds, the Owner acknowledges and consents (i) to the subrogation and all other rights of BAM as more fully set forth in the Policy, and (ii) that upon the occurrence and continuance of a default or an event of default under the Indenture or this Series 2024 Bond, BAM shall be deemed to be the sole owner of the Series 2024 Bonds for all purposes and shall be entitled to control and direct the enforcement of all rights and remedies granted to the owners of the Bonds or the trustee, paying agent, registrar or similar agent for the benefit of such owners under the Indenture, at law or in equity.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required to exist, happen and be performed precedent to and in the execution and delivery of the Indenture and the issuance of this Series 2024 Bond do exist, have happened and have been performed in due time, form and manner as required by law, and that the issuance of this Series 2024 Bond and the series of which it forms a part does not exceed or violate any constitutional or statutory limitation of indebtedness.

This Series 2024 Bond shall not be valid or obligatory for any purpose or be entitled to any security or benefit under the Indenture unless the Certificate of Authentication hereon has been signed by the Trustee.

IN WITNESS WHEREOF, Fond du Lac County, Wisconsin, by its governing body, has caused this Bond to be executed in its name by the manual or facsimile signature of its Chairperson and Clerk as of the Date of Issuance on the first page of the Bond.

FOND DU LAC COUNTY, WISCONSIN

By: _____
County Chairperson

By: _____
County Clerk

TRUSTEE'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the series designated therein and referred to in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee**

By: _____
Its: _____

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF ASSIGNEE

(Please Print or Type Name and Address of Assignee)

the within-mentioned Bond and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney-in-fact, to transfer the same on the books of the registry in the office of the Trustee, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

NOTICE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Trustee, which requirements include membership or participation in the Securities Transfer Association Medallion Program ("STAMP") or such other "signature guarantee program" as may be determined by the Trustee in addition to, or in substitution for, STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

NOTE: The signature to this assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration or enlargement or change whatsoever. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of such person's authority to act must accompany this Bond.

LOAN AGREEMENT

Dated as of [_____] 1, 2024

Between

FOND DU LAC COUNTY, WISCONSIN,
as Issuer

and

BUG TUSSEL 2, LLC,
as Borrower

Relating to:

\$[_____] **Fond du Lac County, Wisconsin**
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

Notice of Assignment:

All rights and interest of Fond du Lac County, Wisconsin under this Loan Agreement have (with certain exceptions) been assigned to U.S. Bank Trust Company, National Association, as trustee under an Indenture of Trust dated even herewith.

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¹ NTD: Table to be updated.

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\$[_____]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

LOAN AGREEMENT

This Loan Agreement (as supplemented, amended or otherwise modified from time to time, “Loan Agreement”), dated as of [_____] [___], 2024, between Fond du Lac County, Wisconsin, a political subdivision of the State of Wisconsin (as hereinafter defined, the “Issuer”), and Bug Tussel 2, LLC, a Wisconsin limited liability company (as hereinafter defined, the “Borrower”).

W I T N E S S E T H:

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the “Act”) authorizes the Issuer to issue revenue bonds to finance projects; and

WHEREAS, pursuant to the Act and Section 66.0301, of the Wisconsin Statutes, a county, or two or more counties acting pursuant to an intergovernmental agreement, may serve as the Issuer for revenue bonds; and

WHEREAS, portions of the Project (defined below) will be constructed and installed in the following counties: Fond du Lac, [Forest], [Iowa], [Jefferson], [Lafayette], [Marathon], [Price], [Sawyer], [Taylor] and [Waushara] (the “Participating Counties” and each a “Participating County”); and

WHEREAS, the Participating Counties have entered into an Intergovernmental Agreement dated as of [_____] [___], 2024, providing that, among other things, Fond du Lac County shall serve as the Issuer for the bonds; and

WHEREAS, the Act authorizes the Issuer to make loans to a participant, in connection with financing a project; and

WHEREAS, the Issuer has authorized the issuance of revenue bonds pursuant to an Indenture of Trust dated the date hereof (as supplemented, amended or otherwise modified from time to time, the “Indenture”) between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”) and the loan of the proceeds of such revenue bonds for the purpose of paying certain costs of the Project (as hereinafter defined) which Project is or will be located in the Participating Counties; and

WHEREAS, the Issuer’s governing body has found and determined (i) that the Project is a qualified project under the Act; (ii) that the Borrower is a qualified participant under the Act; and (iii) that the financing of the Project will serve a public purpose and will in all respects conform to the provisions and requirements of the Act; and

WHEREAS, the Borrower has now requested that the Issuer issue the Bonds (as hereinafter defined) to provide for the financing of the Project; and

WHEREAS, the execution and delivery of this Loan Agreement have been in all respects duly and validly authorized by resolution of the Issuer's Governing Body.

NOW THEREFORE, in consideration of the premises and of the covenants and undertakings herein expressed, the Issuer and the Borrower agree as follows:

ARTICLE I

DEFINITIONS; REFERENCES; CERTIFICATES AND OPINIONS; GENERAL PROVISIONS

Section 1.01. Definitions. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Indenture unless the context clearly requires otherwise.

Section 1.02. References.

All references in this Agreement to designated "Articles," "Sections" and other subdivisions are to the designated Articles, Sections and other subdivisions of this Agreement as originally executed. The words "herein," "hereof," and "hereunder," and other words of similar import, refer to this Agreement as a whole and not to any particular Article, Section or other subdivision unless the context clearly indicates otherwise. The Article and Section headings herein and in the Table of Contents are for convenience only and shall not affect the construction hereof. Unless the context hereof clearly requires otherwise, the masculine shall include the feminine and vice versa and the singular shall include the plural and vice versa.

Section 1.03. Certificates and Opinions.

Any certificate or opinion of an officer of the Borrower may be based, insofar as it relates to legal matters, upon a certificate or opinion of, or representations by, Counsel or Bond Counsel. Any opinion of Counsel or Bond Counsel may be based, insofar as it relates to factual matters, upon a certificate or opinion of, or representations by, an officer or officers of the Borrower stating that the information with respect to such factual matters is in the possession of the Borrower.

Wherever in this Agreement, in connection with any request, certificate or report to the Issuer or the Trustee, it is provided that the Borrower shall deliver any document as a condition of the granting of such request, or as evidence of the Borrower's compliance with any term hereof, it is intended that the truth and accuracy at the time of the granting of such request or at the effective date of such certificate or report, as the case may be, of the facts and opinions stated in such document shall in each case be conditions precedent to the right of the Borrower to have such request granted or to the sufficiency of such certificate or report.

Section 1.04. Notices, etc. to Trustee, Issuer, Borrower and Guarantors.

Any request, demand, authorization, direction, notice, consent, waiver or other document provided or permitted by this Agreement shall be sufficient for every purpose hereunder if given in accordance with Section 12.01 of the Indenture.

Section 1.05. Successors and Assigns.

All covenants and agreements in this Agreement by the Issuer or the Borrower shall bind their successors and assigns, whether so expressed or not.

Section 1.06. Separability Clause.

In case any provision in this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Section 1.07. Execution Counterparts.

This Agreement may be executed in any number of counterparts. All such counterparts shall be deemed to be originals and shall together constitute one and the same instrument.

Section 1.08. Construction.

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin without giving effect to the conflicts-of-law principles thereof.

Section 1.09. Benefit of Agreement.

Nothing in this Agreement, express or implied, shall give to any Person, other than the parties hereto, the Participating Counties, and the Trustee, and their permitted successors and assigns hereunder, any benefit or other legal or equitable right, remedy or claim under this Agreement.

Section 1.10. Limitation of Liability of Issuer.

This Agreement is entered into by the Issuer pursuant to the Act, and, notwithstanding any provisions hereof, the Issuer's obligations hereunder are subject in all respects to the limitations of the Act. Notwithstanding anything herein contained to the contrary by implication or otherwise (except pursuant to the Limited Guaranty Agreement to which the Issuer is a party in its role as a Participating County and not in its role as Issuer), any obligations of the Issuer created by or arising out of this Agreement do not give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers (if any), including, but not limited to (i) liability for failure to investigate or negligence in the investigation of the financial position or prospects of the Borrower, a user of the Facilities or any other person or for failure to consider, or negligence concerning, the adequacy of terms of, or collateral security for, the Bonds or any related agreement to protect interests of Owners of the Bonds; and (ii) any liability in connection with the issuance or sale of the Bonds. In addition, this Agreement shall not give rise to any personal liability of any member of the Issuer's Governing Body or of any officers, agents, employees or officials of the Issuer on the Bonds or for any act or omission related to the authorization or issuance of the Bonds.

The Borrower hereby acknowledges that the Issuer's sole source of moneys to repay the Bonds will be provided by payments made by the Borrower pursuant to this Agreement, together with investment income on certain funds and accounts held by the Trustee under the Indenture and proceeds derived by the Trustee pursuant to the Limited Guaranty Agreements, and hereby agrees

that if the payments to be made hereunder shall ever prove insufficient to pay all the principal or purchase price of, and interest on, the Bonds as the same shall become due (whether by maturity, redemption, acceleration or otherwise), then upon notice from the Trustee, the Borrower shall pay such amounts as are required from time to time to prevent any deficiency or default in the payment of such principal or purchase price of, or interest on, the Bonds, including, but not limited to, any deficiency caused by acts, omissions, nonfeasance or malfeasance on the part of the Trustee, the Borrower, the Issuer or any third party, subject to any right of reimbursement from the Trustee, the Issuer or any such third party, as the case may be, therefor.

Except pursuant to the Limited Guaranty Agreements in its role as a Participating County, the obligations of the Issuer created by or arising out of this Agreement shall not be debt or obligations of the Issuer, the Participating Counties, the State of Wisconsin or any political subdivision thereof and do not constitute or give rise to charges against any of their general credit or taxing powers, are not payable in any manner from revenues raised by taxation, do not constitute an indebtedness within the meaning of any constitutional debt limitation or restriction of the Issuer, the Participating Counties, the State of Wisconsin or any political subdivision thereof, and shall not constitute or give rise to any personal liability of any member of the Issuer's Governing Body or the officers, agents and employees of the Issuer on the Bonds or for any act or omission related to the authorization or issuance of the Bonds.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations of the Issuer.

The Issuer makes the following representations as the basis for the undertakings on the part of the Borrower herein contained:

(a) The Issuer is a body corporate and politic duly organized and validly existing under the laws of the State.

(b) The financing of the Project, the issuance and sale of the Series 2024 Bonds, the execution and delivery of this Agreement and the Indenture, and the performance of all covenants and agreements of the Issuer contained in this Agreement and the Indenture, and of all other acts and things required under the laws of the State to make this Agreement and the Indenture valid and binding special, limited obligations of the Issuer in accordance with their terms, are authorized by the Act and have been duly authorized by resolutions of the Issuer's Governing Body adopted at meetings thereof duly called and held by the affirmative vote of not less than a majority of its members.

(c) The execution and delivery of this Agreement and the other agreements contemplated hereby to which the Issuer is a party, including without limitation the Indenture, and the consummation of the transactions contemplated hereby and thereby, and the fulfillment of the terms hereof and thereof, do not and will not conflict with, or constitute on the part of the Issuer a breach of or a default under, any existing (i) law, or (ii) other legislative act, constitution or other proceeding establishing or relating to the establishment of the Issuer

or its affairs or its resolutions, or (iii) agreement, indenture, mortgage, lease or other instrument to which the Issuer is subject or is a party or by which it is bound.

(d) No officer of the Issuer who is authorized to take part in any manner in making this Agreement or the Indenture or any contract contemplated hereby or thereby has a personal financial interest in or has personally and financially benefited from this Agreement or the Indenture or any such contract.

(e) There is not pending or, to the best knowledge of the Issuer, threatened any suit, action or proceeding against or affecting the Issuer before or by any court, arbitrator, administrative agency or other governmental authority which materially and adversely affects the validity, as to the Issuer, of this Agreement or the Indenture, any of its obligations hereunder or thereunder or any of the transactions contemplated hereby or thereby.

Section 2.02. Representations and Warranties of the Borrower.

The Borrower makes the following representations and warranties as the basis for the undertakings on the part of the Issuer herein contained:

(a) The Borrower is a limited liability company duly organized and in good standing under the laws of, and qualified to do business in, the State and is not in violation of any provision of its certification of formation or operating agreement.

(b) At all times since its formation, (i) the Borrower has been a single purpose entity created solely for the purposes of acquiring, constructing, owning and operating the Project and related facilities and the activities related or incident thereto; (ii) the Borrower has not engaged in any business unrelated to the acquisition, construction, ownership and operation of the Project and related facilities and the activities related or incident thereto; and (iii) the Borrower does not have any assets, liabilities or obligations other than those related to the Project and related facilities.

(c) The Borrower has the power to enter into this Agreement and to perform and observe the agreements and covenants on its part contained herein, and by proper corporate action has duly authorized the execution and delivery hereof.

(d) No consent, approval, authorization or other order of any regulatory body or administrative agency or other governmental body is legally required for the Borrower's participation in the transactions contemplated by this Agreement, except such as (i) have been obtained or (ii) may be required under state securities laws.

(e) The execution and delivery of this Agreement by the Borrower do not, and consummation of the transactions contemplated hereby and fulfillment of the terms hereof, including, without limitation, will not, result in a breach of any of the material terms or provisions of, or constitute a default under, any indenture, mortgage, deed of trust or other material agreement or instrument to which the Borrower is a party or by which it is now bound, or the Articles of Incorporation or Bylaws of the Borrower, or any present order, rule or regulation applicable to the Borrower of any court or of any regulatory body or administrative agency or other governmental body having jurisdiction over the Borrower or over any of its properties, or any statute of any jurisdiction applicable to the Borrower.

(f) Each of the Transaction Documents to which the Borrower is a party has been duly authorized, executed and delivered by the Borrower and constitutes a legal, valid and binding obligation of the Borrower, enforceable against the Borrower in accordance with the terms thereof, except as such enforceability (i) may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the rights of creditors generally and (ii) is subject to general principles of equity (regardless of whether enforceability is considered in equity or at law).

(g) There is not pending or, to the best knowledge of the Borrower, threatened any suit, action or proceeding against or affecting the Borrower before or by any court, arbitrator, administrative agency or other governmental authority that materially and adversely affects the validity, as to the Borrower, of any of the transactions contemplated by this Agreement or the ability of the Borrower to perform its obligations hereunder or as contemplated hereby.

(h) The Borrower and the Facilities are in compliance with all laws applicable to the Borrower or the Facilities, and with the terms of all other governmental approvals and permits obtained by it.

(i) The Borrower has not engaged in any business other than the acquisition, ownership, construction, installation, operation, management, maintenance of and financing for the Facilities and the activities related or incident thereto or necessary, suitable or convenient for the accomplishment of such purposes, and the Borrower has no material obligations or liabilities other than those directly related to the conduct of such business.

(j) No governmental approval is required to be obtained by the Borrower in connection with (i) the execution and delivery of, and performance by the Borrower of its respective obligations, and the exercise of its rights, under the Transaction Documents to which it is a party, or (ii) the validity and enforceability of the Transaction Documents.

(k) All material governmental approvals required to construct, own, and operate the Facilities have been obtained. Such governmental approvals that have been obtained are final and in full force and effect, and, if applicable laws or regulations specify a period for bringing administrative appeals, all such appeals periods have expired. The Borrower expects that all additional governmental approvals required to construct, own, and operate the Facilities will be obtained when required in due course on commercially reasonable terms.

(l) All insurance required to be maintained by the Borrower under the Transaction Documents has been obtained and is in full force and effect, other than insurance not reasonably required at such stage of the Project. All premiums due with respect thereto have been paid or will be paid when required.

(m) No Event of Default has occurred and is continuing.

(n) As of the Date of Issuance of the Bonds, none of this Agreement nor any other document, certificate or written statement furnished to the Trustee or the Issuer by the Borrower, when considered together as a collective whole, to its knowledge, contains any untrue statement of a material fact or omits to state a material fact necessary in order to make

the statement contained herein and therein not misleading or incomplete in the light of the circumstances and the context of the specific document under which it was made.

(o) As of the Date of Issuance of the Bonds, the Borrower has not entered into any material agreements in connection with the Project with total payments by or to the Borrower in excess of \$1,000,000, or with a term greater than one (1) year, other than the Transaction Documents.

(p) The Borrower does not rely on any warranty of the Issuer, either express or implied, as to the Project or the financing thereof or the adequacy of the loan made hereby for such financing or funding.

(q) Each element or unit of the Facilities, as described in Exhibit A hereto for which moneys are to be disbursed from the Project Fund is located in any one or more of the Participating Counties.

(r) The financial model prepared by the Borrower was prepared in good faith and based upon assumptions believed to be reasonable and represents, in the opinion of the Borrower, reasonable projections on the Date of Issuance of the Bonds of the future performance of the Borrower (it being understood that projections contain significant uncertainty and actual results may differ materially from projections).

(s) The Borrower has valid fee title or leasehold title to the project sites and the Facilities.

(t) In connection with the self-designation of the Series 2024 Bonds as “social bonds” in accordance with the 2023 edition of the Social Bond Principles published by the International Capital Markets Association (“ICMA”) and to align with four of the 17 United Nations Sustainable Development Goals set forth below (“UNSDGs”), the Borrower will use the proceeds of the Series 2024 Bonds for “Social Projects” as outlined by the ICMA by:

- (i) expanding affordable basic infrastructure,
- (ii) expanding access to essential services,
- (iii) generating additional employment opportunities,
- (iv) promoting socioeconomic advancement and empowerment; and
- (v) supporting the UNSDGs of Goal 8: “Decent Work and Economic Growth”, Goal 9: “Industry, Innovation, and Infrastructure”, Goal 10: “Reduced Inequalities”, and Goal 11: “Sustainable Cities and Communities”

all through providing or improving affordable access to essential broadband internet for residents of rural Wisconsin, which are an underserved population as it relates to access to broadband internet and the benefits conferred by broadband internet service, such as access to tele-health services and online education, greater connectivity with emergency responders, attracting or maintaining employees in local areas by providing remote work possibilities, and allowing local businesses to increase revenue through online ordering. The impacts from the

Project are aligned with the principles set forth in the ICMA and the UNSDGs. As set forth in the Indenture and herein, the proceeds of the Bonds will be held in segregated funds by the Trustee.

ARTICLE III

THE LOAN

Section 3.01. Issuance of Bonds to Finance the Project.

Simultaneously with the delivery of this Agreement, the Issuer shall issue, sell and deliver the Series 2024 Bonds to provide it with funds to be loaned to the Borrower pursuant to this Agreement. The Series 2024 Bonds shall be issued in accordance with the Indenture. The Borrower's approval of the terms of the Series 2024 Bonds and the Indenture shall be conclusively established by its execution and delivery of this Agreement. If for any reason the Series 2024 Bonds are not issued, sold and delivered, the Issuer shall have no obligation to make this Loan, and this Agreement and the Series 2024 Promissory Note shall each cease, terminate and be void. Any provisions governing the rights, immunities and protections of the Trustee under the Indenture are incorporated by reference into this Loan Agreement as being applied to the Trustee as though fully set forth herein.

Section 3.02. Making of the Loan.

The Issuer hereby makes a loan to the Borrower in the principal amount of the Series 2024 Bonds. The Loan shall be deemed to have been made when the proceeds of the original sale of the Series 2024 Bonds are delivered to the Trustee at the direction of the Issuer. Such proceeds shall be apportioned by the Trustee and deposited in the funds established pursuant to Section 4.03 of the Indenture.

Section 3.03. Acceptance and Evidence of the Loan.

The Borrower hereby accepts the Loan and as evidence thereof hereby delivers the Series 2024 Promissory Note to the Issuer. The Issuer hereby acknowledges receipt of the Series 2024 Promissory Note.

Section 3.04. Direct, Unsecured and Unconditional Obligation.

The debt obligation of the Borrower under this Agreement and the Series 2024 Promissory Note is the direct and unconditional obligation of the Borrower.

Section 3.05. Pledge and Assignment to Trustee.

Simultaneously with the delivery of this Agreement, the Issuer shall pledge and assign to the Trustee under the Indenture all the Issuer's right, title and interest in and to the Series 2024 Promissory Note, this Agreement and all the Issuer's rights to receive payments thereunder and hereunder; provided, however, that the Issuer reserves the right to enforce the Issuer's Unassigned Rights in its own name and for its own account. The Borrower hereby consents to such pledge and assignment and agrees that the Trustee may enforce any and all rights, privileges and remedies of the Issuer (other than the Issuer's Unassigned Rights) under or with respect to the Series 2024 Promissory Note and this Agreement.

Section 3.06. Loan Repayment.

(a) The Borrower shall repay the Loan in accordance with the Series 2024 Promissory Note. The Series 2024 Promissory Note shall (i) mature on such date and in such principal amount that, upon the Stated Maturity date of such Series 2024 Bonds, shall mature, (ii) bear interest at the same rate, payable at the same times, as such Series 2024 Bonds, and (iii) require the redemption of all or an equal principal amount thereof on each date on which such Series 2024 Bonds are required to be redeemed pursuant to Section 3.01 of the Indenture. Payments on the Series 2024 Promissory Note shall be made by the Borrower directly to the Trustee under the Indenture. The Trustee shall deposit all payments on the Series 2024 Promissory Note into the Bond Fund as provided in the Indenture. In any case where a payment to be made by the Borrower pursuant to this Agreement shall be due on a day that is not a Business Day, then such payment may be made on the next succeeding Business Day with the same force and effect as if made on the due date.

(b) The Borrower shall receive a credit against its obligation to make any payment of the principal of, or interest on, the Series 2024 Promissory Note, whether at maturity, upon redemption or otherwise, in an amount equal to, and such obligation shall be fully or partially, as the case may be, satisfied and discharged to the extent of, the amount, if any, credited pursuant to the Indenture against the payment required to be made by or for the account of the Issuer in respect of the corresponding payment of the principal of or interest on the related series of Series 2024 Bonds. The Issuer agrees with the Borrower that at the time all the Series 2024 Bonds cease to be Outstanding (other than by reason of the applicability of clause (c) of the definition of Outstanding), the Trustee shall surrender the Series 2024 Promissory Note to the Borrower.

(c) Notwithstanding any of the foregoing provisions, moneys in the Bond Fund shall not be credited against the aforesaid obligations of the Borrower (i) to the extent such moneys are required for payment of the Series 2024 Bonds previously matured or called for redemption which have not been presented for payment or paid, or for past-due, unpaid interest on such Series 2024 Bonds, (ii) to the extent such moneys are to be used by the Trustee for the payment of a redemption of the Series 2024 Bonds or for the purchase of Series 2024 Bonds on the open market, either on a specified date within one year of the payment date in question or at a date to be specified subsequently by the Borrower, or (iii) to the extent such moneys have been deposited from the Series 2024 Debt Service Reserve Account because of a default in the Bond Fund.

Section 3.07. Borrower's Remedies.

Nothing contained in this Article shall be construed to release the Issuer from the performance of any of its agreements in this Agreement, and, if the Issuer should fail to perform any such agreement, the Borrower may institute such action against the Issuer as the Borrower may deem necessary to compel the performance, so long as such action shall not violate the Borrower's agreements in Section 3.05 hereof. The Borrower may at its own cost and expense, and in its own name, prosecute or defend any action or proceeding against third parties or take any other action which the Borrower deems reasonably necessary in order to secure or protect its interest in the Facilities and right of possession, occupancy and use thereof under this Agreement and the Indenture.

In this event, the Issuer agrees to cooperate fully with the Borrower in any such action or proceeding if the Borrower shall so request and agree to pay all expenses.

Section 3.08. Deposits in Respect of the Promissory Note.

The Borrower agrees to make the following payments to the Trustee:

(a) for deposit into the Bond Fund on or before the fifteenth (15th) day of the month prior to each Interest Payment Date, commencing [____ 15, 20__], 100% of the amount of interest next coming due on the Series 2024 Promissory Note, together with any money then on deposit in the Bond Fund and available for that purpose, to pay the next installment of interest due on the Series 2024 Promissory Note, and

(b) for deposit into the Bond Fund on or before the fifteenth (15th) day of the month prior to each Interest Payment Date, commencing [____ 15, 20__], 50% of the amount of principal next coming due on the Series 2024 Promissory Note, together with any money then on deposit in the Bond Fund and available for that purpose, to pay the next installment of principal due on the Series 2024 Promissory Note; and

(c) prior to the sooner of the [____ 1, 20__] Interest Payment Date or the date that insufficient amounts are on deposit in the 2024 Capitalized Interest Account of the Project Fund to pay the amount due on the next Interest Payment Date, Interest Payments on the Series 2024 Bonds shall be paid from the Capitalized Interest Account.

Section 3.09. Deposits to Debt Service Reserve Account.

In the event the amount on deposit in the Series 2024 Debt Service Reserve Account is less than the Series 2024 Debt Service Reserve Requirement,

(a) on any date as a result of a transfer from the Series 2024 Debt Service Reserve Account to the Bond Fund due to a deficiency in the Bond Fund, then the Borrower agrees to deposit an amount sufficient to make up the deficiency within five (5) days after the date of such draw on the Series 2024 Debt Service Reserve Account; or

(b) on any date as a result of a transfer from the Series 2024 Debt Service Reserve Account to the Bond Fund to pay amounts recovered from Bondholders as a preferential payment, the Borrower agrees to deposit immediately and without notice, the amount of such transfer; or

(c) for any other reason, including a determination on a Valuation Date that the market value of the securities then on deposit in the Series 2024 Debt Service Reserve Account is less than the Series 2024 Debt Service Reserve Requirement, the Borrower agrees to deposit in the Series 2024 Debt Service Reserve Account amounts sufficient to make up the deficiency within ninety (90) days following the date on which the Borrower received notice of the deficiency.

ARTICLE IV

THE PROJECT

Section 4.01. Completion and Location of the Facilities.

The Borrower will cause the Project to be acquired, constructed, installed and equipped in accordance with the plans and specifications therefor. The Facilities are or will be owned and operated by the Borrower.

Section 4.02. Agreement to Complete the Project.

The Borrower agrees to complete, or cause to be completed, the Project with all reasonable dispatch in accordance with the Project Plans and Specifications. If the moneys in the Project Fund shall be insufficient to pay the costs of completing the Project, the Borrower shall nevertheless complete the same and shall be responsible for causing the costs thereof to be paid. The Borrower shall procure any and all building permits, use and occupancy permits, public service commission approvals, and other permits, licenses and authorizations necessary for the construction, completion, occupancy and use of the Project.

Section 4.03. Manner of Procuring Disbursements from the Cost of Issuance Fund.

Costs of Issuance, to the extent financed by the Bonds, may be disbursed only from the Cost of Issuance Fund and only in an aggregate amount not exceeding the Cost of Issuance Deposit Amount. Upon requisition as hereinafter provided, the moneys in the Cost of Issuance Fund shall be disbursed to or at the order of the Borrower to pay (or reimburse the Borrower for) the Costs of Issuance described in the definition of Eligible Costs of the Project in the Indenture.

Disbursements from the Cost of Issuance Fund shall be made by the Trustee only upon receipt of an appropriately completed Requisition substantially in the form attached hereto as Exhibit C, executed on behalf of the Borrower by a Borrower Representative, accompanied by the supporting information and documentation specified therein. The Borrower agrees that the Trustee, if directed to do so by the Issuer or a Participating County, may condition any disbursement from the Cost of Issuance Fund upon its receipt of such additional information and documentation as the Issuer or such Participating County may reasonably require to evidence the truth and accuracy of the statements and representations contained in the Requisition. The Trustee shall be fully protected in relying upon the Requisitions delivered to it in accordance with this Section 4.03 and shall have no duty or obligation to request any additional information or documentation to verify the truth and accuracy of the statements and representations contained therein or to otherwise make an investigation in connection with such Requisitions.

If the moneys in the Cost of Issuance Fund shall be insufficient to pay all of the Costs of Issuance, the Borrower shall be responsible for paying the difference from funds other than Bond proceeds. If there shall be any balance in the Cost of Issuance Fund remaining on the earliest of (i) the date which is ninety (90) days after the date of issuance of the Bonds, (ii) the date the Trustee receives a certification by the Borrower Representative that all Costs of Issuance have been paid, or (iii) the

date of closing of the Project Fund pursuant to Section 4.07 hereof, such remaining balance shall be transferred to the Project Fund.

Section 4.04. Manner of Procuring Disbursements from the Project Fund.

Upon requisition as hereinafter provided, moneys in the Project Fund shall be disbursed to or at the order of the Borrower to pay (or reimburse the Borrower for) the Engineering Costs, and the Project Costs described in the definition of Eligible Costs of the Project in the Indenture.

Disbursements from the Project Fund shall be made by the Trustee only upon receipt of an appropriately completed Requisition substantially in the form attached hereto as Exhibit C, executed on behalf of the Borrower by a Borrower Representative, accompanied with the proper information and documentation specified therein. The Trustee shall have the right to withhold disbursements from the Project Fund if the Trustee determines that the Requisition is incomplete or inaccurate in any material respect. The Borrower may deposit moneys into the Project Fund from time to time as it deems desirable or necessary. The Borrower agrees that it shall only request disbursements from the Project Fund for Eligible Costs of the Project. Absent gross negligence or willful misconduct, the Trustee shall be fully protected in relying upon the Requisitions delivered to it in accordance with this Section 4.04 and shall have no duty or obligation to request any additional information or documentation to verify the truth and accuracy of the statements and representations contained therein or to otherwise make an investigation in connection with such Requisitions.

The Borrower shall deliver to each Participating County, as applicable, a copy of the Requisition simultaneously with the delivery to the Trustee. Prior to any disbursement, the Borrower shall comply with any requirements of the Participating Counties contained in the applicable Reimbursement Agreement. The Trustee shall not be required to determine whether each Participating County has received a copy of the Requisition or whether the Borrower has complied with the requirements of any Reimbursement Agreement; nor shall the Trustee be required to inquire as to whether any Participating County objects the disbursements requested in the Requisition.

Section 4.05. Amendments to Project Plans and Specifications.

Subject to the conditions set forth in this Section, the Borrower shall have the right to amend the Project Plans and Specifications and to issue change orders to contractors from time to time as the Borrower shall deem necessary or desirable. The Trustee's approval or consent shall not be required for any amendment to the Project Plans and Specifications; provided that, the Borrower receives all approvals or consents required under the Reimbursement Documents from the Participating Counties.

Section 4.06. Establishment of Project Completion Date.

The Borrower shall evidence the completion of the Project by filing with the Issuer and the Trustee:

- (a) a certificate of a Borrower Representative, without prejudice to any rights against third parties (i) that the Project has been completed in accordance with Project Plans and Specifications and the Reimbursement Documents, and (ii) that all labor, services, materials and supplies used to construct, acquire and install the Facilities have been paid in

full, except for such portion thereof (which shall be identified in detail) which the Borrower is disputing in good faith and by appropriate proceeding; and

(b) designating the date of Project completion and, if applicable, the respective dates of completion of each of the component phases of the Project.

Upon such filing, the date specified in accordance with clause (b) above shall be the “Completion Date” for purposes of this Agreement.

Section 4.07. Closing of Project Fund.

Upon being furnished the items described in Section 4.06 hereof, the Trustee shall close the Project Fund and transfer the remaining balance therein, if any (including any amount transferred from the Cost of Issuance Fund on such date), to the Bond Fund to be applied to effect the mandatory redemption from unused proceeds as set forth in Section 3.01(c) of the Indenture. Any amounts remaining in the Bond Fund following the mandatory redemption in accordance with Section 3.01(c) of the Indenture, shall be held in the Bond Fund and applied to make the interest payments on the remaining Series 2024 Bonds on the next succeeding Interest Payment Date.

Section 4.08. Issuer’s and Trustee’s Access to Facilities.

The Borrower agrees that the Issuer and Trustee shall have the right, upon appropriate prior notice to the Borrower, to have reasonable access to the Facilities during normal business hours for the purpose of making examinations and inspections of the same.

ARTICLE V

REDEMPTION OF SERIES 2024 BONDS

Section 5.01. Prepayment of Loan.

The Borrower may at any time transmit funds directly to the Trustee, for deposit in the Bond Fund, in addition to amounts, if any, otherwise required at that time pursuant to this Agreement, and direct that said money be utilized by the Trustee for redemption of Series 2024 Bonds which are then or will be redeemable in accordance with their terms on a date specified by the Borrower, provided notice is properly given in accordance with Section 3.02 of the Indenture.

Section 5.02. Option to Prepay Loan and to Direct Redemption of Series 2024 Bonds.

The Borrower shall have the option to prepay the Series 2024 Promissory Note in whole or in part on the dates set forth for redemption of the Series 2024 Bonds under Section 3.01(a) of the Indenture. In any such case, the Borrower shall, to exercise its option hereunder, notify the Issuer and the Trustee in writing, designating a redemption date, and, prior to said redemption date, deposit with the Trustee a sum sufficient of Eligible Funds, with other funds held by the Trustee and available for such purpose, to redeem such Series 2024 Bonds then Outstanding.

Section 5.03. Optional Prepayment of Promissory Note Upon Occurrence of Certain Extraordinary Events.

Subject to the proviso below, the Borrower shall have the option to prepay the Series 2024 Promissory Note in whole or in part, in Authorized Denominations, upon the following conditions: (a) all or a portion of the Facilities shall have been damaged or destroyed to such extent that, in the opinion of the Borrower expressed in a certificate of the Borrower Representative filed with the Issuer and the Trustee following such damage or destruction, (i) the completion of the Project will be delayed for at least six months, (ii) it is not practicable or desirable to rebuild, repair or restore the Facilities within a period of six consecutive months following such damage or destruction, or (iii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (b) title to or the temporary use of all or substantially all of the Facilities in a particular Participating County shall have been taken under the exercise of the power of eminent domain by any governmental authority to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, (i) the completion of the Project will be delayed for at least six months or (ii) the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at any portion of the Facilities for a period of at least six consecutive months; or (c) any court or administrative body of competent jurisdiction shall enter a judgment, order or decree requiring the Borrower to cease all or any substantial part of its operations at any portion of the Facilities to such extent that, in the opinion of the Borrower expressed in a certificate of a Borrower Representative filed with the Issuer and the Trustee, the Borrower is or will be thereby prevented from carrying on its normal operations in a material manner at the Facilities for a period of at least six consecutive months; or (d) as a result of any changes in the Constitution of Wisconsin or the Constitution of the United States of America or of legislative or administrative action (whether state or federal) or by final decree, judgment or order of any court or administrative body (whether state or federal), the Loan Agreement shall have become void or unenforceable or impossible to perform in accordance with the intent and purposes of the parties as expressed herein, or unreasonable burdens or excessive liabilities shall have been imposed on the Issuer or the Borrower, in the opinion of the Issuer or the Borrower, as applicable, expressed in a certificate of an Issuer Representative or a Borrower Representative, as applicable, filed with the Trustee, as a consequence of the Series 2024 Bonds or the Series 2024 Promissory Note being Outstanding, including without limitation federal, state or other ad valorem, property, income or other taxes not being imposed on the Facilities owed by the Borrower as of the date hereof. In the event that the Promissory Note is subject to prepayment under this section, and all Facilities located within a Participating County have been subject to the above-described conditions, upon the prepayment of the portion of the Promissory Note representing the Facilities in such Participating County, such Participating County shall be released from its obligations under its Limited Guaranty Agreement in accordance with the terms of its Limited Guaranty Agreement.

In respect to each of the foregoing conditions, no such condition shall be met if such condition is met or caused by (i) any Participating County exercising remedies under the Reimbursement Documents, including, without limitation, any and all actions or omissions thereunder, whether direct or indirect, and all foreclosure or other action transferring title or rights with respect to the Facilities, or any component of the Project, or (ii) legislative or administrative action taken by any Participating County.

To exercise such option the Borrower shall give notice to the Issuer and the Trustee within ninety (90) days following the occurrence of the event which is said to give rise to the right to exercise such option. The notice shall refer to this Section, shall describe and give the date of the subject event, shall have attached to it the requisite certificate of a Borrower's Representative, and shall direct a redemption of all or a portion of the Outstanding Series 2024 Bonds pursuant to Section 3.01(b) of the Indenture on a specified Business Day for which the notice of redemption required by Section 3.04 of the Indenture can be given. Prior to said redemption date, the Borrower shall deposit with the Trustee a sum sufficient of Eligible Funds, with other funds held by the Trustee and available for such purpose, to redeem such Series 2024 Bonds then Outstanding.

Section 5.04. Obligation to Prepay Loan and to Redeem Series 2024 Bonds From Unused Proceeds.

The Borrower shall be obligated to repay the Loan from the proceeds of the Series 2024 Bonds, in part, to the extent Series 2024 Bonds are required to be redeemed in accordance with Section 3.01(c) of the Indenture.

The prepayment of the Loan required by the preceding paragraph, which shall be deposited on or prior to the redemption date, shall be a sum sufficient of Eligible Funds, together with other funds deposited with the Trustee and available for such purpose, to redeem all the Series 2024 Bonds to be redeemed at a price equal to 100% of the principal amount thereof plus accrued interest to the date of redemption, and, if no Series 2024 Bonds shall thereafter remain outstanding, to pay all reasonable and necessary fees and expenses of the Trustee, and all other liabilities of the Borrower, accrued and to accrue under this Agreement through the redemption date.

Section 5.05. Obligation to Prepay Loan on Mandatory Sinking Fund Payment Dates.

The Borrower shall be obligated to repay the Loan to the extent Series 2024 Bonds that are Term Bonds are required to be redeemed in accordance with Section 3.01(d) of the Indenture.

The prepayment of the Loan required by the preceding paragraph, which shall be deposited on or prior to the redemption date, shall be a sum sufficient, together with other funds deposited with the Trustee and available for such purpose, to redeem the Series 2024 Term Bonds on the applicable Mandatory Sinking Fund Payment dates at a price equal to 100% of the principal amount thereof plus accrued interest to the date of redemption.

ARTICLE VI

COVENANTS OF THE BORROWER

Section 6.01. Payment of Series 2024 Promissory Note.

The Borrower agrees to make the principal and interest payments on the Series 2024 Promissory Note in the manner and amounts and the times and places specified herein and in the Series 2024 Promissory Note.

Section 6.02. Unconditional Obligation to Provide the Issuer with Sufficient Revenues.

The Borrower unconditionally agrees that it shall make payments to the Trustee (for the account of the Issuer) in lawful money of the United States of America and in such amounts and at such times (if not sooner required under the terms of this Agreement) as shall be necessary to enable the Trustee to make full and prompt payment when due (whether at stated maturity, upon redemption prior to stated maturity or upon acceleration of stated maturity), of the principal of, and interest on, all Bonds issued under the Indenture. The obligation of the Borrower to make the payments required in this Section shall be absolute and unconditional and shall not be subject to diminution by set off, counterclaim, abatement or otherwise; and until such time as the principal of, premium, if any, and interest on the Bonds shall have been paid or provided for in accordance with the Indenture, the Borrower: (a) will not suspend or discontinue, or permit the suspension or discontinuance of, any payments provided for in this Section; (b) will perform and observe all their other agreements contained in this Agreement; and (c) will not terminate this Agreement for any cause including without limiting the generality of the foregoing, any defect in title to the Project, any acts or circumstances that may constitute failure of consideration, destruction of or damage to the Project, frustration of commercial purpose, any change in the tax or other laws or administrative rulings of or administrative actions by the United States of America or the State of Wisconsin or any political subdivision of either, or any failure of the Issuer to perform and observe any agreement, whether expressed or implied, or any duty, liability or obligation arising out of or in connection with this Agreement. Nothing contained in this Section shall be construed to release the Issuer from the performance of any of the agreements on its part herein contained; and if the Issuer shall fail to perform any such agreement on its part, the Borrower may institute such action against the Issuer as the Borrower may deem necessary to compel performance, provided that no such action shall violate the agreements on the part of the Borrower contained in this Section, or diminish the amounts required to be paid by the Borrower pursuant to this Section.

Section 6.03. Indemnification.

To the fullest extent permitted by law, the Borrower agrees to indemnify, hold harmless, and defend the Issuer, each Participating County, the Trustee, and each of their respective officers, governing members, directors, officials, employees, attorneys, and agents (each an "Indemnified Party" and collectively, the "Indemnified Parties"), against any and all losses, damages, claims, actions, liabilities, costs, and expenses of any conceivable nature, kind, or character (including, without limitation, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement and amounts paid to discharge judgments) to which the Indemnified Parties, or any of them, may become subject under any statutory law (including federal or state securities laws) or at common law or otherwise, arising out of or based upon or in any way relating to:

(a) the use, non-use, condition or occupancy of any of the Projects, any repair, construction, alteration, renovation, relocation, remodeling and equipping thereof or thereto, or the condition of any of the Projects, including adjoining sidewalks, streets or alleys, and any equipment at any time located on the Projects or used in connection therewith, but which are not the result of the negligence or willful misconduct of the Issuer;

(b) violation of any agreement, warranty, covenant or condition of this Agreement, except by an Indemnified Party;

(c) violation of any contract, agreement or restriction by the Borrower relating to the Projects;

(d) violation of any law, ordinance, regulation or court order affecting any of the Projects or the ownership, occupancy or use thereof;

(e) any untrue statement or misleading statement or alleged untrue statement or alleged misleading statement of material fact contained the Limited Offering Memorandum or continuing disclosure document for the Bonds that is alleged to be or is untrue or incorrect in any material respect (other than information provided by the Indemnified Party for inclusion in the Limited Offering Memorandum or continuing disclosure document), and any omission from the Limited Offering Memorandum of any statement or information which should be contained therein for the purpose for which the same is to be used or which is necessary to make the statements therein not misleading in any material respect;

(f) the administration or enforcement of any of the provisions of this Agreement or the Indenture;

(g) any state or federal audit, examination or investigation of the Bonds; and

(h) any act of negligence of any assignee or lessee of the Borrower or any of its agents, contractors, servants, employees or licensees of any such assignee or lessee.

In the event of settlement of any litigation commenced or threatened, such indemnity shall be limited to the aggregate amount paid under a settlement effected with the written consent of the Borrower, plus costs.

The Indemnified Party shall promptly notify the Borrower in writing of any claim or action brought against the Indemnified Party, or any controlling person, as the case may be, in respect of which indemnity may be sought against the Borrower, setting forth the particulars of such claim or action, and the Borrower will assume the defense thereof, including the employment of counsel reasonably satisfactory to the Indemnified Party, or such controlling person, as the case may be, and the payment of all expenses.

In its discretion, the Indemnified Party or any such controlling person shall have the right to employ separate counsel in any circumstances described in this Section. The fees and expenses of such legal counsel shall be included within the costs indemnified pursuant to this Section, irrespective of whether the Borrower shall have consented to such separate representation or any settlement of any such action.

All amounts payable to or with respect to the Issuer under this Section shall be deemed to be fees and expenses of the Issuer for purposes of the provisions hereof and of the Indenture dealing with assignment of the Issuer's rights hereunder.

The obligations of the Borrower under this Section 6.03 shall survive the termination of this Agreement.

Section 6.04. Maintenance of Facilities; Remodeling.

So long as any Bonds are Outstanding, the Borrower shall cause the Facilities to be maintained, preserved and kept in good repair, working order and condition and from time to time cause to be made all necessary and proper repairs, replacements and renewals.

The Borrower shall have the privilege, at its own expense, of causing any of the Facilities to be remodeled or causing substitutions, modifications or improvements to be made to the Facilities from time to time as it, in its discretion, may deem to be desirable for its uses and purposes, which remodeling, substitutions, modifications and improvements shall be included under the terms of this Agreement as part of the Facilities.

Section 6.05. Insurance.

So long as any Bonds are Outstanding, the Borrower agrees to maintain or cause to be maintained insurance with respect to the Project showing the Trustee as additional insured or loss payee of such type and in such amounts as are customarily carried, and against such risks as are customarily insured against, by operators of like size and character as the Project, as well as any insurance required by the Transaction Documents, paying as the same become due all premiums with respect thereto, including but not limited to fire, casualty, public liability and other insurance with respect to the Facilities as is customarily carried by utility companies with respect to similar facilities.

A certificate or certificates of the respective insurers attesting the fact that the insurance required by this Section 6.05 is in force and effect shall be delivered to the Trustee at least annually after Completion Date. Prior to the expiration of any such policy, the Borrower shall furnish the Trustee evidence that the policy has been renewed or replaced or is no longer required by this Agreement. All proceeds of such insurance shall be for the account of the Borrower. The Trustee has no duty or obligation to determine the sufficiency of such insurance requirements.

Section 6.06. Compliance with Laws.

The use of the Project shall at all times be and continue to be in full compliance with all applicable laws and ordinances, including, without limitation, zoning laws and ordinances and all applicable environmental and health and safety laws, rules, regulations and ordinances.

Section 6.07. Payment of Taxes; Discharge of Liens.

The Borrower agrees to pay promptly, as and when the same shall become due and payable, each and every lawful cost, expense and obligation of every kind and nature, foreseen or unforeseen, for the payment of which the Issuer or the Borrower is or shall become liable by reason of their estate or interest in the Project or in any portion thereof, or by reason of or in any manner connected with or arising out of the possession, operation, maintenance, alteration, repair, rebuilding, use or occupancy of the Project or any part thereof. The Borrower also agrees to pay and discharge, promptly as and when the same shall become due and payable, all lawful real estate taxes, personal property taxes, business and occupation taxes, occupational license taxes, assessments for public improvements or benefits and all other lawful governmental taxes, impositions and charges of every kind and nature, ordinary or extraordinary, general or special, foreseen or unforeseen, whether similar or dissimilar to any of the foregoing, and all applicable interest and penalties thereon, if any, which at any time shall be or become due and payable and which shall be lawfully levied, assessed or imposed

upon or with respect to, or which shall be or become liens upon, the Project or any portion thereof or any interest of the Borrower therein. The Borrower also agrees to pay or cause to be paid all lawful charges for gas, water, sewer, electricity, light, heat, power, telephone and other utility and service used, rendered or supplied to, upon or in connection with the Project. The Borrower agrees that the Issuer is not, nor shall it be, required to furnish free of charge to the Borrower or any other occupant of the Facilities any gas, water, sewer, electricity, light, heat, power or other facilities, equipment, labor, materials or services of any kind, except as otherwise may be required by law or except as the same shall generally be furnished without charge to other owners or users of comparable property within the Issuer's jurisdiction.

The Borrower shall have the right in good faith and by appropriate proceedings to dispute or contest the validity or amount of any such tax, assessment, governmental charge or utility charge, and during the pendency of any such dispute or contest, the Borrower shall not be deemed to be in default under this Section by reason of its failure to have paid the disputed or contested amount.

Section 6.08. Covenant Against Liens.

The Borrower covenants that it will not create or permit to be created or remain or suffer to exist and, at its cost and expense, will promptly discharge or terminate all liens on the Project or any other Property of the Borrower, or any part thereof, which are not Permitted Encumbrances.

Section 6.09. Sale or Transfer of the Project.

The Borrower may not sell, assign or otherwise transfer all of its interest in the Facilities or the Project (in a single transaction or any series of transactions) unless: (i) the sale, assignment, or transfer is conducted in compliance with and pursuant to Section 6.11 of this Agreement, (ii) the purchaser, assignee, or transferee, as the case may be, shall have assumed in writing all obligations of the Borrower under this Agreement; (iii) an Event of Default would not occur as a result of or immediately following such transfer and (iv) such sale, assignment, or transfer is permitted by the Transaction Documents.

If otherwise permitted by the Transaction Documents, the Borrower may sell, assign or otherwise transfer less than all its interest in the Facilities or the Project, provided that, so long as any Bonds are Outstanding, all portions of the Facilities or the Project financed with proceeds of the Bonds must remain in one or more of the Participating Counties.

If the Borrower does sell, assign or otherwise transfer all of its interest in all of the Facilities or the Project located in a particular Participating County in accordance with this Section and there is no Event of Default hereunder caused by such transfer, and Bonds in an amount corresponding to all or a portion of the Project located within such Participating County are redeemed in accordance with Section 3.01(a) of the Indenture, then the affected Participating County's Pro Rata Share will be reduced by a corresponding amount.

Section 6.10. Maintenance of Existence.

The Borrower agrees that, except as otherwise permitted in Section 6.11 of this Agreement, it will maintain its limited liability company existence, and will neither dissolve nor institute any proceedings for dissolution without the consent of each of the Guarantors. The Borrower further agrees that at all times while any Bonds are Outstanding, (i) the Borrower will be a single purpose

entity operating for the purposes of acquiring, constructing, owning and operating the Project and related facilities and the activities related or incident thereto; (ii) the Borrower will not engage in any business unrelated to the acquisition, construction, ownership and operation of the Project and related facilities and the activities related or incident thereto; and (iii) the Borrower will not acquire any assets, liabilities or obligations other than those related to the Project and related facilities.

Section 6.11. Merger; Consolidation; Transfer of Assets.

The Borrower covenants that it will maintain its corporate existence and qualification to do business in the State and further agrees that it will not (in a single transaction or any series of transactions) dissolve or otherwise dispose of all or substantially all its assets and will not consolidate with or merge into another entity; provided, however, that the Borrower may, without violating the foregoing, consolidate with or merge into another entity, or transfer all or substantially all its assets to another entity (and thereafter be released of all further obligation hereunder and dissolve or not dissolve as it may elect) if:

(a) the resulting, surviving or transferee entity, as the case may be, is a corporation incorporated, or a partnership, limited liability company, or other recognized legal entity organized, under the laws of one of the States of the United States of America;

(b) such resulting, surviving or transferee entity has obtained the consent of each of the Guarantors and Bondowners owning in aggregate not less than a majority in aggregate principal amount of the Bonds (other than Bonds owned by the Borrower or any “related person” as defined in Section 147(a) of the Internal Revenue Code) at the time Outstanding to such transaction;

(c) such resulting, surviving or transferee entity expressly assumes in writing (delivered to the Issuer and the Trustee) all the obligations of the Borrower contained in this Agreement and the Promissory Note (after which it shall be the “Borrower” for purposes hereof and thereof); and

(d) the Borrower shall have delivered to the Trustee and the Issuer an opinion of Bond Counsel to the effect that such transaction is permitted under the Transaction Documents and will not adversely affect the validity of the Bonds.

Section 6.12. Annual Financial Statements.

The Borrower will have an annual audit made by independent certified public accountants and will furnish the Trustee and each Guarantor (within one hundred twenty (120) days after the close of the Borrower’s fiscal year) with a copy of the audited financial statements of the Borrower (which shall include, at a minimum, the balance sheet of the Borrower and statements of income and member’s equity as of the end of and for such fiscal year), together with the report of the Borrower’s independent auditors with respect thereto. At the same time as delivery of such financial statements, the Borrower shall furnish the Trustee and each Guarantor with a written statement signed by a Borrower Representative and stating that the Borrower is not in default under the terms of this Agreement, or, if the Borrower is in default, specifying the nature thereof. The Borrower shall also provide such information as any Participating County may reasonably request within thirty (30) days

of such request, or within such longer time period as may be reasonable to provide such requested information.

Section 6.13. Additional Payments.

In addition to the Loan repayments, the Borrower shall also pay to the Issuer, to each Participating County or to the Trustee, as the case may be, "Additional Payments," as follows:

(a) all taxes and assessments of any type or character charged to the Issuer, to the Participating County or to the Trustee from payments to be received hereunder or in any way arising due to the transactions contemplated hereby (including taxes and assessments assessed or levied by any public agency or governmental authority of whatsoever character having power to levy taxes or assessments) but excluding franchise taxes based upon the capital and/or income of the Trustee and taxes based upon or measured by the net income of the Trustee; provided, however, that the Borrower shall have the right to protest any such taxes or assessments and to require the Issuer, the Participating County or the Trustee, at the Borrower's expense, to protest and contest any such taxes or assessments levied upon them and that the Borrower shall have the right to withhold payment of any such taxes or assessments pending disposition of any such protest or contest unless such withholding, protest or contest would adversely affect the rights or interests of the Issuer, the Participating County or the Trustee;

(b) all reasonable fees, charges, and expenses of the Trustee for services rendered under the Indenture, as and when the same become due and payable;

(c) the reasonable fees and expenses of such accountants, consultants, attorneys, and other experts as may be engaged by the Issuer, the Participating County or the Trustee to prepare audits, financial statements, reports, opinions or provide such other services required under this Agreement or the Indenture;

(d) the reasonable fees and expenses, including reasonable attorney fees, of the Issuer and each Participating County in connection with this Agreement, the Project, the Bonds or the Indenture, including, without limitation, any and all reasonable expenses incurred in connection with the authorization, issuance, sale, and delivery of the Bonds or in connection with any litigation which may at any time be instituted involving this Agreement, the Bonds or the Indenture or any of the other documents contemplated thereby, the administration of the Bonds, and any examination, investigation or audit of the Bonds, and any assessments, levies, fines, fees or penalties assessed by any governmental agency or authority in connection therewith, or in connection with the reasonable supervision or inspection of the Borrower, its properties, assets or operations or otherwise in connection with the administration of this Agreement; and

(e) the annual fee of the Issuer in the amount of [10] basis points ([0.10]%) of the Outstanding principal amount of each series of Bonds, payable on the applicable original issue date of the Bonds and each anniversary date thereafter until all Bonds of such series have been fully paid.

Such Additional Payments shall be billed to the Borrower by the Issuer, the Participating County or the Trustee from time to time, together with a statement certifying that the amount billed has been incurred or paid by the Issuer, the Participating County or the Trustee for one or more of the above items. After such a demand, amounts so billed shall be paid by the Borrower within thirty (30) days after receipt of the bill by the Borrower.

In the event the Borrower should fail to make any of the payments required by this Section, the item in default shall continue as an obligation of the Borrower until the amount in default shall have been fully paid, and the Borrower will pay the same with interest thereon at the highest interest rate per annum applicable to any Bond set forth in this Agreement .

Section 6.14. [Reserved].

Section 6.15. Payment of Costs of Issuance; Expenses.

The Borrower covenants and agrees with the Issuer and each Participating County that it will pay all reasonable Costs of Issuance promptly when due following Borrower's receipt of written invoices therefor.

The Borrower shall also pay and indemnify the Issuer, each Participating County and the Trustee against all reasonable fees, costs, and charges, including reasonable fees and expenses of attorneys, accountants, consultants and other experts, incurred in good faith (and with respect to the Trustee, without negligence) and arising out of or in connection with this Agreement, the Bonds or the Indenture.

Section 6.16. Compliance with Act.

(a) Nondiscrimination; Compliance with Wisconsin Statutes Section 66.1103(11)(b)1m. The Borrower agrees that all contracts and subcontracts for construction of the Project shall include a clause prohibiting discrimination in employment and subcontracting. The Project shall not be used for any purpose which includes any act of employment discrimination as specified under Section 111.322 of the Wisconsin Statutes.

(b) Position Openings; Compliance with Section 66.1103(6m) of the Wisconsin Statutes. The Borrower shall comply with Section 66.1103(6m) of the Wisconsin Statutes relating to notification of position openings in each Participating County.

(c) Job Shifting Requirements; Compliance with Section 66.1103(4s)(b) of the Wisconsin Statutes. The Borrower shall comply with the requirements of Section 66.1103(4s)(b) of the Wisconsin Statutes with respect to offers of employment at the project site.

(d) Job Protection Estimates; Reporting Compliance with Section 66.1103(4m)(b) of the Wisconsin Statutes. The Borrower shall submit to the Wisconsin Economic Development Corporation, formerly the Wisconsin Department of Commerce, within 12 months after the Project is completed or 2 years after the Bonds are issued, whichever is sooner, a report regarding the net number of jobs eliminated, created or maintained on the project site and elsewhere in the State as a result of the Project, as required by Section 66.1103(4m)(b) of the Wisconsin Statutes.

Section 6.17. Additional Indebtedness.

The Borrower covenants that it shall not incur any additional indebtedness other than Additional Bonds in accordance with Section 2.10 of the Indenture and the additional subordinate indebtedness existing as of the Closing Date related to the loan agreement between American National Bank-Fox Cities and the Company and other co-borrowers dated June 11, 2021.

Section 6.18. Social Bond Designation Disclosures.

The Borrower has self-designated the Series 2024 Bonds as “social bonds” as outlined by the ICMA and UNSDGs and as more specifically set forth in Section 2.02(t) hereof. In support of such self-designation, the Borrower covenants that it shall provide the following information to the Participating Counties, the Trustee and the Borrower shall file on the EMMA page for the Series 2024 Bonds not later than ninety (90) days after the close of its Fiscal Year, beginning with the Fiscal Year ending December 31, 2025, and continuing for two Fiscal Years after the Fiscal Year in which the proceeds of the Bonds have been expended, the following information:

- (a) a brief description of the projects completed in such Fiscal Year using proceeds of the Series 2024 Bonds, including a completion percentage of the Project;
- (b) the amount of the proceeds of the Series 2024 Bonds that have been spent on the portions of the Project that are a “Social Project” as defined by ICMA, which may be by percentage allocated to certain project categories;
- (c) the expected impact of such proceeds, including (i) the number of new internet connections provided by projects financed with proceeds of the Series 2024 Bonds, (ii) how the Project has supported (1) affordable basic infrastructure, (2) access to essential services (e.g. health care, education and vocational training), and (3) socioeconomic advancement and empowerment and (iii) which targeted populations were impacted by the Project (e.g. those living below the poverty line, people with disabilities, underserved populations, undereducated populations, populations with lack of quality access to essential goods or services, the unemployed or communities impacted by natural disasters); and
- (d) a statement to the effect that no changes have been made to the Project that would reasonably be expected to materially adversely affect the social benefits of the Project.

Such information may be included in the Annual Report (as defined in the Borrower Continuing Disclosure Agreement) submitted by the Borrower pursuant to the Borrower Continuing Disclosure Agreement.

The failure of the Borrower to comply with, the requirements of its obligations described in this paragraph, will not be considered an event of default under this Loan Agreement.

Section 6.19. Covenants Related to Bond Insurance.

- (a) So long as the Series 2024 Bond Insurance Policy remains in effect, the Borrower agrees unconditionally that it will pay or reimburse the Bond Insurer on demand any and all reasonable charges, fees, costs, losses, liabilities and expenses that the Bond Insurer may pay or incur, including, but not limited to, fees and expenses of the Bond Insurer’s agents,

attorneys, accountants, consultants, appraisers and auditors and reasonable costs of investigations, in connection with the administration (including waivers and consents, if any), enforcement, defense, exercise or preservation of any rights and remedies in respect of the Security Documents (“Administrative Costs”). For purposes of the foregoing, costs and expenses shall include a reasonable allocation of compensation and overhead attributable to the time of employees of the Bond Insurer spent in connection with the actions described in the preceding sentence. The Borrower agrees that failure to pay any Administrative Costs on a timely basis will result in the accrual of interest on the unpaid amount at the Late Payment Rate, compounded semi-annually, from the date that payment is first due to the Bond Insurer until the date the Bond Insurer is paid in full.

Notwithstanding anything herein to the contrary, the Borrower agrees to pay to the Bond Insurer (i) a sum equal to the total of all amounts paid by the Bond Insurer under the Series 2024 Bond Insurance Policy (the “Bond Insurer Policy Payment”); and (ii) interest on such Bond Insurer Policy Payments from the date paid by the Bond Insurer until payment thereof in full by the Borrower, payable to the Bond Insurer at the Late Payment Rate per annum (collectively, the “Bond Insurer Reimbursement Amounts”). Notwithstanding anything to the contrary, including, without limitation, the post-default applicability of revenue provisions, the Bond Insurer Reimbursement Amounts shall be, and the Borrower hereby covenants and agrees that the Bond Insurer Reimbursement Amounts are, payable from and secured by a lien on and pledge of the same revenues and other collateral pledged to the Series 2024 Bonds on a parity with debt service due on the Series 2024 Bonds.

(b) So long as the Series 2024 Bond Insurance Policy remains in effect, and except as provided in the Transfer Documents, the Borrower shall not sell, lease, transfer, encumber or otherwise dispose of the Project funded by the Series 2024 Bonds or any material portion thereof, except upon obtaining consent from the Bond Insurer.

(c) So long as the Series 2024 Bond Insurance Policy remains in effect, and except as provided in the Transfer Documents, no contract shall be entered into or any action taken by which the rights of the Bond Insurer or security for or source of payment of the Series 2024 Bonds may be impaired or prejudiced in any material respect except upon obtaining the prior written consent of the Bond Insurer.

ARTICLE VII

DAMAGE; EMINENT DOMAIN

Section 7.01. Damage.

(a) If prior to the full payment of the Bonds (or provision for payment thereof having been made to the satisfaction of the Trustee in accordance with the provisions of the Indenture) all or a portion of the Facilities shall be damaged by fire, flood, windstorm or other casualty to such extent that the Borrower has the option of prepaying all or a portion of the Promissory Note pursuant to Section 5.03 of this Agreement, the Borrower shall either (i) prepay all or a portion of the Promissory Note in accordance with Section 5.03 of this Agreement, or (ii) repair, replace or restore the damaged property to such condition as in the judgment of the Borrower will restore the capacity of the affected Facilities to conduct the Project Enterprise to a level at least equal to the lesser of (A)

the capacity of the affected Facilities to conduct the Project Enterprise as it existed immediately prior to such damage, or (B) the designed capacity of the affected Facilities to conduct the Project Enterprise on the Date of Issuance.

(b) In the event of damage to or destruction of all or a portion of the Facilities resulting from fire or other casualty, or in the event all or a portion of the Facilities is condemned or taken for any public or quasi-public use or title thereto is found to be deficient, and the Borrower elects option (i) under subpart (a) above, the proceeds of any insurance relating to such damage or destruction, the proceeds of such condemnation or taking or the proceeds of any realization on title insurance shall be paid directly to the Trustee for deposit to the accounts in the Bond Fund, in accordance with written instructions from the Borrower, in order to effect a redemption of the Bonds in accordance with Section 3.01(b)(1) of the Indenture. Notwithstanding the forgoing, any amounts owing to any Participating County under any Transaction Documents shall be paid first from any insurance or condemnation proceeds, prior to any such proceeds being used to effect a redemption pursuant to Section 3.01(b)(1).

(c) In the event of damage to or destruction of all or a portion of the Facilities resulting from fire or other casualty, or in the event all or a portion of the Facilities is condemned or taken for any public or quasi-public use or title thereto is found to be deficient, and the Borrower elects option (ii) under subpart (a) above, the proceeds of any insurance relating to such damage or destruction, the proceeds of such condemnation or taking or the proceeds of any realization on title insurance shall be paid directly to the Trustee for deposit to the applicable accounts of each Participating County in the Project Fund, in accordance with written instructions from the Borrower, which shall provide for the deposit of such proceeds to each affected Participating County's Project Account in proportion to the portion of the Facilities impacted by such damage, destruction or condemnation located in such Participating County, as allocated in the discretion of the Borrower, which shall be deemed accurate and correct absent any gross error. Such amounts on deposit in the applicable Project Accounts shall then be disbursed in accordance with Section 4.05 of the Indenture and Section 4.04 hereof. Notwithstanding the forgoing, any amounts owing to any Participating County under any Transaction Documents shall be paid first from any insurance or condemnation proceeds, prior to any such proceeds being disbursed to the Borrower for the repair, replacement or restoration of the damaged property.

Section 7.02. Eminent Domain.

If prior to full payment of the Bonds (or provision for payment thereof having been made in accordance with the provisions of the Indenture) all or a portion of the Facilities shall be taken by eminent domain, in whole or in part, to such extent that the Borrower has the option of prepaying all or a portion of the Promissory Note pursuant to Section 5.03 of this Agreement, the Borrower shall either (i) prepay all or a portion of the Promissory Note in accordance with Section 5.03 of this Agreement, or (ii) acquire such new property as in the judgment of the Borrower will be necessary to restore the capacity of the affected Facilities to conduct the Project Enterprise to a level at least equal to the lesser of (A) the capacity of the Project to conduct the Project Enterprise as it existed immediately prior to such taking, or (B) the designed capacity of the affected Facilities to conduct the Project Enterprise on the Date of Issuance.

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES

Section 8.01. Events of Default.

Any one or more of the following events is an “Event of Default” under this Agreement:

- (a) Failure of the Borrower to make any payment on the Promissory Note when due; or
- (b) Failure of the Borrower to make any of the deposits required under Section 3.08 which continues for a period of ten (10) days after written notice delivered by the Issuer or the Trustee to the Borrower; or
- (c) Failure of the Borrower to observe and perform any of the covenants, conditions or agreements contained in Sections 6.02, 6.03, 6.09, 6.10 or 6.11; or
- (d) Failure of the Borrower to observe and perform any covenant, condition or agreement on its part required to be observed or performed by the Borrower under this Agreement or under the Promissory Note (other than as provided in clause (a), (b) or (c) above and excluding Section 6.18 hereof), which continues for a period of thirty (30) days after written notice delivered by the Issuer or the Trustee to the Borrower, which notice shall specify such failure and request that it be remedied, unless the Issuer and the Trustee shall agree in writing to an extension of such time; provided, however, that if the failure stated in the notice cannot be corrected within such period, the Issuer and the Trustee will not unreasonably withhold their consent to an extension of such time if corrective action is instituted within such period and diligently pursued in good faith until the default is corrected; or
- (e) The dissolution or liquidation of the Borrower or the filing by the Borrower of a voluntary petition in bankruptcy, or failure by the Borrower promptly to cause to be lifted any execution, garnishment or attachment of such consequence as will impair the Borrower’s ability to carry on its obligations hereunder, or the entry of any order or decree granting relief in any involuntary case commenced against the Borrower under any present or future federal bankruptcy act or any similar federal or state law, or a petition for such an order or decree shall be filed in any court and such petition shall not be discharged or denied within ninety (90) days after the filing thereof, or if the Borrower shall admit in writing its inability to pay its debts generally as they become due, or a receiver, trustee or liquidator of the Borrower shall be appointed in any proceeding brought against the Borrower and shall not be discharged within ninety (90) days after such appointment or if the Borrower shall consent to or acquiesce in such appointment, or assignment by the Borrower for the benefit of its creditors, or the entry by the Borrower into an agreement of composition with its creditors, or a bankruptcy, insolvency or similar proceeding shall be otherwise initiated by or against the Borrower under any applicable bankruptcy, reorganization or analogous law as now or hereafter in effect and if initiated against the Borrower shall remain undismissed (subject to no further appeal) for a period of ninety (90) days; provided, the term “dissolution or liquidation of the Borrower,” as used in this subsection, shall not be construed to include the cessation of the existence of the

Borrower resulting either from a merger or consolidation of the Borrower into or with another entity or a dissolution or liquidation of the Borrower following a transfer of all or substantially all its assets as an entirety or under the conditions permitting such actions contained in Section 6.11 hereof; or

(f) The existence of an “Event of Default” (as defined therein) under the Indenture; or

(g) Any representation, warranty, certification or statement of fact made or deemed made by or on behalf of the Borrower in Section 2.02 (except for subsection (t)) or by or on behalf of the Issuer in 2.01, shall be incorrect or misleading when made or deemed made.

Section 8.02. Remedies.

Subject to Section 8.01 hereof, whenever any Event of Default under this Agreement shall have occurred and shall be continuing,

(a) The Trustee and by written notice to the Issuer, the Guarantors, and the Borrower, shall declare the unpaid balance of the Promissory Note to be due and payable immediately, provided that concurrently with or prior to such notice the unpaid principal amount of the Bonds shall have been declared to be due and payable under the Indenture. Upon any such declaration such amount shall become and shall be immediately due and payable as determined in accordance with Section 7.02 of the Indenture.

(b) The Trustee may have access to and may inspect, examine and make copies of the books and records and any and all accounts, data and federal income tax and other tax returns of the Borrower.

(c) The Issuer or the Trustee may take whatever action at law or in equity as may be necessary or desirable to collect the payments and other amounts then due and thereafter to become due or to enforce performance and observance of any obligation, agreement or covenant of the Borrower under this Agreement, the Series 2024 Promissory Note, or any other Transaction Document, including without limitation, the Indenture.

In case the Trustee, any of the Guarantors, or the Issuer shall have proceeded to enforce its rights under this Agreement, and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee, any of the Guarantors, or the Issuer, then, and in every such case, the Borrower, the Trustee, any of the Guarantors, and the Issuer shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Borrower, the Trustee, any of the Guarantors, and the Issuer shall continue as though no such action had been taken.

The Borrower covenants that, in case an Event of Default under this Agreement shall occur with respect to payment on the Promissory Note, then, upon demand of the Trustee, the Borrower will pay to the Trustee the whole amount that then shall have become due and payable under Section 7.02 of the Indenture, with interest on the amount then overdue at the rate then borne by the Bonds on the day prior to the occurrence of such default.

In the case the Borrower shall fail forthwith to pay such amounts upon such demand, the Trustee shall be entitled and empowered to institute any action or proceeding at law or in equity for the collection of the sums so due and unpaid, and may prosecute any such action or proceeding to judgment or final decree, and may enforce any such judgment or final decree against the Borrower and collect in the manner provided by law the moneys adjudged or decreed to be payable.

In case proceedings shall be pending for the bankruptcy or for the reorganization of the Borrower under the federal bankruptcy laws or any other applicable law, or in case a receiver or trustee shall have been appointed for the property of the Borrower or in the case of any other similar judicial proceedings relative to the Borrower, or the creditors or property of the Borrower, then the Trustee shall be entitled and empowered, by intervention in such proceedings or otherwise, to file and prove a claim or claims for the whole amount owing and unpaid pursuant to this Agreement and, in case of any judicial proceedings, to file such proofs of claim and other papers or documents as may be necessary or advisable in order to have the claims of the Trustee allowed in such judicial proceedings relative to the Borrower, its creditors or its property, and to collect and receive any moneys or other property payable or deliverable on any such claims, and to distribute such amounts as provided in the Indenture after the deduction of its reasonable charges and expenses to the extent permitted by the Indenture. Any receiver, assignee or trustee in bankruptcy or reorganization is hereby authorized to make such payments to the Trustee, and to pay to the Trustee and the Issuer any amount due each of them for their respective reasonable compensation and expenses, including reasonable expenses and fees of counsel incurred by each of them up to the date of such distribution.

In the event the Trustee incurs expenses or renders services in any proceedings which result from an Event of Default under Section 8.01(c) hereof, or from any default which, with the passage of time, would become such Event of Default, the expenses so incurred and compensation for services so rendered are intended to constitute expenses of administration under the United States Bankruptcy Code or equivalent law.

For the avoidance of doubt, the Trustee shall not, except as provided in Section 7.10 of the Indenture and with the consent of all of the Guarantors (to the extent the Guarantors are not in default under their respective Limited Guaranty Agreements), waive the obligation of the Borrower hereunder to make any payment on the Promissory Note when due.

Section 8.03. No Remedy Exclusive.

No remedy conferred upon or reserved to the Issuer by this Agreement is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement, any Transaction Document, or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Issuer to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be herein expressly required.

Section 8.04. Reimbursement of Attorneys' Fees.

If the Borrower shall default under any of the provisions of this Agreement and the Issuer or the Trustee shall employ attorneys or incur other reasonable expenses for the collection of payments due hereunder or for the enforcement of performance or observance of any obligation or agreement on the part of the Borrower contained in this Agreement, the Borrower will on demand therefor reimburse the Issuer or the Trustee, as the case may be, for the reasonable fees of such attorneys and such other reasonable expenses so incurred. The provisions of this Section shall survive the retirement and payment of the Bonds.

Section 8.05. Waiver of Breach: Exercise of Rights by Trustee.

In the event any obligation created by this Agreement shall be breached by either of the parties and such breach shall thereafter be waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder. In view of the pledge of and grant of a security interest in the Issuer's rights in and under this Agreement to the Trustee under the Indenture, the Issuer shall have no power to waive any default hereunder by the Borrower without the consent of the Trustee, and the Trustee may exercise any of the rights of the Issuer hereunder, except in each case for the Issuer's Unassigned Rights.

Section 8.06. Trustee's Exercise of the Issuer's Remedies.

Whenever any Event of Default shall have happened and be subsisting, the Trustee may, but except as otherwise provided in the Indenture shall not be obliged to, exercise any or all rights of the Issuer under this Article, upon notice as required of the Issuer unless the Issuer has already given the required notice.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Termination.

At any time when (i) the principal of, and interest on, all Bonds have been paid, and (ii) arrangements satisfactory to the Trustee have been made for the discharge of all accrued liabilities under this Agreement, this Agreement, except as otherwise provided in Sections 6.03 and 8.04 hereof, shall terminate.

Section 9.02. Assignment.

This Agreement may not be assigned nor may a security interest be granted herein (i) by the Issuer without the prior written consent of the Borrower or (ii) by the Borrower without the prior written consent of the Issuer and each of the Guarantors (which consents will not be unreasonably withheld, delayed or denied), except that (a) the Issuer may pledge and grant a security interest in its interest in this Agreement to the Trustee, (b) the Trustee may assign its rights hereunder to a successor Trustee as provided in the Indenture and (c) the Borrower may assign its interest in this Agreement in accordance with Section 6.09 or 6.11 hereof.

Section 9.03. Amendments, Changes and Modifications.

Except as otherwise expressly provided in this Agreement or in the Indenture, subsequent to the original issuance of any Bonds and before the Indenture is satisfied and discharged in accordance with its terms, this Agreement may not be amended, changed or modified except in accordance with the provisions of Article X of the Indenture.

Section 9.04. Performance by Third Parties.

The Issuer agrees that, with the written consent of the Borrower, third parties may perform any and all acts or take such action as may be necessary for and on behalf of the Borrower to prevent or correct any Event of Default hereunder, and the Issuer agrees that the Trustee shall take or accept such performance as performance by the Borrower in such event. The acceptance by the Issuer or the Trustee of any such performance by third parties shall not in any way diminish or absolve the Borrower of primary liability hereunder.

Section 9.05. Performance for Issuer Under Indenture.

The Issuer agrees that the Borrower shall have full authority, but shall not be obligated, to perform for the account of the Issuer any covenant or obligation, the nonperformance of which is alleged to constitute a default under the Indenture or the other Transaction Documents, in the name and stead of the Issuer, with full power to do any and all things and acts to the same extent that the Issuer could do and perform any such things and acts in order to avoid or remedy such default.

Section 9.06. Investment of Indenture Funds.

The Issuer agrees that the Borrower shall have the right to direct the investment of funds held under the Indenture as provided in, and subject to the limitations of, Section 4.13 of the Indenture. The Borrower acknowledges that regulations of the Comptroller of the Currency grant the Issuer and the Borrower the right to receive brokerage confirmations of securities transactions as they occur. The Borrower specifically waives such notification to the extent permitted by law and acknowledges that it will receive monthly and annual cash transaction statements, which will detail all investment transactions.

Section 9.07. Patriot Act.

The Trustee shall have the right (as required under Federal law of all financial institutions, to help the government fight the funding of terrorism and money laundering activities) to do such things as it deems necessary to comply with applicable law, including, but not limited to, obtaining, verifying and recording information that identifies each person who opens an account with the Trustee (including the Borrower with respect to the Bond Fund and the Project Fund held with the Trustee). The Trustee may request documentation from the Borrower to verify the Borrower's formation and existence as a legal entity. The Trustee may also request financial statements, licenses, identification and authorization documentation from individuals claiming authority to represent the Borrower or other relevant documentation.

Section 9.08. Performance by Issuer.

Notwithstanding anything in this Agreement to the contrary, the Issuer shall be under no obligation to take any action or execute, prepare or deliver any instrument or document until it shall have received assurances satisfactory to it that the Borrower or the Trustee shall pay in advance or reimburse it (at the Issuer's option) for its reasonable expenses incurred or to be incurred in connection with the taking of such action, (including reasonable attorneys' fees) and shall be indemnified against any possible liability arising out of the taking of such action.

Section 9.09. Third Party Beneficiaries.

To the extent that this Agreement confers upon or gives or grants to the Guarantors any right, remedy or claim under or by reason of this Agreement, the Guarantors are hereby explicitly recognized as being third-party beneficiaries hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, the Issuer and the Borrower have caused this Agreement to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the date first above written.

[SEAL]

FOND DU LAC COUNTY, WISCONSIN,
a political subdivision of the State of Wisconsin

By: _____
Steven A. Abel, County Chairperson

By: _____
Lisa Freiberg, County Clerk

BUG TUSSEL 2, LLC,
a Wisconsin limited liability company

By: _____

[Signature Page of Loan Agreement]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)
HB: 4864-9327-5091.2

EXHIBIT A

DESCRIPTION OF THE PROJECT/FACILITIES

The Bonds shall be issued to finance a project consisting of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of consumer premise equipment; (iv) payment of capitalized interest; (v) funding of a debt service reserve fund for the Bonds; (vi) payment of certain project costs located in the Participating Counties; and (vii) payment of certain costs of issuance related to the issuance of the Bonds, all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive (the "Project").

EXHIBIT B

FORM OF PROMISSORY NOTE

This promissory note has not been registered under the Securities Act of 1933. The transferability hereof is restricted by the indenture of trust identified in the Assignment endorsed hereon.

PROMISSORY NOTE

\$[_____]

[_____] [___], 2024

FOR VALUE RECEIVED, the undersigned BUG TUSSEL 2, LLC, a Wisconsin limited liability company (the “Borrower”), promises to pay to the order of FOND DU LAC COUNTY, WISCONSIN, a body corporate and politic under the laws of the State of Wisconsin (the “Issuer”), the principal sum of [_____] DOLLARS (\$[_____] in installments of principal on the dates and in the amounts set forth in the Loan Agreement. The unpaid principal balance of this Promissory Note shall bear interest from the date hereof at the interest rates per annum set forth in the Loan Agreement.

The principal of and interest on this Promissory Note are payable in federal or other immediately available funds at the designated corporate trust office of U.S. Bank Trust Company, National Association, or its successor or successors, as trustee under that certain Indenture of Trust, dated as of the date hereof, from the Issuer, as grantor, securing the Bonds.

The Borrower is to receive credit against payments on this Promissory Note as provided in the Loan Agreement between the Borrower and the Issuer dated as of [_____] [___], 2024 pertaining to the Bonds.

[Signature Page Follows]

This Promissory Note constitutes the Promissory Note issued under a Loan Agreement, dated as of [_____] [___], 2024, between the Borrower and the Issuer, to which Loan Agreement reference is hereby made for a statement of the terms and conditions on which the loan evidenced hereby was made, for a description of the circumstances under which there shall be credits allowed against the principal and interest on this Promissory Note, and for a description of the terms and conditions upon which the maturity of this Promissory Note may be accelerated.

BUG TUSSEL 2, LLC,
a Wisconsin limited liability company

By: _____

FOR VALUE RECEIVED, the undersigned Fond du Lac County, Wisconsin hereby assigns, without recourse, all its right, title and interest in and to the above Promissory Note to U.S. Bank Trust Company, National Association, or to its successor or successors (the “Trustee”), as trustee under that certain Indenture of Trust, dated as of the date hereof by and between the undersigned and said Trustee, securing its \$[_____] Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) issued under said Indenture.

Dated: [_____] [___], 2024

FOND DU LAC COUNTY, WISCONSIN,
a political subdivision of the State of Wisconsin

By: _____
Title: Chairperson

Attest: _____
Title: County Clerk

EXHIBIT C

FORM OF REQUISITION

Requisition No. _____

To: U.S. Bank Trust Company, National Association
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212
Attn: Corporate Trust Department
Facsimile: (414) 905-5049

With a copy to each Participating County at the addresses in the Notice Section of the Indenture:

Re: \$[_____]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

This Requisition is delivered to you pursuant to Sections 4.03 and 4.04 of the Loan Agreement, dated as of [_____] [___], 2024, (the "Loan Agreement"), by and between BUG TUSSEL 2, LLC, a Wisconsin limited liability company (the "Borrower"), and the FOND DU LAC COUNTY, WISCONSIN, a political subdivision of the State of Wisconsin (the "Issuer"). Reference is made to the Cost of Issuance Fund and the Project Fund created in Section 4.03 and Section 4.05 of the Indenture of Trust (the "Indenture"), dated as of [_____] [___], 2024 between the Issuer and you, securing the captioned bonds.

I. The Borrower hereby requisitions from the Project Fund the amounts indicated below:

Disbursements from the Project Fund:

A. To pay (or reimburse the Borrower for) the Engineering Costs or the Project Costs described in the definition of Eligible Costs of the Project in the Indenture.....	\$ _____
B. To pay the Capitalized Interest Costs described in the definition of Eligible Costs of the Project in the Indenture	\$ _____
Total Requisition Amount.....	\$ _____

Of the amounts requisitioned from the Project Fund:

C. The following amount shall be paid from the Fond du Lac County Project Account of the Project Fund.	\$ _____

- D. [The following amount shall be paid from the Iowa County
Project Account of the Project Fund] \$ _____
- E. [The following amount shall be paid from the Forest County
Project Account of the Project Fund] \$ _____
- F. [The following amount shall be paid from the Price County
Project Account of the Project Fund] \$ _____
- G. [The following amount shall be paid from the Jefferson County
Project Account of the Project Fund] \$ _____
- H. [The following amount shall be paid from the Lafayette County
Project Account of the Project Fund] \$ _____
- J. [The following amount shall be paid from the Marathon County
Project Account of the Project Fund] \$ _____
- K. [The following amount shall be paid from the Waushara County
Project Account of the Project Fund] \$ _____
- L. [The following amount shall be paid from the Sawyer County
Project Account of the Project Fund] \$ _____
- M. [The following amount shall be paid from the Taylor County
Project Account of the Project Fund] \$ _____
- II. The Borrower hereby requisitions from the Cost of Issuance Fund the amount indicated below:

Disbursements from the Cost of Issuance Fund:

- A. To pay (or reimburse the Borrower for) the Costs of Issuance
described in the definition of Eligible Costs of the Project in the
Indenture \$ _____
- Total Cost of Issuance Fund Requisition Amount..... \$ _____

In support of this requisition, the undersigned hereby certifies as follows:

1. They are the Borrower Representative, that is, the person or, in such person's absence, the alternate person, authorized to execute and deliver Requisitions on behalf of the Borrower.

2. The amounts, if any, requisitioned for items I.A. or II.A. above are Eligible Costs of the Project.

3. The amounts, if any, requisitioned above:

- a. have been incurred by the Borrower and paid (or are presently due and owing) for the specific purposes to the specific persons and in the amounts listed in Schedule A attached hereto and
- b. the invoices or paid receipts attached hereto on Schedule B accurately represent amounts incurred or paid by the Borrower and are valid Eligible Costs.

4. The amounts, if any, requisitioned and to be disbursed from the Project Fund:

- a. Relate to Facilities located only in any one or more of the Participating Counties the respective amounts set forth in I.C. through I.[___], above; and

5. The estimated completion date of the Project now is _____, 20____. The Borrower is not in default under the Loan Agreement or any other Transaction Document, except as follows (if no default exists, so state):

Nothing has occurred to the knowledge of the undersigned which will prevent the performance by the Borrower of its obligations under the Loan Agreement or any other Transaction Document, except as follows (if none, so state):

6. No Requisition has previously been submitted in respect of the costs which form a basis for this Requisition.

7. Attached hereto on Schedule C are lien releases and waivers from the contractors and subcontractors performing work on the Project (which is subject to receipt of payment of the funds requested by the attached Requisition Request), and satisfactory lien releases and waivers from the contractor and subcontractors for the work for which funds were requested by preceding Requisition No. ____;

8. Each condition precedent for such requisition set forth in any applicable Reimbursement Agreement has been met or waived by the applicable Participating Count(ies), and the Participating Count(ies) have approved this requisition.

9. You are hereby requested to pay the Total Requisition Amount in the following manner:

- a. To the Borrower by check; or
- b. To the Borrower by deposit in its general account
(No. _____) maintained at _____
_____; or
- c. Other: _____

Executed by the undersigned on _____, 20____.

BUG TUSSEL 2, LLC,
a Wisconsin limited liability company

By: _____
Its: Borrower Representative

SCHEDULE A

Payee

Amounts

SCHEDULE B

COPIES OF INVOICES OR PAID RECEIPTS

SCHEDULE C

LIEN WAIVERS

REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT (this “**Agreement**”), dated as of [September] 1, 2024, is between Sawyer County, Wisconsin (the “**County**”) and Bug Tussel 2, LLC, a Wisconsin limited liability company (the “**Borrower**”).

W I T N E S S E T H:

WHEREAS, Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) in the aggregate principal amount of \$[] (the “**Bonds**”) are to be issued by Fond du Lac County, Wisconsin (the “**Issuer**”) on behalf of the Borrower to finance a project consisting of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of consumer premise equipment; (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in the counties of Fond du Lac, Iowa, Forest, Price, Jefferson, Lafayette, Marathon, Waushara, Sawyer and Taylor, each in Wisconsin (each a “**Participating County**” and together, the “**Participating Counties**”); and (vii) payment of certain costs of issuance related to the issuance of the Bonds, all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive (collectively, the “**Project**”), pursuant to an Indenture of Trust, dated as of [September] 1, 2024 (as modified, amended, replaced, refinanced, renewed, or extended from time to time, the “**Indenture**”), between the Issuer and U.S. Bank Trust Company, National Association, as Trustee (the “**Trustee**”); and

WHEREAS, the portion of the Project to be built in the County is further described in Schedule I attached hereto; and

WHEREAS, the proceeds derived from the issuance of the Bonds will be applied pursuant to a Loan Agreement, dated as of [September] 1, 2024 (as modified, amended, replaced, refinanced, renewed or extended from time to time, the “**Loan Agreement**”), between the Issuer and the Borrower, to finance the costs of the Project, which Project is located in the Participating Counties; and

WHEREAS, payment of such Project costs in Sawyer County shall not exceed \$16,000,000; and

WHEREAS, the Participating Counties have entered into an Intergovernmental Agreement, dated as of [September] 1, 2024 (the “**Intergovernmental Agreement**”); and

WHEREAS, the Borrower will execute and deliver to the Issuer its Promissory Note related to the Bonds (as modified, amended, replaced, refinanced, renewed or extended from time to time, the “**Note**”) to evidence the Borrower’s obligation to repay the loan made under the Loan Agreement related to the Bonds; and

WHEREAS, in consideration of the increased tax revenue that will accrue to the County as a result of the Project and the new jobs and other economic benefits for residents of the County that will result from the Project and the public safety benefits that will result from the Project and the County’s access to the Project, the County has agreed to guarantee the payment of its pro rata share of the principal of and interest on the Bonds in an amount necessary to replenish the Series 2024 Debt Service Reserve Account (as defined

Error! Unknown document property name.

in the Indenture) pursuant to a Guaranty Agreement, dated as of [September] 1, 2024 (as modified or amended from time to time, the “**Guaranty**”) by and between the County and the Trustee; and

WHEREAS, the Borrower will have the primary obligation to make all scheduled principal and interest payments on the Bonds when due, and the County’s liability under its Guaranty will arise only in the event that the Borrower does not make the payments as required and a draw is made from the Series 2024 Debt Service Reserve Account; and

WHEREAS, in return for the County’s Guaranty, the Borrower has agreed to pay the County (i) an annual guaranty fee (which is paid on a semi-annual basis, or as a lump sum, as subsequently agreed to by the County and the Borrower) of 40 basis points of the outstanding par amount of the Bonds multiplied by its Pro Rata Share (as defined in the Guaranty), and (ii) all costs and expenses incurred by the County related to the issuance and administration of the Bonds; and

WHEREAS, as security for the Borrower’s Obligations hereunder, the Borrower has agreed to grant the County a security interest in all assets of the Project located in the County which are financed with proceeds of the Bonds pursuant to one or more Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Financing Statement, one or more Mortgage and Security Agreements, or one or more Security Agreements (collectively, the “**Mortgage**”), and one or more UCC Financing Statements (collectively, the “**UCC Financing Statement**”); and

WHEREAS, as security for the Borrower’s obligations hereunder, Hilbert Communications, LLC, a Wisconsin limited liability company (“**Hilbert**”), has agreed to pledge its membership interest in the Borrower for the benefit of the Participating Counties pursuant to that certain Pledge Agreement, dated as of [September __], 2024, as further amended in connection with the issuance of the Bonds (as so amended, the “**Pledge Agreement**”) and has agreed to unconditionally and irrevocably guarantee Borrower’s obligations under this Agreement, among other obligations guaranteed thereunder (the “**Hilbert Guaranty**” and, together with the Mortgage, the UCC Financing Statement, the Pledge Agreement, and the Hilbert Guaranty, collectively the “**Security Agreements**”), each in substantially the form attached hereto as Exhibit A; and

WHEREAS, as security for the County’s Guaranty, when required hereunder, the Borrower has agreed to provide the County access to use any telecommunications towers and fiberoptic data transmission facilities (collectively, the “**Facilities**”) constructed in the County with the proceeds of the Bonds pursuant to one or more Facilities Access Agreements (collectively, as modified, amended, replaced, refinanced, renewed or extended from time to time, the “**Facilities Access Agreement**”) in substantially the same form attached hereto as Exhibit B (the “**Form of Facilities Access Agreement**”).

NOW, THEREFORE, the parties hereto agree as follows:

1. Definitions. In addition to the terms defined in the recitals hereof, as used in this Agreement, the following terms shall have the following meanings:

“**Bond Documents**” means the Indenture, the Intergovernmental Agreement, the Note, the Guaranty, the Loan Agreement, the continuing disclosure agreements related to the Bonds, and any additional agreement or instrument relating to or securing the Bonds, each as the same may be amended from time to time.

“**Default**” means any act, event, condition or omission which, with the giving of notice or lapse of time, would constitute an Event of Default hereunder.

“**Event of Default**” means the occurrence of any of the events described in Section 11.

“**Guaranty Payment**” means any payment of any amount made by the County pursuant to the Guaranty.

“**Project Land**” means any parcel of land in the County owned by or leased by Borrower upon which all or any part of the Project is constructed, installed or located.

“**Reimbursement Documents**” means this Agreement, the Mortgage, the Hilbert Guaranty, the other Security Agreements, the Facilities Access Agreement and any other documents or instruments evidencing, securing or guaranteeing Borrower’s obligations to the County pursuant to this Agreement, as any of such documents may be modified or amended from time to time.

“**Obligations**” means all indebtedness, liabilities and other obligations of the Borrower to the County now existing or hereafter arising under this Agreement, the Mortgage, the Security Agreements, or any other Reimbursement Document or any other documents or instruments evidencing, securing or guaranteeing Borrower’s obligations to the County pursuant to this Agreement.

“**Project Property**” means any Project Land and all improvements and assets located thereon or used or useful in connection with the improvements located thereon, including without limitation, real property, public rights-of-way, improvements, frequencies licensed to Borrower, fixtures, equipment, machinery, telecommunications towers, microwave and/or fiber-optic backhaul facilities, fiber-optic cabling and all other facilities and property financed with the proceeds of the Bonds and located within the County.

“**Subordinated to the State**” subordination to the extent required by the State of Wisconsin, the Public Service Commission of Wisconsin, or similar agency, political subdivision, or instrumentality of the State of Wisconsin as a condition of grant funding provided for financed assets relating to the Borrower and/or the Project.

2. **Guaranty Fee.** Upon execution of this Agreement and on each Interest Payment Date (as defined in the Indenture) (each, a “**Fee Payment Date**”), until all Borrower’s obligations under the Bond Documents and the Reimbursement Documents have been satisfied in full, Borrower shall pay an annual guaranty fee to the County (which is paid on a semi-annual basis, or as a lump sum, as subsequently agreed to by the Guarantor and the Borrower) of 40 basis points of the outstanding par amount of the Bonds multiplied by the County’s Pro Rata Share (as may be reduced pursuant to Section 2 of the Guaranty).

3. **Reimbursement; Term of Agreement.**

(a) Upon the payment by the County of any Guaranty Payment, the Borrower hereby unconditionally and irrevocably promises to immediately pay the County, and in any event within five (5) days of demand therefor, at its office in Sawyer County, Wisconsin, in immediately available funds, the amount of the Guaranty Payment.

(b) The obligations of the Borrower hereunder shall terminate upon the termination of the Guaranty and payment in full of any obligations hereunder.

4. **Representations and Warranties.** In order to induce the County to execute the Guaranty, the Borrower represents and warrants to the County that the representations and warranties of the Borrower contained in the Loan Agreement are true and correct in all respects as of the date of this Agreement. In addition, the Borrower makes the following representations and warranties:

(a) All written information (including, without limitation, any financial statements, whether audited or unaudited, and any other financial information provided in connection therewith) which Borrower or Hilbert has furnished or caused to be furnished to the County is true and correct in all material respects.

(b) Borrower has timely filed or caused to be filed all tax returns and reports required to have been filed and has paid or caused to be paid all taxes required to have been paid by it, except taxes that are being contested in good faith by appropriate proceedings and for which it has set aside on its books adequate reserves with respect thereto in accordance with generally-accepted accounting principles.

(c) Prior to disbursement of any proceeds of the Bonds for any Project Property, Borrower will have good title to, or a valid leasehold interest in, the Project Land on which any Facilities will be constructed, and a fee interest in all improvements located on such land, free and clear of all liens and encumbrances (except for Permitted Encumbrances, as defined in the Indenture).

(d) Prior to disbursement of any proceeds of the Bonds for any Project Property, Borrower will have all licenses, permits, franchises, patents, copyrights, trademarks and trade names, or rights thereto, reasonably necessary to construct, use and operate the Project Property and to conduct its business thereon.

(e) Borrower: (i) is, and at each Project Property will be, in compliance with all applicable environmental laws, rules, regulations and ordinances; and (ii) is, and at each Project Property will be, in compliance in all material respects with all other laws, rules, regulations and ordinances.

(f) No Default or Event of Default has occurred under this Agreement, the Bond Documents or any other Reimbursement Document.

The representations and warranties contained herein shall be true and accurate in all material respects as of the date hereof and as of the date of each disbursement of proceeds of the Bonds.

5. Affirmative Covenants. The Borrower agrees that it will do the following while the Guaranty is outstanding or any of the Obligations remain unpaid, unless the County otherwise agrees in writing:

(a) The Borrower shall comply with all covenants contained in the Loan Agreement, which are incorporated herein as if fully set forth herein.

(b) On [September __], 2024 (the “**Bond Closing Date**”) if Borrower has acquired any Project Property or entered into a lease with respect to any Project Property, or thereafter, concurrent with the Borrower acquiring any Project Property or entering into a lease of any Project Land, Borrower shall execute and deliver to County a Mortgage with respect to such Project Property, in the form of the Mortgage attached hereto. The Mortgage shall grant County a first mortgage (except as may be Subordinated to the State) on Borrower's leasehold interest, in the Project Land and/or first security interest (except as may be Subordinated to the State) in all other elements of the Project Property, including without limitation, the improvements located on the Project Land and all other equipment, machinery, fixtures, assets and personal property used or useful in connection with the Project Property, all free and clear of all liens and encumbrances other than those liens and encumbrances approved by the County or Permitted Encumbrances as defined in the Indenture. Borrower hereby authorizes the County to file UCC financing statements and any other Security Agreement, amendments and continuations thereof with respect to the collateral which is the subject of the Mortgage or Security Agreement without any further consent of Borrower. The Security Agreements and security interests shall not be released until the Bonds shall have

been paid in full, all of the Obligations have been paid and performed in full and the County has been fully released from all of its obligations under the County's Guaranty. The failure of Borrower to deliver the Security Agreements described herein on the date of acquisition or lease of any Project Land shall be an Event of Default hereunder. Borrower understands that disbursement of any portion of the proceeds of the Bonds for any Project Property is conditioned upon the County having received fully-executed Security Agreements for such Project Property, in a form acceptable to the County, the recording of the Mortgage in the office of the Register of Deeds of the County and the filing of any Security Agreement in the appropriate governmental office. Borrower shall have a continuing duty to cooperate with County and any representative of the County, including without limitation the Issuer, in securing a first lien on all Project Property (except for Permitted Encumbrances, as defined in the Indenture, and as may be Subordinated to the State).

(c) The Borrower hereby grants to the County, for the period identified in the Facilities Access Agreement, a non-exclusive, limited license to access and use the Project Property which is constructed by Borrower in the County (an "Access Right") pursuant to a Facilities Access Agreement. The County may use an Access Right solely for the purpose of obtaining service to be used by County agencies. Such use shall be subject to a Facilities Access Agreement, reasonably acceptable to the County and the Borrower, in substantially the form set forth in Exhibit B hereto. The Borrower hereby grants to any township, village or city within the County, to any fire and ambulance districts within the County, as long as such entity is not providing commercial communication utilities, for the period identified in the Facilities Access Agreement, a non-exclusive, limited license to access and use the Project Property at a discounted rate pursuant to a Facilities Access Agreement. That discounted rate will be set forth in the lease of the tower. In order to access this rate, the local entity must enter into a Facilities Access Agreement, reasonably acceptable to the local entity and the Borrower, in substantially the form set forth in Exhibit B hereto. The rights granted under this section shall survive the termination of this Agreement.

(d) Except as permitted in the Indenture, the Borrower will not consent to any amendment or supplement to any of the Bond Documents or any other document executed by the Borrower in connection with the issuance of the Bonds.

(e) The Borrower will use the entire proceeds of the Bonds only as provided in the Bond Documents.

(f) The Borrower agrees to build the Project as represented to the County.

(g) Borrower will conform and comply with, and will cause each Project Property to be in conformance and compliance with all federal, state, local and other laws, rules, regulations and ordinances applicable to the construction and installation of each Project Property and Borrower's operations at each Project Property, including without limitation, all zoning and land division laws, rules, regulations and ordinances, all building codes and ordinances of the governing municipalities, and all applicable environmental laws, rules, regulations and ordinances.

(h) Borrower covenants that it will pay or cause to be paid prior to delinquency all foreign, federal, state and local taxes in connection with each Project Property, except where the validity or amount thereof is being contested in good faith by appropriate proceedings and Borrower has set aside on its books adequate reserves with respect thereto in accordance with generally accepted accounting principles.

(i) Borrower shall, except as otherwise provided in the Loan Agreement: (i) maintain its corporate and/or limited liability existence, as the case may be, and will not dissolve or dispose of all or substantially all of its assets and will not consolidate with or merge into any other entity, (ii) maintain each

Project Property in good repair, working order and condition, ordinary wear and tear excepted; and (iii) maintain accurate records and books of account in accordance with generally-accepted accounting procedures consistently applied throughout all accounting periods.

(j) Borrower shall maintain in good standing and in full force and effect each license, permit, patent and franchise granted or issued by any federal, state or local governmental agency or regulatory authority that is necessary to Borrower's business conducted at each Project Property.

(k) Borrower shall: (i) comply in all material respects with all applicable environmental laws, rules, regulations and ordinances and orders of regulatory and administrative authorities with respect thereto applicable to each Project Property, and, without limiting the generality of the foregoing, promptly undertake and diligently pursue to completion any required response, investigation and clean-up action in the event of any release of hazardous substances on, upon or into any Project Property; and (ii) comply in all material respects with all other laws, rules, regulations and ordinances applicable to Borrower and each Project Property.

(l) Borrower shall:

(i) as soon as possible and in any event within five (5) business days after Borrower knows of the occurrence of any Default or Event of Default, notify County in writing of such Default or Event of Default and set forth the details thereof and the action which is being taken or proposed to be taken by Borrower with respect thereto;

(ii) promptly notify County of the commencement of any litigation or administrative proceeding brought against Borrower which would have a material adverse effect on Borrower's operations at any Project Property or materially impair the value of any Project Property;

(iii) notify County, and provide copies, immediately upon receipt but in any event not later than ten (10) days after receipt, of any notice, pleading, citation, indictment, complaint, order or decree from any federal, state or local government agency or regulatory body, asserting or alleging a circumstance or condition that requires or may require a financial contribution by Borrower, or an investigation, clean-up, removal, remedial action or other response by or on the part of Borrower under any environmental law or which seeks damages or civil, criminal or punitive penalties from or against Borrower, for an alleged violation of environmental laws at any Project Property;

(iv) notify County at least thirty (30) days prior to any change of Borrower's name; and

(v) promptly notify County of any damage to, or loss of, any Project Property.

(m) Borrower shall provide County with copies of the financial statements Borrower furnishes to the Trustee pursuant to the terms of the Loan Agreement at the time Borrower provides such statements to the Trustee.

6. Negative Covenants. From and after the date of this Agreement and until the entire amount of principal of and interest due on the Bonds and all other Obligations have been paid in full, and County's Guaranty has been released, Borrower shall not at any time, without the prior written consent of County:

(a) Incur, create, assume or permit to be created or allow to exist any mortgage or lien upon or in any asset included in any Project Property or the Project other than Permitted Encumbrances (as defined in the Indenture).

(b) Except as otherwise provided in the Loan Agreement, sell, assign, transfer or otherwise dispose of any portion of any Project Property or the Project.

(c) Enter into any agreement, directly or indirectly, to sell or transfer any portion of any Project Property or the Project and thereafter to lease back the same or similar property.

(d) Modify or amend any lease of any Project Land by Borrower, as either lessor or lessee.

(e) Incur, create, assume, permit or permit to be created or allow to exist any indebtedness of Borrower in connection with any Project Property, other than the indebtedness evidenced by the Bonds.

(f) Record or permit to be recorded any lease or sublease of the Project Property prior to the recording of the Mortgage on such Project Property.

7. **Insurance.** Borrower shall obtain and maintain at its own expense the following insurance, which shall be with insurers satisfactory to County: (a) "all risks" property insurance (including without limitation fire, collapse, windstorm, hail, business interruption and such other risks of loss as County reasonably may require), against loss of or damage to any Project Property and the Project, in amounts not less than the one hundred percent (100%) replacement cost of all buildings, improvements, fixtures, equipment and other real and personal property constituting any Project Property and the Project, with a replacement cost endorsement; (b) commercial general liability insurance covered under a comprehensive general liability policy including contractual liability in an amount not less than \$2,000,000 combined single limit for bodily injury, including personal injury, and property damage; (c) product liability insurance in such amounts as is customarily maintained by companies engaged in the same or similar businesses; and (d) worker's compensation insurance in amounts meeting all statutory state and local requirements. Borrower shall maintain the insurance policies issued by insurers with a rating of at least "A-" and in the financial size category of at least "X" as established by A.M. Best Company and licensed to do business in the State of Wisconsin. Borrower shall provide evidence to the County that each Project Property is insured as required by this paragraph 7 on or prior to the date of acquisition of such Project Property. Each insurance policy shall require the insurer to provide at least thirty (30) days prior written notice to the County of any material change or cancellation of such policy and each insurance policy shall name the Trustee as an additional insured and, in the case of casualty insurance in respect of each Project Property, loss payee.

8. **Deliverables to the County.** The Borrower covenants to deliver or cause to be delivered, and by execution of this Agreement, the County confirms receipt or waiver of the following deliverables:

(a) On or before the Bond Closing Date, Borrower shall provide the County with evidence satisfactory to the County that Borrower is authorized to enter into this Agreement and the other Reimbursement Documents to which it is a party, and that the persons signing this Agreement and such other documents on behalf of Borrower are authorized to so sign. On or before the Bond Closing Date, Borrower, at its cost, shall provide a certified copy of the articles of organization and operating agreement of Borrower, and certificate of status issued by the Wisconsin Department of Financial Institutions for Borrower.

(b) On or before the Bond Closing Date, Borrower and Hilbert shall each provide a certificate of incumbency and resolutions of Borrower, which resolutions shall provide that Borrower have been duly authorized to enter into this Agreement and all other agreements, documents and contracts required to be executed by it in connection with the transactions which are the subject of this Agreement.

(c) On or before the Bond Closing Date, counsel for Borrower and Hilbert shall provide an opinion of counsel reasonably acceptable to the County and their counsel, stating among other things, that (i) the persons executing this Agreement, the other Reimbursement Documents and the agreements entered into hereunder by the Borrower are authorized to do so, that Borrower has duly authorized entry into this Agreement and the other Reimbursement Documents, and that this Agreement and such other Reimbursement Documents are valid and enforceable in accordance with their terms, and (ii) that the persons executing the Hilbert Guaranty are authorized to do so, that Hilbert has duly authorized entry into the Hilbert Guaranty, and that the Hilbert Guaranty is valid and enforceable in accordance with its terms.

(d) At or prior to the Bond Closing Date, Borrower shall have executed and delivered to the County any documents and agreements as are required by this Agreement, including without limitation, any required Mortgage or Security Agreement.

(e) On or before the Bond Closing Date, the County shall have received UCC searches of the records of the Wisconsin Department of Financial Institutions, showing that there are no prior liens (except for Permitted Encumbrances, as defined in the Indenture) on the assets of the Borrower described in paragraph 5(b).

(f) The Borrower shall make the representations and warranties contained in this Agreement.

(g) The Borrower shall ensure that no Default or Event of Default shall exist under this Agreement or any other Reimbursement Document.

(h) Any other deliverables as set forth in the Guaranty shall have been met or delivered by the Borrower.

All submissions given to County to satisfy the deliverables contained in this paragraph 8 must be satisfactory in form and content to the County.

9. Condition Precedent to Disbursements. The following conditions must be met prior to each disbursement of proceeds of the Bonds:

(a) Borrower shall provide to the Participating Counties, all of the information and documentation required by Section 4.04 of the Loan Agreement to be provided to the Trustee (as that term is defined in the Loan Agreement). Each Participating County shall have approved all of such information and documentation. The Borrower agrees that any Participating County may condition any disbursement of proceeds of the Bonds upon its receipt of such additional information and documentation as it may reasonably require to evidence the truth and accuracy of the statements and representations contained in the documentation and information provided pursuant to Section 4.04 of the Loan Agreement. Borrower also agrees that no Participating County is required to approve a disbursement unless all of the conditions of this paragraph 9 have been met to the satisfaction of such Participating County.

(b) Borrower shall provide evidence acceptable to the Participating Counties that the amounts in the 2024 Project Fund (as that term is defined in the Loan Agreement) are sufficient to complete the Project in accordance with the approved plans and specifications for the Project or, if such funds are not sufficient, the Borrower shall deposit a shortfall with the Trustee.

(c) The representations and warranties of Borrower contained in this Agreement or in any other Reimbursement Document shall be true and accurate in all material respects on and as of the date

of any such disbursement, except where such representations and warranties expressly relate to an earlier date, in which case such representations and warranties shall have been true and correct in all material respects as of such earlier date.

(d) (i) No Default or Event of Default shall exist under this Agreement or any Reimbursement Document and (ii) there shall not exist a Default or any Event of Default under any Bond Document.

(e) There shall be no unrepaired damage to or destruction of any part of the Project Property or the Project.

(f) The County shall have received with respect to each Project Property that is leased or owned in fee by the Borrower:

(i) Evidence of title in the form of a mortgagee's policy of title insurance in the amount of the Mortgage on such Project Property, on a current ALTA form issued by an issuer licensed to write title insurance in the State of Wisconsin, including a gap endorsement and any other endorsements requested by the County, insuring the County's Mortgage as a first lien (except as may be Subordinated to the State) on the Project Property, free and clear of all liens and encumbrances other than those liens and encumbrances acceptable to the County and Permitted Encumbrances as defined in the Indenture.

(ii) An ALTA survey with Table A items requested by the County, in a form sufficient to cause the title company issuing the mortgagee's loan policy of title insurance to delete the survey exception therefrom and otherwise in a form acceptable to the County.

(iii) Evidence of compliance with environmental laws, including a Phase I environmental assessment on the Project Property and further environmental testing if deemed necessary by the County based on the results of the Phase I assessment.

(iv) A disclaimer from any lessor of any Project Land satisfactory in form to the County, under the terms of which each lessor agrees that it has no interest in any improvements or other property comprising the Project Property and that upon the occurrence of an Event of Default, County shall be permitted, at its option, to remove any improvements located on the Project Land from the Project Land, and to enforce any mortgage or security interest the County may have, free and clear of any interest of such lessor in the property which is the subject of the Mortgage and/or security interest.

(g) If any Project Property land is to be leased by Borrower rather than owned by Borrower in fee simple, then the lease of the Project Property land must be approved in advance by County, which approval County can grant or withhold in its sole discretion. Borrower understands that County will not approve any lease of land unless it contains, among other things, (i) a provision allowing the County to terminate the lease or assume the lease, at County's option, upon the occurrence of an Event of Default by Borrower under this Agreement, and (ii) the terms of subparagraph 9(f)(iv) above.

(h) Borrower shall have executed and delivered to the County a Mortgage (with respect to each Project Land) or Security Agreement (with respect to any Project Property) with respect to each Project Property for which disbursement is being requested.

(i) Such other documents, certificates, and agreements as may be reasonably requested by the County.

10. Indemnification. To the fullest extent permitted by law, the Borrower agrees to indemnify, defend, and hold harmless the County and its respective officers, governing members, directors, officials, employees, attorneys and agents against any and all claims, losses, damages, actions, liabilities, costs, and expenses of any conceivable nature, kind, or character (including, without limitation, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement and amounts paid to discharge judgments) to which the County may become subject under any statutory law or at common law or otherwise, arising out of or based upon or in any way relating to the County's issuance or approval of the Bonds or Guaranty.

The County shall promptly notify the Borrower in writing of any claim or action brought against the County in respect of which indemnity may be sought against the Borrower, setting forth the particulars of such claim or action, and the Borrower will assume the defense thereof, including the employment of counsel reasonably satisfactory to the County, or such controlling person, as the case may be, and the payment of all expenses.

In its discretion, the County shall have the right to employ separate counsel in any circumstances described in this Section. The fees and expenses of such legal counsel shall be included within the costs indemnified pursuant to this Section, irrespective of whether the Borrower shall have consented to any settlement of any such action.

The obligations of the Borrower under this Section 10 shall survive the termination of this Reimbursement Agreement.

11. Events of Default; Remedies.

(a) Events of Default. The occurrence of any of the following shall constitute an Event of Default:

(i) Failure to Pay Obligations. The Borrower fails to pay when due any of the Obligations when the same comes due;

(ii) Breach of Representations and Warranties. Any representation or warranty made under this Agreement or information provided by Borrower or Hilbert in connection with this Agreement is or was false or fraudulent in any material respect;

(iii) Breach of Covenants. The Borrower fails to comply with any term, covenant or agreement contained in paragraphs 5(a) through 5(g) of this Agreement;

(iv) Breach of Other Provisions. The Borrower fails to comply with any other term, covenant or agreement contained herein or in any other Reimbursement Document and such default shall continue for a period of 30 days after written notice to the Borrower from the County;

(v) Default Under Bond Documents. An Event of Default (as defined therein) shall occur under any Bond Document and such default continues beyond any grace period provided therein;

(vi) Bankruptcy Events. Borrower or Hilbert shall: (i) become insolvent or generally not pay, or be unable to pay, or admit in writing its inability to pay, its debts as they mature; or (ii) make a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its assets; or (iii) become the subject of an "order for relief" within the meaning of the United States Bankruptcy Code, or file a petition in bankruptcy, for reorganization or to effect a plan or other arrangement with creditors; or (iv) have a petition or application filed against it in bankruptcy or any

similar proceeding, or have such a proceeding commenced against it, and such petition, application or proceeding shall remain undismissed for a period of sixty (60) days or more, or Borrower or Hilbert shall file an answer to such a petition or application, admitting the material allegations thereof; or (v) apply to a court for the appointment of a receiver or custodian for any of its assets or properties, or have a receiver or custodian appointed for any of its assets or properties, with or without consent, and such receiver shall not be discharged within sixty (60) days after his appointment; or (vi) adopt a plan of complete liquidation of its assets; or

(vii) Other Defaults. Borrower or Hilbert defaults under any other indebtedness in excess of \$100,000 to any other person or entity which results in the acceleration of the indebtedness by the holders of such indebtedness prior to its stated final maturity; or

(viii) Dissolution. Borrower or Hilbert shall be dissolved or shall cease to exist.

(b) Remedies. Upon the occurrence of any Event of Default, to the extent known or knowable, at the County's option and in its sole discretion, all Obligations or any part of them shall become due and payable immediately. To the extent an Event of Default hereunder, is also an Event of Default under the Indenture, the County may exercise its right in conjunction with the other Participating Counties to redeem the Bonds to the extent permitted by Section 3.01(b)(2) of the Indenture. The County shall have all of the remedies for default provided for under applicable law, and/or in equity, including without limitation, to foreclose on the Mortgage in accordance with the terms of the Mortgage or the other Security Agreements, and the County may, at its option and in its sole discretion, notify the Trustee that an Event of Default has occurred. Upon the occurrence of any Event of Default, the Borrower shall immediately provide the County with copies of any and all leases, revenue agreements, and revenue sharing agreements relative to all Project Property. The County shall also have the right, at its option and in its sole discretion, to terminate or assume any lease of any Project Property. The County shall also have the right to foreclose its Mortgage or Security Agreement on all of the Project Properties or any one Project Property and/or take possession of all Project Properties or any one Project Property. No remedy herein conferred upon County is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement and/or available to County under any other Reimbursement Document, and/or now or hereafter existing at law or in equity. No failure or delay on the part of County in exercising any right or remedy shall operate as a waiver thereof nor shall any single or partial exercise of any right preclude other or further exercise thereof or the exercise of any other right or remedy.

12. Obligations Absolute. The obligations of the Borrower under this Agreement shall be absolute, unconditional and irrevocable and shall remain in full force and effect until the Guaranty has expired and the Obligations have been paid in full, and such obligations of the Borrower shall not be affected, modified or impaired upon the happening of any event.

13. Waiver. The County shall not be deemed to have waived any of its rights hereunder unless the County shall have signed such waiver in writing.

14. No Necessity to Inquire. The County is expressly authorized and directed to honor any request for payment which is made under and in compliance with the terms of Guaranty without regard to, and without any duty on the County's part to inquire into, the existence of any disputes or controversies between the Borrower, the Issuer or the Trustee or any other person or the rights, duties or liabilities of any of them.

15. Binding Effect. This Agreement inures to the benefit of, and is binding upon, the successors and assigns of the County and the Borrower, provided that none of the rights of the Borrower

hereunder may be assigned without the prior written consent of the County and none of County's rights under Section 11 may be assigned without the prior written consent of the Borrower.

16. **Governing Law.** This Agreement is being delivered in and shall be deemed to be a contract governed by the laws of the State of Wisconsin and shall be interpreted and enforced in accordance with the laws of that state without regard to the principles of conflicts of laws.

17. **Titles.** The titles of sections in this Agreement are for convenience only and do not limit or construe the meaning of any section.

18. **Entire Agreement.** This Agreement, the Bond Documents and the other Reimbursement Documents shall constitute the entire agreement of the parties pertaining to the subject matter hereof and supersede all prior or contemporaneous agreements and understandings of the parties in connection therewith.

19. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, but such counterparts shall together constitute but one and the same agreement.

20. **Costs.** Borrower shall pay all fees, costs and expenses incurred by the County, including attorneys fees, in connection with: (i) the drafting and negotiation of this Agreement and the other Reimbursement Documents, (ii) the enforcement of County's rights under this Agreement or any other Reimbursement Document, including without limitation the enforcement of such rights in any bankruptcy, reorganization or insolvency proceeding involving Borrower or Hilbert, and (iii) the review and approval of each disbursement, review and approval of any lease of land, or any other review or approval that the Borrower is required to obtain from the County. Any and all such fees, costs and expenses incurred by County shall be indebtedness of Borrower and Hilbert to the County hereunder.

21. **County's Right to Cure Default.** In case of failure by Borrower to procure or maintain insurance required to be maintained hereunder, or to pay any fees, assessments, charges or taxes arising with respect to the Project or to comply with the terms and conditions of this Agreement or any other document, contract or agreement affecting the Project Property, including without limitation, the terms and conditions of any Reimbursement Documents, the County shall have the right, but shall not be obligated, to effect such insurance or pay such fees, assessments, charges or taxes or take such action as is necessary to remedy the failure of Borrower to comply with the documents, contracts or agreements, and, in that event, the cost thereof shall be payable by Borrower to the County.

22. **No Personal Liability.** Under no circumstances shall any council person, supervisor, officer, official, director, attorney, employee or agent of the County have any personal liability arising out of this Agreement, or any other Reimbursement Document and no party shall seek or claim any such personal liability.

23. **Waiver.** No waiver, amendment, or variation in the terms of this Agreement shall be valid unless in writing and signed by the County and Borrower, and then only to the extent specifically set forth in writing.

24. **Notice.** All communications or notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given (i) upon delivery to an officer of the person entitled to such notice, if hand delivered, or (ii) two business days following deposit in the United States mail, postage prepaid, or (iii) one business day following deposit with a nationally recognized overnight commercial carrier that will certify as to the date and time of delivery, airbill prepaid, or (iv) upon transmission if by

facsimile, and each such communication or notice shall be addressed as follows, unless and until any of such parties notifies the other in accordance with this paragraph of a change of address:

If to the County:	Sawyer County, Wisconsin Sawyer County Courthouse 10610 Main Street Hayward, WI 54843 Email: []
If to Borrower:	Bug Tussel 2, LLC c/o Hilbert Communications, LLC 417 Pine Street Green Bay, WI 54301 Attn: Jason Wied, Chief Executive Officer Phone: (920) 662-3063 Email: jason.wied@bugtusselwireless.com

25. Beneficiaries. This Agreement is intended solely for the benefit of Borrower and the County, and no third party (other than successors and permitted assigns) shall have any rights or interest in any provision of this Agreement, or as a result of any action or inaction of the County in connection therewith.

26. Venue. Venue for any claim or controversy arising, directly or indirectly, from or relating to, this Agreement or the Reimbursement Documents shall be exclusively in the state circuit court located in the County. The parties agree to submit themselves to the jurisdiction of that court for resolution of any such claim or controversy.

27. Relationship of Parties. Nothing contained in this Agreement or in any Reimbursement Document or any other documents executed pursuant to this Agreement, shall be deemed or construed as creating a partnership or joint venture between any County and Borrower or between County and any other person, or cause County to be responsible in any way for the debts or obligations of Borrower or any other person. Borrower further represents, warrants and agrees, for itself and its successors and permitted assigns, not to make any assertion inconsistent with their acknowledgment and agreement contained in the preceding sentence in the event of any action, suit or proceeding, at law or in equity, with respect to the transactions which are the subject of this Agreement and this paragraph may be pleaded and construed as a complete bar and estoppel against any assertion by or for Borrower and its successors and permitted assigns, that is inconsistent with its acknowledgment and agreement contained in the preceding sentence.

28. Compliance with Law. Nothing contained in this Agreement is intended to or has the effect of releasing Borrower from compliance with all applicable laws, rules, regulations and ordinances in addition to compliance with all terms, conditions and covenants contained in this Agreement

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date and year first above written.

BORROWER:

BUG TUSSEL 2, LLC

By: _____
Name:
Title:

COUNTY:

SAWYER COUNTY, WISCONSIN

By: _____
Name:
Title: County Board Chairperson

By: _____
Name:
Title: County Clerk

[Signature Page to Reimbursement Agreement (Bug Tussel/Sawyer County)]

Schedule I
Project Details

[Details]

EXHIBIT A
FORM OF SECURITY AGREEMENTS
[see attached]

EXHIBIT B

FORM OF FACILITIES ACCESS AGREEMENT

[see attached]

FACILITIES ACCESS AGREEMENT

By and Between

Bug Tussel 2, LLC
417 Pine Street
Green Bay, Wisconsin 54301

and

_____ County, Wisconsin

FACILITIES ACCESS AGREEMENT

THIS FACILITIES ACCESS AGREEMENT (“**Agreement**”) is entered into this ____ day of _____, 2024, by and between BUG TUSSEL 2, LLC, a Wisconsin limited liability company (hereinafter, “**Lessor**”), and _____ COUNTY, a municipal government (hereinafter, “**Tenant**”).

WITNESSETH:

WHEREAS, Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) in one or more series (the “**Bonds**”) are to be issued by Fond du Lac County, Wisconsin (the “**Issuer**”) on behalf of the Lessor to finance a project consisting of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of consumer premise equipment; (iv) payment of capitalized interest; (v) funding of a debt service reserve fund for the Bonds; (vi) payment of such project costs located in the counties of Fond du Lac, Forest, Iowa, Jefferson, Lafayette, Marathon, Price, Sawyer, Taylor, and Waushara, in an amount not to exceed \$[____]; and (vii) payment of certain costs of issuance related to the issuance of the Bonds, all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive, pursuant to an Indenture of Trust, dated as of [____], 2024 (the “**Indenture**”), between the Issuer and U.S. Bank Trust Company National Association, as trustee (the “**Trustee**”);

WHEREAS, Tenant, the Issuer, and other Participating Counties (as defined in the Indenture) have entered into or joined, as applicable, that certain Intergovernmental Agreement (the “**Intergovernmental Agreement**”), dated as of [____], 2024;

WHEREAS, the Tenant has agreed to guarantee the payment of its pro rata share of the principal of and interest on the Bonds in an amount necessary to replenish the Series 2024 Debt Service Reserve Account (as defined in the Indenture) pursuant to a Guaranty Agreement, dated as of [____], 2024 (the “**Guaranty**”) by and between the Tenant, the Trustee, and the [____][Bond Insurer];

WHEREAS, as further consideration for the Guaranty, the Lessor has agreed to provide the Tenant access, at no charge, to certain strands of a fiber optic cables (“**Fiber**”) constructed in the Tenant with the proceeds of the Bonds (the “**Assets**”); and

WHEREAS, pursuant to this Agreement and subject to the terms and conditions herein contained, Lessor hereby grants to Tenant the right to access the aforementioned Assets.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, Lessor and Tenant agree as follows:

ARTICLE I BASIC PROVISIONS

- 1.1 **Original Term.** Ten (10) years, commencing on the issuance date of the Bonds. After the Original Term, this Agreement can be renewed, at the sole option of Tenant, for two additional ten (10) year periods.
- 1.2 **Use of Assets.** Subject to the terms and conditions hereof, Tenant shall have the right to utilize up to twenty-four (24) strands of dark Fiber for any governmental purpose.
- 1.3 **Tenant's Termination.** Tenant shall have the right to terminate this agreement at any time.

ARTICLE II DEMISE AND ACCESS; MONTHLY RENT

2.1 **Demise and Access.** Lessor hereby leases to Tenant, and Tenant hereby takes possession of and from Lessor, the Assets described in Section 1.2 above, subject to the provisions of this Agreement. Tenant shall have access to the Assets at all times during the Term subject to Lessor's operational rules. If necessary to access the Assets as herein described, Lessor hereby grants to Tenant a non-exclusive license over, upon, and across property adjoining the Assets owned or under the control of Lessor for the purpose of providing Tenant with twenty-four (24)-hour daily access to the Assets from a public street or thoroughfare (the "**Access License**"); provided that such use shall not unreasonably interfere with the use of such adjoining property by Lessor or others. In addition, Lessor hereby grants to Tenant a non-exclusive license over, upon, and across property adjoining the Assets owned or under the control of Lessor for the purpose of providing utilities to the Assets (the "**Utility License**"); provided that such use does not unreasonably interfere with the use of such adjoining property by Lessor or others. The Access License and the Utility License shall be automatically revoked or terminated upon the expiration or earlier termination of this Agreement.

2.2 **Limitations of Use.**

a. **Purpose of Use.** Tenant may utilize the Assets for any governmental purpose. Tenant shall not, at any time, sell, transfer, or assign its rights under this Agreement to any third party for commercial purpose.

b. **Availability of the Fiber.** In the event Tenant fails to utilize all twenty-four (24) dark Fiber strands within the Original Term, and Lessor has no available strands outside of those leased pursuant to this Agreement, Lessor may utilize up to twelve (12) of the dark Fiber strands not used by and previously reserved to Tenant. Tenant will retain exclusive right to the other twelve (12) dark Fiber strands provided pursuant to this Agreement for any additional term of this Agreement.

2.3 **Monthly Rent.** During the Original Term, and any additional periods pursuant to Section 1.2, Tenant shall not pay any rent or license fee for its use of the Assets.

ARTICLE III INSTALLATION, MAINTENANCE, AND ACCESS

3.1 Equipment Specifications. Tenant agrees that all of its equipment to be installed upon or within the Assets (“**Equipment**”) will be approved by Tenant prior to installation.

3.2 Installation and Replacement of Equipment. All installations, maintenance, and replacement of Equipment on the Assets shall be at Tenant’s sole expense and risk. Prior to the initial installation any of its Equipment, or making any subsequent modifications, enhancement, or changes to its Equipment (hereinafter, Tenant’s “**Work**”), Tenant shall:

a. submit to Lessor plans and specifications accurately describing all aspects of the proposed Work to be performed, including, without limitation, power supply requirements and evidence that Tenant has obtained all approvals, permits, and consents required by, and has otherwise complied with, all legal requirements applicable to the performance of such Work;

b. Tenant shall not, and shall not permit any third party to, commence any of the work until Lessor notifies Tenant of its written approval thereof. Any Work to be performed on the Fiber shall performed by Lessor or a contractor selected by Lessor;

c. whether Tenant performs the Work directly or employs one or more third parties to perform the Work, Tenant shall cause all of the Work to be performed in compliance with the plans and specifications approved by Lessor, and with all applicable legal requirements. Tenant shall ensure that the Work does not interfere with communications systems and equipment of other prior Tenants or users of the Assets, including any of Lessor’s equipment thereon;

d. remain exclusively liable for all costs and expenses of all Work, and pay all invoices of labor and materialmen in a timely manner to prevent the imposition of any liens on Lessor’s property or Assets, or Tenant’s Equipment located on Lessor’s property. In engaging any person to perform any portion of the Work, Tenant shall require a written waiver from any contractor, subcontractor, laborer, or materialman of all rights under state material and mechanic lien laws, or other laws, to impose a lien on any of Lessor’s property;

e. at least ten (10) days prior to the date upon which Tenant’s Equipment will become operational, Tenant shall notify Lessor of such intended operations ; and

f. comply with the reasonable directions and requirements which Lessor, in its discretion, may from time to time establish in connection with the Assets and the operations of Tenant thereon, provided that such directions and requirements do not unreasonably interfere with Tenant’s ordinary course of business or operations.

3.3 Tenant’s Maintenance of Its Equipment.

a. Maintenance Standards. Tenant shall be solely responsible for the maintenance of and repairs to its Equipment on the Assets and shall bear all maintenance and repair costs and expenses related thereto. Tenant shall maintain its Equipment in accordance with all reasonable engineering standards to assure operations of the Equipment are in compliance with the requirements of the Federal Communications Commission (“**FCC**”) and all other public authorities with jurisdiction over Tenant’s operations.

b. Liability for Interruption or Discontinuance of Service. Tenant shall be responsible for any damage to the Assets, to any utility servicing the Assets, or to the equipment

of Lessor or any other tenant caused by Tenant during any installation, maintenance, or modification operations conducted by Tenant or by any third party employed by Tenant or otherwise under Tenant's control. In addition, Tenant shall be responsible for any interruption in, or discontinuance of, the business activities of Lessor or any other tenant of the Assets resulting from any such damage caused by Tenant or any third party employed by Tenant or otherwise under Tenant's control during any such installation, modification, or maintenance operations. In the event Tenant or any such third party causes any damage to the Assets, to any utility servicing the Assets, or to the equipment of Lessor or any other tenant, Tenant shall immediately repair all such damages.

3.4 Lessor's Maintenance.

a. Lessor shall maintain the Assets in good order and repair and in full compliance with all applicable legal requirements, including, without limitation, those of the FCC. In the event Tenant receives notice, or otherwise obtains knowledge, that any Asset is not in compliance with any such legal requirement, Tenant shall immediately so notify Lessor by telephone or facsimile and, to the extent necessary, will cooperate in all reasonable respects with Lessor in curing any such non-compliance.

3.5 Tenant's Access. Subject to Lessor's prior written approval, Tenant shall have access to the Assets and the equipment located thereon to effect repairs to Tenant's Equipment. Tenant shall not perform any Work on the Fiber without first receiving Lessor's prior written approval. In the event Lessor changes or replaces the locks or access codes necessary for Tenant to access the Assets, Lessor shall notify Tenant of such change or replacement within 2 business days thereafter.

3.6 Removal of Equipment. Upon or prior to the expiration or termination of this Agreement, Tenant shall, at Tenant's cost, remove all of its Equipment located on the Assets, and shall restore the Assets to the condition existing on the Commencement Date, reasonable and ordinary wear and tear excepted.

3.7 "AS IS, WHERE IS". THE ASSETS WILL BE MADE AVAILABLE IN "AS-IS, WHERE-IS" CONDITION WITH ALL FAULTS AND DEFECTS. LESSOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, REGARDING THE ASSETS OR THE ACCESS RIGHTS.

ARTICLE IV INTERFERENCE

4.1 Definition. "Interference" shall mean either a material impairment of access, operation of equipment or the quality of the sound signals or transmission and reception activity of any party using any one of the Assets, or a condition which constitutes interference within the meaning of the provisions of the Recommended Practices of the Electronics Industries Association ("EIA") and the rules and regulations of the FCC then in effect.

4.2 Tenant's Covenants. Tenant covenants and agrees that its Equipment and all installation, operation, modification, relocation, and maintenance associated with its Equipment will:

a. not interfere with Lessor's operation of the Assets, or the operations of any other Tenants of the Assets that occupied the Assets on the Lease Commencement Date (a "Prior Tenant") as such Prior Tenant's(s') operations existed on the Lease Commencement Date. In the event Lessor determines, based on standard and accepted engineering practices, that Tenant's

Equipment is interfering with Lessor's operations or a Prior Tenant's pre-existing operations, Tenant shall, within forty-eight (48) hours of notification, take all steps reasonably necessary to eliminate the Interference, with the exception of ceasing Tenant's operations. If Tenant cannot eliminate or resolve such Interference within the forty-eight (48)-hour period, Lessor shall have the right to require Tenant to turn off its Equipment and only turn on its Equipment during off-peak hours in order to test whether such Interference continues or has been satisfactorily eliminated. In the event that Tenant is unable to resolve or eliminate the Interference within thirty (30) days from the initial notification of such Interference, Tenant shall immediately remove or cease operations of the objectionable Equipment; and Lessor and Tenant shall each have the right to terminate this Agreement upon notice to the other;

b. in no way damage the Assets, or any improvements, accessories, or appurtenances thereon;

c. not interfere with Lessor's Assets maintenance operations; and

d. comply with all applicable rules and regulations of the FCC and state and local laws, regulations, and codes.

4.3 Quiet Enjoyment. Lessor shall, and shall further require all tenants of the Assets to comply with the then-current FCC rules and regulations concerning installation, maintenance, and operation of such Tenants' equipment upon or within the Assets. During the Term of this Agreement, Lessor will not grant a lease to any other party if such lease would substantially affect or interfere with Tenant's use of the Assets, or the installation, maintenance, and operation of Tenant's Equipment thereon. In addition, in the event the installation, operation, modification, relocation, and/or maintenance associated with the equipment of Lessor or any other Tenant of the Assets interferes with the operation of Tenant's Equipment, Lessor shall, within forty-eight (48) hours of notification from Tenant, take reasonable steps necessary to eliminate the Interference. If Lessor cannot eliminate such Interference, or otherwise cause the Interference to be eliminated within this forty-eight (48)-hour period, Tenant shall have the right to terminate this Agreement upon notice to Lessor.

ARTICLE V TAXES AND UTILITIES

5.1 Real Property Taxes. Lessor shall pay, or cause to be paid, all real property taxes, special assessments, and improvement bonds levied and assessed against the Assets.

5.2 Personal Property Taxes. Tenant shall pay, or cause to be paid, all personal property taxes levied or assessed against Tenant's Equipment and any other personal property located upon or within the Assets.

5.3 Utilities. Tenant shall pay, or cause to be paid, all charges for electricity and/or any other utility or service used in connection with Tenant's installation, operation, or maintenance of Tenant's Equipment.

ARTICLE VI INSURANCE

6.1 Lessor's Insurance. Lessor shall keep and maintain property damage insurance on and for the Assets to cover the same against loss or damage occasioned by fire, vandalism, extended coverage perils, and such other hazards as may be occasioned by Lessor's use and/or ownership of the Assets.

Lessor shall also maintain public liability insurance, naming Tenant as an additional insured, against bodily injury or death and for damage to property suffered by others as a result of its ownership and/or operation of the Assets in an amount not less than \$2,000,000.00.

6.2 Tenant's Insurance. Tenant shall, during the entire Term hereof, keep in force and effect the following policies of insurance:

a. Commercial general and automobile liability insurance: Commercial general liability insurance with a minimum per-occurrence limit of \$2,000,000.00 for each of the following: bodily injury and property damage, personal injury and advertising injury, and products/completed operations; commercial automobile liability and/or non-owned automobile liability insurance with a combined single limit of no less than \$1,000,000.00, with uninsured or underinsured automobile liability at \$100,000.00 per person and \$300,000.00 per occurrence; and

b. Worker's compensation and employers liability insurance: Worker's compensation insurance covering Tenant and its employees in at least the minimum amounts required from time to time by applicable statutes and regulations; and employer's liability insurance with the following minimum limits: (1) bodily injury by accident, \$500,000.00 per occurrence; (2) bodily injury by disease, \$500,000.00 per employee; and (3) bodily injury policy limit, \$500,000.00.

c. Personal property insurance: Personal property insurance covering Tenant's Equipment installed, maintained, and/or operated upon or within the Assets, insuring the same at one hundred percent (100%) of its full insurable value against fire, vandalism, malicious mischief, and such other perils as are from time to time included in a standard extended coverage endorsement.

d. if Tenant employs one or more third parties to perform the Work, Tenant shall ensure that each such third party is properly qualified, certified, and/or licensed (if applicable) and maintains the following policies of insurance at all times during the performance of the Work:

(i) Commercial general and automobile liability insurance: Commercial general liability insurance with a minimum per-occurrence limit of \$2,000,000.00 for each of the following: bodily injury and property damage, personal injury and advertising injury, and products/completed operations; commercial automobile liability and/or non-owned automobile liability insurance with a combined single limit of no less than \$1,000,000.00; and

(ii) Worker's compensation and employers liability insurance: Worker's compensation insurance covering the third-party construction firm and its employees in at least the minimum amounts required from time to time by applicable statutes and regulations; and employer's liability insurance with the following minimum limits: (1) bodily injury by accident, \$500,000.00 per occurrence; (2) bodily injury by disease, \$500,000.00 per employee; and (3) bodily injury policy limit, \$500,000.00.

Tenant shall cause each third-party performing Work to supply Lessor with certificates of insurance reflecting all coverages required by this Section 6.2(e); and each such policy of insurance shall name Lessor as an additional insured. Tenant shall be solely responsible and liable to Lessor for Tenant's failure to obtain or deliver to Lessor the required insurance certificates from Tenant's approved contractor or subcontractors;

6.3 Evidence of Insurance. Tenant shall, prior to the Lease Commencement Date and thereafter on an annual basis or as Lessor may otherwise request, cause to be issued to Lessor by the insurer or insurers providing the insurance specified in this Article VI certificates of insurance reflecting all such coverages. Each policy of insurance required of Tenant by this Article VI shall name Lessor as an “additional insured.”

ARTICLE VII INDEMNIFICATION

7.1 By Tenant. Tenant shall indemnify, defend, and hold harmless Lessor, its affiliates and their respective directors, officers, shareholders, successors, and assigns, from any and all costs, demands, damages, suits, expenses, or causes of action (including reasonable attorneys’ fees and court costs) arising from:

- a. any demand, claim, suit, action, proceeding, or investigation (hereinafter, a “**Claim**”) to the extent such Claim is attributable to the joint, concurrent or sole negligence, or willful misconduct or strict liability of Tenant, or its agents, employees, representatives, contractors, or other persons acting or engaged by, through, or under Tenant; and
- b. any material breach by Tenant of any provision of this Agreement.

7.2 By Lessor. Lessor shall indemnify, defend, and hold harmless Tenant, its affiliates and their respective directors, officers, shareholders, successors, and assigns, from any and all costs, demands, damages, suits, expenses, or causes of action (including reasonable attorneys’ fees and court costs) which arise from:

- a. any Claim to the extent such Claim is attributable to the joint, concurrent, or sole negligence, or willful misconduct or strict liability of Lessor, or its agents, employees, representatives, contractors, or other persons acting or engaged by, through, or under Lessor; and
- b. any material breach by Lessor of any provision of this Agreement.

7.3 Limits on Indemnification. Neither party shall be responsible or liable to any person entitled to indemnification under Section 8.1 or Section 8.2, above, for any cost, demand, damage, suit, expense, or cause of action arising from any Claim to the extent attributable to any acts or omissions of the party seeking indemnification or any third party not within Lessor’s or Tenant’s control.

7.4 Waiver of Certain Damages. The parties hereto, on their own behalf and on behalf of their affiliates and their respective directors, officers, shareholders, successors, and assigns, hereby waive the right to recover consequential (including lost profits), punitive, exemplary, and similar damages.

7.5 Survival. The provisions of this Article VII shall survive the termination or earlier expiration of this Agreement with respect to any events occurring on or before such termination or expiration, whether or not Claims relating thereto are asserted before or after such termination or expiration.

ARTICLE VIII DAMAGE, DESTRUCTION, OR CONDEMNATION

8.1 Lessor May Repair or Restore Upon Insured Loss. If any Assets are damaged or destroyed by fire, vandalism, or other casualty, this Agreement shall continue in full force and effect if

Lessor repairs or restores the effected Assets within ninety (90) days of such fire or other casualty to the condition which Lessor furnished the same to Tenant on the Lease Commencement Date. In the event Lessor elects to not make such repairs, Lessor shall deliver written notice to Tenant of Lessor's election to not repair the effected Assets; and Tenant shall have the right to terminate this Agreement effective as of the date of the damage.

8.2 Condemnation. If the Assets, or a substantial portion thereof so as to render them unusable for their intended purpose(s), shall be taken under the power of eminent domain, or sold under the threat of the exercise of such power, this Agreement shall, at the option of either Lessor or Tenant, be terminated upon thirty (30) days prior written notice.

ARTICLE IX DEFAULT

9.1 Events of Tenant Default. The following shall be considered events of default under this Agreement (each, a "**Tenant Default**":

- a. Except as provided in Sections 9.1 (b), (c), (d) and (e), Tenant fails to perform any of the covenants or conditions herein contained on the part of Tenant, and such failure continues for thirty (30) days after written notice thereof is given to Tenant (except that such thirty (30)-day period shall be automatically extended for an additional period of time reasonably necessary to cure such failure if such failure cannot be cured within such thirty (30)-day period, and provided Tenant commences the process of curing such failure within said thirty (30)-day period and continuously and diligently pursues such cure to completion);
- b. a receiver is appointed to take possession of all, or substantially all, of Tenant's assets, or Tenant makes an assignment for the benefit of creditors, or takes any action or suffers any action under any insolvency, bankruptcy, or reorganization act, or is otherwise insolvent;
- c. Tenant's failure to maintain and keep in force the insurance required under Section 6.2;
- d. Tenant's failure to cure interference issues within the time periods set forth in Article IV; and
- e. Tenant's non-payment of any monies due under this Agreement if such monetary amounts remain unpaid for more than ten (10) days after receipt of written notice from the Lessor of such failure to pay.

9.2 Remedies Upon Events of Tenant Default. Upon the occurrence of any Tenant Default, Lessor shall be entitled to recover from Tenant all damages sustained by Lessor on account of the event of Tenant Default. In addition, Lessor may, upon the occurrence of an event of Tenant Default:

- a. elect to terminate this Agreement; or
- b. elect to treat this Agreement in full force and effect and remain entitled to collect charges payable by Tenant pursuant to this Agreement as such charges become due hereunder.

ARTICLE X
MEMORANDUM AND SUBORDINATION AGREEMENT

10.1 Memorandum of Lease. Tenant shall not file or record this Agreement without Lessor's prior written consent. Notwithstanding the foregoing, Lessor agrees to execute a Memorandum of Lease in a form acceptable to Lessor at Tenant's request and expense. Tenant agrees to provide Lessor with a certified copy of any such Memorandum within five (5) business days following any recordation of such Memorandum.

10.2 Subordination Agreement. This Agreement and Tenant's rights hereunder are and shall be subject and subordinate to the lien, operation, and effect of any mortgages or other security instruments constituting a lien upon the Assets, and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements, and extensions thereof, whether the same shall be in existence as of the Lease Commencement Date, or created thereafter. Tenant's acknowledgment and agreement of subordination as provided for herein shall be self operative, and no further instrument of subordination shall be required; provided, however, Tenant agrees on request to execute and deliver such further instruments evidencing or confirming such subordination as may be requested from time to time by Lessor or any mortgagee. Failure of Tenant to execute instruments effectuating the foregoing, within ten (10) days upon written request to do so by Lessor, shall constitute an event of Tenant Default. Lessor agrees that, in connection with any such subordination by Tenant to any future mortgage, such future mortgagee shall agree not to disturb Tenant's occupancy pursuant to the terms and provisions of this Agreement so long as Tenant is not in default hereunder. Notwithstanding the foregoing, Tenant agrees that any mortgagee may elect, by written instrument, to have this Agreement be prior to any such mortgage, whether or not this Agreement is dated prior or subsequent thereto.

ARTICLE XI
MISCELLANEOUS

11.1 Assignment. Lessor may freely assign this Agreement, or any interest herein, and, upon any such assignment, shall be released from any further obligations hereunder accruing from and after the date of any such assignment.

11.2 Successors and Assigns. All of the covenants, agreements, terms, and conditions contained in this Agreement shall inure to and be binding upon Lessor and Tenant and their respective heirs, executors, administrators, and permitted successors and/or assigns.

11.3 Headings. The titles to sections of this Agreement are not part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

11.4 Notices. Any notice or other communication required or contemplated under the provisions of this Agreement shall be in writing and delivered in person, evidenced by a signed receipt, or mailed via certified mail, return receipt requested, postage prepaid, to the addresses indicated below, or to such other persons or addresses as Lessor or Tenant may provide by notice to the other. The date of the notice shall be the date of delivery if the notice is personally delivered, or the date of mailing if the notice is mailed by certified mail.

If to Lessor:

Bug Tussel 2, LLC
ATTN: Legal Department
417 Pine Street
Green Bay, Wisconsin 54301

If to Tenant:

With a copy to:

11.5 Liens. Tenant shall not permit any mechanic's, materialman's, or other liens to be filed against the Assets, or any interest therein, for any labor or material furnished to Tenant in connection with work of any character performed on or about the Assets by or at Tenant's direction. In the event Lessor or Tenant receives notice that any lien will be filed or given, Tenant shall, within thirty (30) days after Tenant's receipt of such notice, cause the lien to be released or discharged by payment, deposit, or bond. Tenant shall indemnify Lessor from and against any losses, damages, costs, expenses, fees, or penalties suffered or incurred by Lessor on account of the filing of any such claim or lien.

11.6 Master ROW, Access or Ground Lease(s). In the event this Agreement is subject or subordinate to one or more master ROW agreements, fiber access agreements, ground leases or similar agreements, Tenant agrees to comply with the terms thereof to the extent applicable (directly or indirectly) to Tenant's use or occupation of Assets; and Tenant shall not cause, or permit to occur, a default or breach of any such master or ground lease. This Agreement shall immediately terminate upon the termination or expiration of any such master ROW agreement, fiber access agreement, ground lease or similar agreement. Upon such termination of this Agreement, no further rights or obligations shall accrue on the part of Lessor or Tenant as a result of the termination of this Agreement (other than Tenant's obligation for rent and other charges due and owing through the date of termination). Lessor shall, upon Tenant's request, provide to Tenant copies of any such master ROW agreements, fiber access agreements, ground leases or similar agreements with confidential and financial information redacted.

11.7 Force Majeure. Neither party hereto shall be liable for any losses or damages caused by acts of God, including, but not limited to, wind, lightning, rain, ice, earthquake, floods or rising water, or by aircraft or vehicle damage. In the event that Lessor or Tenant shall be delayed, hindered in, or prevented from the performance of any act required hereunder by reason of acts of God (including, but not limited to, wind, lightning, rain, ice, earthquake, flood or rising water), aircraft or vehicle damage or other casualty, unforeseen soil conditions, acts of third parties who are not employees or agents of Lessor or Tenant, as the case may be, strikes, lockouts, labor troubles, inability to procure materials, failure of power, governmental actions or inactions (including, but not limited to, those related to zoning approvals, permits, or related appeals), laws or regulations, riots, insurrection, war, or other reasons beyond its control, then the performance of such act shall be excused for the period of delay; and the period for performance of any such act shall be extended for a period equivalent to the period of such delay.

11.8 Entire Agreement/Amendment. This Agreement contains all covenants and agreements between Lessor and Tenant relating in any manner to the rent, Tenant's use and occupancy of the Assets, and other matters set forth in this Agreement. No prior agreements or understandings pertaining to the matters governed by this Agreement shall be valid, or of any force or effect; and the covenants and agreements of this Agreement shall not be altered, modified, or amended, except in writing signed by Lessor and Tenant.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Agreement has been executed by the parties as of the day and year first written above.

LESSOR: BUG TUSSEL 2, LLC

By: _____
Print Name: Jason G. Wied
Its: Chief Executive Officer

Subscribed and sworn before me
this ____ day of _____, 20__.

Notary Public, _____ County, ____
My Commission: _____

TENANT: _____

By: _____
Print Name: _____
Its: _____

Subscribed and sworn before me
this ____ day of _____, 202__.

Notary Public, _____, WI
My Commission: _____

FACILITIES ACCESS AGREEMENT

By and Between

Bug Tussel 2, LLC
417 Pine Street
Green Bay, Wisconsin 54301

and

_____ County, Wisconsin

FACILITIES ACCESS AGREEMENT

THIS FACILITIES ACCESS AGREEMENT (“**Agreement**”) is entered into this ____ day of _____, 2024, by and between BUG TUSSEL 2, LLC, a Wisconsin limited liability company (hereinafter, “**Lessor**”), and _____ COUNTY, a municipal government (hereinafter, “**Tenant**”).

WITNESSETH:

WHEREAS, Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) in one or more series (the “**Bonds**”) are to be issued by Fond du Lac County, Wisconsin (the “**Issuer**”) on behalf of the Lessor to finance a project consisting of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of consumer premise equipment; (iv) payment of capitalized interest; (v) funding of a debt service reserve fund for the Bonds; (vi) payment of such project costs located in the counties of Fond du Lac, Forest, Iowa, Jefferson, Lafayette, Marathon, Price, Sawyer, Taylor, and Waushara, in an amount not to exceed \$[____]; and (vii) payment of certain costs of issuance related to the issuance of the Bonds, all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive, pursuant to an Indenture of Trust, dated as of [____], 2024 (the “**Indenture**”), between the Issuer and U.S. Bank Trust Company National Association, as trustee (the “**Trustee**”);

WHEREAS, Tenant, the Issuer, and other Participating Counties (as defined in the Indenture) have entered into or joined, as applicable, that certain Intergovernmental Agreement (the “**Intergovernmental Agreement**”), dated as of [____], 2024;

WHEREAS, the Tenant has agreed to guarantee the payment of its pro rata share of the principal of and interest on the Bonds in an amount necessary to replenish the Series 2024 Debt Service Reserve Account (as defined in the Indenture) pursuant to a Guaranty Agreement, dated as of [____], 2024 (the “**Guaranty**”) by and between the Tenant, the Trustee, and the [____][Bond Insurer];

WHEREAS, as further consideration for the Guaranty, the Lessor has agreed to provide the Tenant access, at no charge, to use any telecommunications towers (“**Tower**”), related real estate (“**Tower Site**”), and certain strands of a fiber optic cables (“**Fiber**”) constructed in the Tenant with the proceeds of the Bonds (the Tower, the Tower Site and the Fiber being collectively referred to herein as, the “**Assets**”); and

WHEREAS, pursuant to this Agreement and subject to the terms and conditions herein contained, Lessor hereby grants to Tenant the right to access the aforementioned Assets.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, Lessor and Tenant agree as follows:

ARTICLE I BASIC PROVISIONS

- 1.1 **Original Term.** Ten (10) years, commencing on the issuance date of the Bonds. After the Original Term, this Agreement can be renewed, at the sole option of Tenant, for two additional ten (10) year periods.
- 1.2 **Use of Assets.** Subject to the terms and conditions hereof, Tenant shall have the right to install equipment upon Towers, in a space on the Tower approved by Lessor, and utilize up to twenty-four (24) strands of dark Fiber for any governmental purpose.
- 1.3 **Tenant's Termination.** Tenant shall have the right to terminate this agreement at any time.

ARTICLE II DEMISE AND ACCESS; MONTHLY RENT

2.1 **Demise and Access.** Lessor hereby leases to Tenant, and Tenant hereby takes possession of and from Lessor, the Assets described in Section 1.2 above, subject to the provisions of this Agreement. Tenant shall have access to the Assets at all times during the Term subject to Lessor's operational rules. If necessary to access the Assets as herein described, Lessor hereby grants to Tenant a non-exclusive license over, upon, and across property adjoining the Assets owned or under the control of Lessor for the purpose of providing Tenant with twenty-four (24)-hour daily access to the Assets from a public street or thoroughfare (the "**Access License**"); provided that such use shall not unreasonably interfere with the use of such adjoining property by Lessor or others. In addition, Lessor hereby grants to Tenant a non-exclusive license over, upon, and across property adjoining the Assets owned or under the control of Lessor for the purpose of providing utilities to the Assets (the "**Utility License**"); provided that such use does not unreasonably interfere with the use of such adjoining property by Lessor or others. The Access License and the Utility License shall be automatically revoked or terminated upon the expiration or earlier termination of this Agreement.

2.2 **Limitations of Use.**

a. **Purpose of Use.** Tenant may utilize the Assets for any governmental purpose. Tenant shall not, at any time, sell, transfer, or assign its rights under this Agreement to any third party for commercial purpose.

b. **Availability of the Fiber.** In the event Tenant fails to utilize all twenty-four (24) dark Fiber strands within the Original Term, and Lessor has no available strands outside of those leased pursuant to this Agreement, Lessor may utilize up to twelve (12) of the dark Fiber strands not used by and previously reserved to Tenant. Tenant will retain exclusive right to the other twelve (12) dark Fiber strands provided pursuant to this Agreement for any additional term of this Agreement.

2.3 **Monthly Rent.** During the Original Term, and any additional periods pursuant to Section 1.2, Tenant shall not pay any rent or license fee for its use of the Assets.

ARTICLE III
INSTALLATION, MAINTENANCE, AND ACCESS

3.1 Equipment Specifications. Tenant agrees that all of its equipment to be installed upon or within the Assets (“**Equipment**”) and all frequencies utilized by Tenant pursuant to this Agreement will be approved by Tenant prior to installation.

3.2 Installation and Replacement of Equipment. All installations, maintenance, and replacement of Equipment on the Assets shall be at Tenant’s sole expense and risk. Prior to the initial installation any of its Equipment, or making any subsequent modifications, enhancement, or changes to its Equipment (hereinafter, Tenant’s “**Work**”), Tenant shall:

a. submit to Lessor plans and specifications accurately describing all aspects of the proposed Work to be performed, including, without limitation, weight and wind load requirements and power supply requirements and evidence that Tenant has obtained all approvals, permits, and consents required by, and has otherwise complied with, all legal requirements applicable to the performance of such Work;

b. Tenant shall not, and shall not permit any third party to, commence any of the work until Lessor notifies Tenant of its written approval thereof. Any Work to be performed on the Fiber shall performed by Lessor or a contractor selected by Lessor. Lessor may, upon written notice to Tenant, perform (or cause to be performed) any structural analysis on the Tower that may be required, in Lessor’s reasonable judgment, in order to determine available capacity on the Tower for the installation or modification of Tenant’s Equipment, provided that Tenant will not be prohibited from causing the performance of such analysis for its own account. Prior to performing said structural analysis and upon written notification to Tenant, Tenant shall notify Lessor of its desire not to proceed with the installation and Lessor shall not perform the analysis. Lessor will immediately notify Tenant of the results of said structural analysis and Tenant, in its sole discretion, shall determine whether it desires to proceed with the installation or modification of Tenant’s Equipment on the Tower. Within thirty (30) days following receipt of an invoice from Lessor, Tenant shall promptly reimburse Lessor for the costs and expenses of such analysis up to \$1,000.00 per structural analysis;

c. whether Tenant performs the Work directly or employs one or more third parties to perform the Work, Tenant shall cause all of the Work to be performed in compliance with the plans and specifications approved by Lessor, and with all applicable legal requirements. Tenant shall ensure that the Work does not interfere with communications systems and equipment of other prior Tenants or users of the Assets, including any of Lessor’s equipment thereon;

d. remain exclusively liable for all costs and expenses of all Work, and pay all invoices of labor and materialmen in a timely manner to prevent the imposition of any liens on Lessor’s property or Assets, or Tenant’s Equipment located on Lessor’s property. In engaging any person to perform any portion of the Work, Tenant shall require a written waiver from any contractor, subcontractor, laborer, or materialman of all rights under state material and mechanic lien laws, or other laws, to impose a lien on any of Lessor’s property;

e. at least ten (10) days prior to the date upon which Tenant’s Equipment will become operational, Tenant shall notify Lessor of such intended operations ; and

f. comply with the reasonable directions and requirements which Lessor, in its discretion, may from time to time establish in connection with the Assets and the operations of

Tenant thereon, provided that such directions and requirements do not unreasonably interfere with Tenant's ordinary course of business or operations.

3.3 Tenant's Maintenance of Its Equipment.

a. Maintenance Standards. Tenant shall be solely responsible for the maintenance of and repairs to its Equipment on the Assets and shall bear all maintenance and repair costs and expenses related thereto. Tenant shall maintain its Equipment in accordance with all reasonable engineering standards to assure operations of the Equipment are in compliance with the requirements of the Federal Communications Commission ("FCC") and all other public authorities with jurisdiction over Tenant's operations.

b. Liability for Interruption or Discontinuance of Service. Tenant shall be responsible for any damage to the Assets, to any utility servicing the Assets, or to the equipment of Lessor or any other tenant caused by Tenant during any installation, maintenance, or modification operations conducted by Tenant or by any third party employed by Tenant or otherwise under Tenant's control. In addition, Tenant shall be responsible for any interruption in, or discontinuance of, the business activities of Lessor or any other tenant of the Assets resulting from any such damage caused by Tenant or any third party employed by Tenant or otherwise under Tenant's control during any such installation, modification, or maintenance operations. In the event Tenant or any such third party causes any damage to the Assets, to any utility servicing the Assets, or to the equipment of Lessor or any other tenant, Tenant shall immediately repair all such damages.

3.4 Lessor's Maintenance.

a. Lessor shall maintain the Assets in good order and repair and in full compliance with all applicable legal requirements, including, without limitation, those of the FCC. In the event Tenant receives notice, or otherwise obtains knowledge, that any Asset is not in compliance with any such legal requirement, Tenant shall immediately so notify Lessor by telephone or facsimile and, to the extent necessary, will cooperate in all reasonable respects with Lessor in curing any such non-compliance.

b. Lessor shall be responsible for compliance with all Tower and building marking and lighting requirements which may be required by the rules and regulations of the Federal Aviation Administration ("FAA") or the FCC without regard to any measures which may be taken by any Tenant to monitor the Tower and/or notify the FAA or FCC of light failures. Tenant shall be entitled to install and monitor its own automatic circuit alarm, or otherwise monitor compliance with FAA and FCC regulations, which monitoring shall in no way relieve Lessor of its obligations hereunder.

3.5 Tenant's Access. Subject to Lessor's prior written approval, Tenant shall have access to the Assets and the equipment located thereon to effect repairs to Tenant's Equipment. Tenant shall not perform any Work on the Fiber and shall not permit any party to climb the Tower for any purposes without first receiving Lessor's prior written approval for said climb. In the event Lessor changes or replaces the locks or access codes necessary for Tenant to access the Assets, Lessor shall notify Tenant of such change or replacement within 2 business days thereafter.

3.6 Avoidance of Overexposure. Tenant acknowledges and agrees that, upon reasonable prior notice (except for emergency situations when no such notice is required), Tenant shall reduce operating power or cease operation of Tenant's Equipment when it is necessary to prevent the overexposure of workers on or at the Tower or Tower Site to RF radiation.

3.7 Removal of Equipment. Upon or prior to the expiration or termination of this Agreement, Tenant shall, at Tenant's cost, remove all of its Equipment located on the Assets, and shall restore the Assets to the condition existing on the Commencement Date, reasonable and ordinary wear and tear excepted.

3.8 "AS IS, WHERE IS". THE ASSETS WILL BE MADE AVAILABLE IN "AS-IS, WHERE-IS" CONDITION WITH ALL FAULTS AND DEFECTS. LESSOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, REGARDING THE ASSETS OR THE ACCESS RIGHTS.

ARTICLE IV INTERFERENCE

4.1 Definition. "Interference" shall mean either a material impairment of access, operation of equipment or the quality of the sound signals or transmission and reception activity of any party using any one of the Tower, or a condition which constitutes interference within the meaning of the provisions of the Recommended Practices of the Electronics Industries Association ("EIA") and the rules and regulations of the FCC then in effect.

4.2 Tenant's Covenants. Tenant covenants and agrees that its Equipment and all installation, operation, modification, relocation, and maintenance associated with its Equipment will:

- a. not interfere with Lessor's operation of the Assets, or the operations of any other Tenants of the Assets that occupied the Assets on the Lease Commencement Date (a "**Prior Tenant**") as such Prior Tenant's(s') operations existed on the Lease Commencement Date. In the event Lessor determines, based on standard and accepted engineering practices, that Tenant's Equipment is interfering with Lessor's operations or a Prior Tenant's pre-existing operations, Tenant shall, within forty-eight (48) hours of notification, take all steps reasonably necessary to eliminate the Interference, with the exception of ceasing Tenant's operations. If Tenant cannot eliminate or resolve such Interference within the forty-eight (48)-hour period, Lessor shall have the right to require Tenant to turn off its Equipment and only turn on its Equipment during off-peak hours in order to test whether such Interference continues or has been satisfactorily eliminated. In the event that Tenant is unable to resolve or eliminate the Interference within thirty (30) days from the initial notification of such Interference, Tenant shall immediately remove or cease operations of the objectionable Equipment; and Lessor and Tenant shall each have the right to terminate this Agreement upon notice to the other;
- b. in no way damage the Assets, or any improvements, accessories, or appurtenances thereon;
- c. not interfere with Lessor's Assets maintenance operations; and
- d. comply with all applicable rules and regulations of the FCC and state and local laws, regulations, and codes.

4.3 Quiet Enjoyment. Lessor shall, and shall further require all tenants of the Assets to comply with the then-current FCC rules and regulations concerning installation, maintenance, and operation of such Tenants' equipment upon or within the Assets. During the Term of this Agreement, Lessor will not grant a lease to any other party if such lease would substantially affect or interfere with Tenant's use of the Assets, or the installation, maintenance, and operation of Tenant's Equipment thereon. In addition, in the event the installation, operation, modification, relocation, and/or maintenance

associated with the equipment of Lessor or any other Tenant of the Assets interferes with the operation of Tenant's Equipment, Lessor shall, within forty-eight (48) hours of notification from Tenant, take reasonable steps necessary to eliminate the Interference. If Lessor cannot eliminate such Interference, or otherwise cause the Interference to be eliminated within this forty-eight (48)-hour period, Tenant shall have the right to terminate this Agreement upon notice to Lessor.

ARTICLE V TAXES AND UTILITIES

5.1 Real Property Taxes. Lessor shall pay, or cause to be paid, all real property taxes, special assessments, and improvement bonds levied and assessed against the Assets.

5.2 Personal Property Taxes. Tenant shall pay, or cause to be paid, all personal property taxes levied or assessed against Tenant's Equipment and any other personal property located upon or within the Assets.

5.3 Utilities. Tenant shall pay, or cause to be paid, all charges for electricity and/or any other utility or service used in connection with Tenant's installation, operation, or maintenance of Tenant's Equipment.

ARTICLE VI INSURANCE

6.1 Lessor's Insurance. Lessor shall keep and maintain property damage insurance on and for the Assets to cover the same against loss or damage occasioned by fire, vandalism, extended coverage perils, and such other hazards as may be occasioned by Lessor's use and/or ownership of the Assets. Lessor shall also maintain public liability insurance, naming Tenant as an additional insured, against bodily injury or death and for damage to property suffered by others as a result of its ownership and/or operation of the Assets in an amount not less than \$2,000,000.00.

6.2 Tenant's Insurance. Tenant shall, during the entire Term hereof, keep in force and effect the following policies of insurance:

a. Commercial general and automobile liability insurance: Commercial general liability insurance with a minimum per-occurrence limit of \$2,000,000.00 for each of the following: bodily injury and property damage, personal injury and advertising injury, and products/completed operations; commercial automobile liability and/or non-owned automobile liability insurance with a combined single limit of no less than \$1,000,000.00, with uninsured or underinsured automobile liability at \$100,000.00 per person and \$300,000.00 per occurrence; and

b. Worker's compensation and employers liability insurance: Worker's compensation insurance covering Tenant and its employees in at least the minimum amounts required from time to time by applicable statutes and regulations; and employer's liability insurance with the following minimum limits: (1) bodily injury by accident, \$500,000.00 per occurrence; (2) bodily injury by disease, \$500,000.00 per employee; and (3) bodily injury policy limit, \$500,000.00.

c. Personal property insurance: Personal property insurance covering Tenant's Equipment installed, maintained, and/or operated upon or within the Assets, insuring the same at one hundred percent (100%) of its full insurable value against fire, vandalism, malicious

mischievous, and such other perils as are from time to time included in a standard extended coverage endorsement.

d. if Tenant employs one or more third parties to perform the Work, Tenant shall ensure that each such third party is properly qualified, certified, and/or licensed (if applicable) and maintains the following policies of insurance at all times during the performance of the Work:

(i) Commercial general and automobile liability insurance: Commercial general liability insurance with a minimum per-occurrence limit of \$2,000,000.00 for each of the following: bodily injury and property damage, personal injury and advertising injury, and products/completed operations; commercial automobile liability and/or non-owned automobile liability insurance with a combined single limit of no less than \$1,000,000.00; and

(ii) Worker's compensation and employers liability insurance: Worker's compensation insurance covering the third-party construction firm and its employees in at least the minimum amounts required from time to time by applicable statutes and regulations; and employer's liability insurance with the following minimum limits: (1) bodily injury by accident, \$500,000.00 per occurrence; (2) bodily injury by disease, \$500,000.00 per employee; and (3) bodily injury policy limit, \$500,000.00.

Tenant shall cause each third-party performing Work to supply Lessor with certificates of insurance reflecting all coverages required by this Section 6.2(e); and each such policy of insurance shall name Lessor as an additional insured. Tenant shall be solely responsible and liable to Lessor for Tenant's failure to obtain or deliver to Lessor the required insurance certificates from Tenant's approved contractor or subcontractors;

6.3 Evidence of Insurance. Tenant shall, prior to the Lease Commencement Date and thereafter on an annual basis or as Lessor may otherwise request, cause to be issued to Lessor by the insurer or insurers providing the insurance specified in this Article VI certificates of insurance reflecting all such coverages. Each policy of insurance required of Tenant by this Article VI shall name Lessor as an "additional insured."

ARTICLE VII INDEMNIFICATION

7.1 By Tenant. Tenant shall indemnify, defend, and hold harmless Lessor, its affiliates and their respective directors, officers, shareholders, successors, and assigns, from any and all costs, demands, damages, suits, expenses, or causes of action (including reasonable attorneys' fees and court costs) arising from:

a. any demand, claim, suit, action, proceeding, or investigation (hereinafter, a "**Claim**") to the extent such Claim is attributable to the joint, concurrent or sole negligence, or willful misconduct or strict liability of Tenant, or its agents, employees, representatives, contractors, or other persons acting or engaged by, through, or under Tenant; and

b. any material breach by Tenant of any provision of this Agreement.

7.2 By Lessor. Lessor shall indemnify, defend, and hold harmless Tenant, its affiliates and their respective directors, officers, shareholders, successors, and assigns, from any and all costs, demands,

damages, suits, expenses, or causes of action (including reasonable attorneys' fees and court costs) which arise from:

- a. any Claim to the extent such Claim is attributable to the joint, concurrent, or sole negligence, or willful misconduct or strict liability of Lessor, or its agents, employees, representatives, contractors, or other persons acting or engaged by, through, or under Lessor; and
- b. any material breach by Lessor of any provision of this Agreement.

7.3 Limits on Indemnification. Neither party shall be responsible or liable to any person entitled to indemnification under Section 8.1 or Section 8.2, above, for any cost, demand, damage, suit, expense, or cause of action arising from any Claim to the extent attributable to any acts or omissions of the party seeking indemnification or any third party not within Lessor's or Tenant's control.

7.4 Waiver of Certain Damages. The parties hereto, on their own behalf and on behalf of their affiliates and their respective directors, officers, shareholders, successors, and assigns, hereby waive the right to recover consequential (including lost profits), punitive, exemplary, and similar damages.

7.5 Survival. The provisions of this Article VII shall survive the termination or earlier expiration of this Agreement with respect to any events occurring on or before such termination or expiration, whether or not Claims relating thereto are asserted before or after such termination or expiration.

ARTICLE VIII DAMAGE, DESTRUCTION, OR CONDEMNATION

8.1 Lessor May Repair or Restore Upon Insured Loss. If any Assets are damaged or destroyed by fire, vandalism, or other casualty, this Agreement shall continue in full force and effect if Lessor repairs or restores the effected Assets within ninety (90) days of such fire or other casualty to the condition which Lessor furnished the same to Tenant on the Lease Commencement Date. In the event Lessor elects to not make such repairs, Lessor shall deliver written notice to Tenant of Lessor's election to not repair the effected Assets; and Tenant shall have the right to terminate this Agreement effective as of the date of the damage.

8.2 Condemnation. If the Assets, or a substantial portion thereof so as to render them unusable for their intended purpose(s), shall be taken under the power of eminent domain, or sold under the threat of the exercise of such power, this Agreement shall, at the option of either Lessor or Tenant, be terminated upon thirty (30) days prior written notice.

ARTICLE IX DEFAULT

9.1 Events of Tenant Default. The following shall be considered events of default under this Agreement (each, a "Tenant Default"):

- a. Except as provided in Sections 9.1 (b), (c), (d) and (e), Tenant fails to perform any of the covenants or conditions herein contained on the part of Tenant, and such failure continues for thirty (30) days after written notice thereof is given to Tenant (except that such thirty (30)-day period shall be automatically extended for an additional period of time reasonably necessary to cure such failure if such failure cannot be cured within such thirty (30)-day period,

and provided Tenant commences the process of curing such failure within said thirty (30)-day period and continuously and diligently pursues such cure to completion);

b. a receiver is appointed to take possession of all, or substantially all, of Tenant's assets, or Tenant makes an assignment for the benefit of creditors, or takes any action or suffers any action under any insolvency, bankruptcy, or reorganization act, or is otherwise insolvent;

c. Tenant's failure to maintain and keep in force the insurance required under Section 6.2;

d. Tenant's failure to cure interference issues within the time periods set forth in Article IV; and

e. Tenant's non-payment of any monies due under this Agreement if such monetary amounts remain unpaid for more than ten (10) days after receipt of written notice from the Lessor of such failure to pay.

9.2 Remedies Upon Events of Tenant Default. Upon the occurrence of any Tenant Default, Lessor shall be entitled to recover from Tenant all damages sustained by Lessor on account of the event of Tenant Default. In addition, Lessor may, upon the occurrence of an event of Tenant Default:

a. elect to terminate this Agreement; or

b. elect to treat this Agreement in full force and effect and remain entitled to collect charges payable by Tenant pursuant to this Agreement as such charges become due hereunder.

ARTICLE X MEMORANDUM AND SUBORDINATION AGREEMENT

10.1 Memorandum of Lease. Tenant shall not file or record this Agreement without Lessor's prior written consent. Notwithstanding the foregoing, Lessor agrees to execute a Memorandum of Lease in a form acceptable to Lessor at Tenant's request and expense. Tenant agrees to provide Lessor with a certified copy of any such Memorandum within five (5) business days following any recordation of such Memorandum.

10.2 Subordination Agreement. This Agreement and Tenant's rights hereunder are and shall be subject and subordinate to the lien, operation, and effect of any mortgages or other security instruments constituting a lien upon the Assets, and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements, and extensions thereof, whether the same shall be in existence as of the Lease Commencement Date, or created thereafter. Tenant's acknowledgment and agreement of subordination as provided for herein shall be self operative, and no further instrument of subordination shall be required; provided, however, Tenant agrees on request to execute and deliver such further instruments evidencing or confirming such subordination as may be requested from time to time by Lessor or any mortgagee. Failure of Tenant to execute instruments effectuating the foregoing, within ten (10) days upon written request to do so by Lessor, shall constitute an event of Tenant Default. Lessor agrees that, in connection with any such subordination by Tenant to any future mortgage, such future mortgagee shall agree not to disturb Tenant's occupancy pursuant to the terms and provisions of this Agreement so long as Tenant is not in default hereunder. Notwithstanding the foregoing, Tenant agrees that any mortgagee may elect, by written instrument, to have this Agreement be prior to any such mortgage, whether or not this Agreement is dated prior or subsequent thereto.

ARTICLE XI

MISCELLANEOUS

11.1 Assignment. Lessor may freely assign this Agreement, or any interest herein, and, upon any such assignment, shall be released from any further obligations hereunder accruing from and after the date of any such assignment.

11.2 Successors and Assigns. All of the covenants, agreements, terms, and conditions contained in this Agreement shall inure to and be binding upon Lessor and Tenant and their respective heirs, executors, administrators, and permitted successors and/or assigns.

11.3 Headings. The titles to sections of this Agreement are not part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

11.4 Notices. Any notice or other communication required or contemplated under the provisions of this Agreement shall be in writing and delivered in person, evidenced by a signed receipt, or mailed via certified mail, return receipt requested, postage prepaid, to the addresses indicated below, or to such other persons or addresses as Lessor or Tenant may provide by notice to the other. The date of the notice shall be the date of delivery if the notice is personally delivered, or the date of mailing if the notice is mailed by certified mail.

If to Lessor: Bug Tussel 2, LLC
ATTN: Legal Department
417 Pine Street
Green Bay, Wisconsin 54301

If to Tenant:

With a copy to:

11.5 Liens. Tenant shall not permit any mechanic's, materialman's, or other liens to be filed against the Assets, or any interest therein, for any labor or material furnished to Tenant in connection with work of any character performed on or about the Assets by or at Tenant's direction. In the event Lessor or Tenant receives notice that any lien will be filed or given, Tenant shall, within thirty (30) days after Tenant's receipt of such notice, cause the lien to be released or discharged by payment, deposit, or bond. Tenant shall indemnify Lessor from and against any losses, damages, costs, expenses, fees, or penalties suffered or incurred by Lessor on account of the filing of any such claim or lien.

11.6 Master ROW, Access or Ground Lease(s). In the event this Agreement is subject or subordinate to one or more master ROW agreements, fiber access agreements, ground leases or similar agreements, Tenant agrees to comply with the terms thereof to the extent applicable (directly or indirectly) to Tenant's use or occupation of the Tower or Tower Site; and Tenant shall not cause, or permit to occur, a default or breach of any such master or ground lease. This Agreement shall immediately terminate upon the termination or expiration of any such master ROW agreement, fiber access agreement, ground lease or similar agreement. Upon such termination of this Agreement, no further rights or obligations shall accrue on the part of Lessor or Tenant as a result of the termination of

this Agreement (other than Tenant's obligation for rent and other charges due and owing through the date of termination). Lessor shall, upon Tenant's request, provide to Tenant copies of any such master ROW agreements, fiber access agreements, ground leases or similar agreements with confidential and financial information redacted.

11.7 Force Majeure. Neither party hereto shall be liable for any losses or damages caused by acts of God, including, but not limited to, wind, lightning, rain, ice, earthquake, floods or rising water, or by aircraft or vehicle damage. In the event that Lessor or Tenant shall be delayed, hindered in, or prevented from the performance of any act required hereunder by reason of acts of God (including, but not limited to, wind, lightning, rain, ice, earthquake, flood or rising water), aircraft or vehicle damage or other casualty, unforeseen soil conditions, acts of third parties who are not employees or agents of Lessor or Tenant, as the case may be, strikes, lockouts, labor troubles, inability to procure materials, failure of power, governmental actions or inactions (including, but not limited to, those related to zoning approvals, permits, or related appeals), laws or regulations, riots, insurrection, war, or other reasons beyond its control, then the performance of such act shall be excused for the period of delay; and the period for performance of any such act shall be extended for a period equivalent to the period of such delay.

11.8 Entire Agreement/Amendment. This Agreement contains all covenants and agreements between Lessor and Tenant relating in any manner to the rent, Tenant's use and occupancy of the Assets, and other matters set forth in this Agreement. No prior agreements or understandings pertaining to the matters governed by this Agreement shall be valid, or of any force or effect; and the covenants and agreements of this Agreement shall not be altered, modified, or amended, except in writing signed by Lessor and Tenant.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Agreement has been executed by the parties as of the day and year first written above.

LESSOR: BUG TUSSEL 2, LLC

By: _____
Print Name: Jason G. Wied
Its: Chief Executive Officer

Subscribed and sworn before me
this ____ day of _____, 202__.

Notary Public, _____ County, ____
My Commission: _____

TENANT: _____

By: _____
Print Name: _____
Its: _____

Subscribed and sworn before me
this ____ day of _____, 202__.

Notary Public, _____, WI
My Commission: _____

**LEASEHOLD MORTGAGE,
ASSIGNMENT OF LEASES AND
RENTS,
SECURITY AGREEMENT, AND
FIXTURE FINANCING
STATEMENT**

This instrument was drafted by and should be
returned to:

Parcel I.D. No: _____

THIS Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Financing Statement (this “**Mortgage**”), dated as of _____, 2024 is entered into by Bug Tussel 2, LLC, a Wisconsin limited liability company (“**Borrower**”) in favor of _____ County, Wisconsin (“**Mortgagee**”).

WHEREAS, Fond du Lac County, Wisconsin Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) in the aggregate principal amount of \$[_____] (the “**Bonds**”) have been issued by Fond du Lac County, Wisconsin (the “**Issuer**”) on behalf of Borrower for the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in the counties of Fond du Lac, Forest, Iowa, Jefferson, Lafayette, Marathon, Price, Sawyer, Taylor, and Waushara (each a “**Participating County**” and together, the “**Participating Counties**”), in an amount not to exceed \$[_____] and (vii) payment of certain costs of issuance related to the issuance of the Bonds, all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive (collectively, the “**Project**”), pursuant to an Indenture of Trust, dated as of [_____] 2024 (the “**Indenture**”), between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “**Trustee**”);

WHEREAS, the proceeds derived from the issuance of the Bonds will be applied pursuant to a Loan Agreement, dated as of [_____] 2024, between the Issuer and Borrower, (collectively, the “**Loan Agreement**”), to finance the costs of the Project which Project is located in each of the Participating Counties;

WHEREAS, the Participating Counties have entered into that certain Intergovernmental Agreement, dated as of [____], 2024 (the “**Intergovernmental Agreement**”);

WHEREAS, Borrower has executed and delivered to the Issuer its Promissory Note, Series 2024 (the “**Note**”) to evidence Borrower’s obligation to repay the loan made under the Loan Agreement;

WHEREAS, in consideration of the anticipated increased tax revenue that would accrue to Mortgagee as a result of the Project and the new jobs and other economic benefits for residents of Mortgagee that would result from the Project, Mortgagee agreed to guarantee the payment of its pro rata share of the principal of and interest on the Bonds in an amount necessary to replenish the Series 2024 Debt Service Reserve Account (as defined in the Indenture), pursuant to that certain Guaranty Agreement, dated as of [____], 2024 (the “**Guaranty**”) by and among the Mortgagee, the Trustee, and [____][Bond Insurer];

WHEREAS, in return for the Mortgagee’s guaranty, Borrower and Mortgagee entered into that certain Reimbursement Agreement, [____], 2024 (as it may be amended from time to time, the “**Reimbursement Agreement**”), pursuant to which Borrower agreed to, among other things, reimburse Mortgagee for any costs and expenses the Mortgagee incurs related to the issuance of the Bonds; and

WHEREAS, as security for the Borrower’s obligations under the Reimbursement Agreement, the Borrower has agreed to enter into, inter alia, this Mortgage to secure Borrower’s obligations under the Reimbursement Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. **Mortgage.** To secure the Obligations (as hereinafter defined), Borrower grants, bargains, conveys, mortgages and sells to Mortgagee a security interest in and to all of Borrower’s rights, title and interest in the Ground Lease (as defined below) and Borrower’s leasehold estate in and to the Land (as defined below), including, but not limited to, Borrower’s right to occupy and use the Improvements (as defined below) on the Land, as security for the Obligations (as defined below) (collectively, the “**Property**”):

(a) all right, title and interest created by Borrower’s leasehold estate, including the right to use or occupy, the tract of land located in _____, described in **Exhibit A** hereto (the “**Land**”), including without limitation, any right, title or interest which Borrower may now have or hereafter acquire in the Land;

(b) _____, as landlord (the “**Landlord**”), has leased the Real Property to Borrower pursuant to a certain [lease] (“**Ground Lease**”) dated _____ that will terminate on _____,

(c) all right, title and interest of the Borrower in and to all buildings, structures, and other improvements now or hereafter located, constructed, erected, installed, affixed, placed and/or maintained in or upon the Land (collectively, the “**Improvements**”);

(d) all right, title and interest of the Borrower in and to all rights of way or use, easements, tenements, hereditaments and appurtenances now or hereafter belonging or pertaining to the Land or the Improvements;

(e) all right, title and interest of the Borrower in and to all equipment, machinery, fixtures, apparatus, installations and other items of property, including all components thereof, now or hereafter located in, on or used in connection with, the Improvements or necessary to the operation or maintenance thereof, which are now or hereafter owned by the Borrower, including, without limitation, any cellular towers, telecommunication towers, microwave and/or fiber-optic backhaul facilities, and all equipment associated with any of the foregoing (collectively, the “**Fixtures**”);

(f) all right, title and interest of the Borrower in and to all accounts, accounts receivable, contract rights, chattel paper, instruments, files, records, and accounts payable ledgers, warranties and guaranties related to the renting, letting or operations of the Property;

(g) all right, title and interest of the Borrower in and to all present and future agreements and any and all rents, income, issues, profits, revenues, royalties and benefits (collectively, the “**Rent**”) which are now due or owing or may hereafter become due or owing by reason of the Ground Lease or any agreement relating to the Property or otherwise;

(h) all right, title, estate and interest, including the right of use or occupancy, which the Borrower may now have or hereafter acquire, in, to and under (i) the Land, (ii) the land or real estate of others adjoining or adjacent to the Land, and (iii) the streets or public places, and the land occupied thereby, adjoining or adjacent to the Land;

(i) except as set forth in the Indenture or the Loan Agreement to be applied by the Trustee, or applied by the Borrower for the redemption of the Bonds, all right, title and interest of the Borrower in and to (i) all insurance proceeds related to the Property, and (ii) all awards or damages heretofore or hereafter made to or for the account of the Borrower and related to the Property, including without limitation, awards and damages for the permanent or temporary taking by eminent domain or similar proceedings of, or injury to, all or any part of the Property or any interest therein, including, without limitation, any right of access thereto, as the result of or in lieu of or in anticipation of the exercise of the right of condemnation or a change in grade affecting the Property or any part thereof;

(j) all general intangibles, of every kind and description, including payment intangibles, software, computer information, source codes, object codes, records and data, all existing and future customer lists, choses in action, claims (including claims for indemnification or breach of warranty), books, records, patents and patent applications, copyrights, trademarks, tradenames, tradestyles, trademark applications, goodwill, blueprints, drawings, designs and plans, trade secrets, contracts, licenses, license agreements, franchise agreements, formulae; and

(k) all additions and accessions to, all spare and repair parts, special tools, equipment and replacement for, and all proceeds and products of the foregoing.

Notwithstanding any other provisions herein to the contrary, “Property” hereunder shall exclude any and all of the foregoing required by the Indenture or Loan Agreement to be applied pursuant

thereto or otherwise delivered to the Trustee for payment thereunder, including without limitation, for redemption of the Bonds.

2. **Title.** Borrower warrants that it either (i) owns the Property, and has title to the Property or (ii) has a leasehold interest in the Land and owns the other Property and warrants title to the other Property, in each case, excepting only Permitted Encumbrances (as defined in the Indenture) and the permitted encumbrances described on **Exhibit B** hereto.

3. **Mortgage As Security.** This Mortgage secures prompt payment to Mortgagee of (a) all amounts owing and other obligations of Borrower, under the Reimbursement Agreement and all documents evidencing, securing, guaranteeing or relating to the foregoing, and all modifications and amendments of any of the foregoing (collectively with this Mortgage, the "**Reimbursement Documents**") and all other additional obligations which are or may be in the future be owing to Mortgagee by Borrower, (b) all interest and other charges, (c) reasonable costs and expenses of collection or enforcement, and (d) the performance of all covenants, conditions and agreements contained in the Reimbursement Agreement and the other Reimbursement Documents (all of the obligations in the foregoing sections (a) through (d) are herein called the "**Obligations**").

4. **Mortgage of Leasehold Rights.**

(a) Borrower warrants that, under the Ground Lease, Borrower has a leasehold interest in the Land and is the owner of the Improvements and Fixtures, and other Property, and said leasehold interest and such ownership and Borrower's interest in the Land is not and will not be subject to any mortgage, charge, encumbrance, lien or claim for lien of any kind or nature whatsoever except in favor of Mortgagee and except for the Permitted Exceptions.

(b) Nothing herein shall be construed to obligate the Mortgagee to perform any of the Borrower's obligations under any Ground Lease or any other agreement for the use or occupancy of any part of the Land.

(c) Borrower shall have any Ground Lease for the Land approved in advance by Mortgagee and Borrower shall make no modifications or amendments to such Ground Lease without first obtaining the prior written consent of Mortgagee. Each Ground Lease shall contain a provision permitting Mortgagee to terminate the Ground Lease or assume the Ground Lease upon the occurrence of an Event of Default under the Reimbursement Agreement. Each Ground Lease shall contain a disclaimer from any ground lessor under the terms of which each ground lessor agrees that it has no interest in any Improvements or other property comprising the Property and that upon the occurrence of an Event of Default, Mortgagee shall be permitted, at its option, to remove any Improvements located on the Land from the Land, and to enforce any mortgage or security interest the Mortgagee may have, free and clear of any interest of such ground lessor in the property which is the subject of this Mortgage.

5. **Satisfaction.** Mortgagee will satisfy this Mortgage upon request by Borrower if (a) the Obligations have been paid in full, (b) any commitment to make future advances secured by this Mortgage has been terminated, (c) all other payments required under this Mortgage and the

Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. **Security Agreement; Fixture Filing.** This Mortgage is intended to be a security agreement pursuant to the Uniform Commercial Code ("UCC") for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and Borrower hereby grants Mortgagee a security interest in said items. This Mortgage shall also be deemed to be a fixture financing statement. For such purposes the following information is set forth:

(a) Name and address of Debtor:

(b) Name and address of Secured Party:

(c) Description of the type (or items) of property covered by this Financing Statement:

Any fixtures described or referred to herein and included as the Property.

(d) Description of leasehold estate to which collateral is attached or upon which it is located:

See **Exhibit A.**

(e) The above-described items of collateral are fixtures or shall become fixtures in or on the improvements on the real estate described in Exhibit A, the record owner of which is the Borrower, and this Financing Statement is to be filed for record in the real estate records.

Borrower agrees that Mortgagee may file this Mortgage, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of this Mortgage or of any other security agreement or financing statement shall be sufficient as a financing statement.

During the continuance of an Event of Default, if the Mortgagee proceeds to dispose of any portion of the Property in accordance with the provisions of the UCC, ten (10) days' notice by the Mortgagee to the Borrower shall be deemed to be reasonable notice under any provision of the UCC requiring such notice; provided, however, that the Mortgagee may, at its option, dispose of the Property in accordance with the Mortgagee's rights and remedies in respect to the real estate pursuant to the provisions of this Mortgage in lieu of proceeding under the UCC. The Borrower will, from time to time and as often as requested by the Mortgagee, execute and deliver to the Mortgagee such financing statements, renewal affidavits, continuation statements, inventories or other similar documents as the Mortgagee may reasonably request to perfect the security interest created hereby, and Borrower authorizes Mortgagee to make such filings. No failure or omission of the Mortgagee to request any financing statement, renewal affidavit, continuation statement,

inventory, or the like, and no failure or omission of the Borrower to execute or deliver any thereof, will impair the effectiveness of or priority of the security interest created by this Mortgage. The Borrower will pay all costs of filing and/or recording of this Mortgage and any financing statements, continuation or termination statements with respect thereto, and any affidavits or other instruments executed, or to be executed, to perfect, renew, continue or maintain the lien and security interest created hereby. The Borrower hereby appoints the Mortgagee, or any officer of the Mortgagee, as the agent and attorney-in-fact of the Borrower to do, at the Mortgagee's option and the Borrower's expense, all acts and things reasonably necessary to perfect, and continue perfected, the lien and security interest created hereby. In the event of foreclosure sale of personal property in which the Mortgagee holds a security interest granted herein, whether such sale be held by the Mortgagee or otherwise, such sale may be of the whole of such property or any portion thereof and may be held together with or separately from any foreclosure sale of the real property securing said indebtedness. Such personal property need not be present at the place of sale.

7. **Taxes.** Borrower shall insure that all taxes, assessments and other charges which may be levied or assessed against the Property are paid before they become delinquent and deliver to Mortgagee receipts showing timely payment upon request.

8. **Insurance.** While any Obligations are outstanding, Borrower shall obtain and maintain insurance as described in the Reimbursement Agreement and as otherwise reasonably requested by Mortgagee. Borrower shall pay all insurance premiums when due. Borrower shall promptly give notice of any loss in excess of \$100,000 to insurance companies and Mortgagee. The insurance proceeds shall be applied pursuant to the Loan Agreement.

9. **Borrower's Covenants.** Borrower covenants:

(a) **Condition and Repair.** To keep the Property in good and tenantable condition and repair, normal wear and tear excepted, and to restore or replace damaged or destroyed improvements and fixtures.

(b) **Liens.** To keep the Property free from liens and encumbrances not described in Section 2 hereof.

(c) **Other Mortgages.** To perform all of Borrower's obligations and duties under any mortgage or security agreement on the Property and any obligation to pay secured by such a mortgage or security agreement; provided, however, Borrower shall not grant any other mortgage on or security in all or any portion of the Property without first obtaining the prior written consent of Mortgagee, which consent Mortgagee may grant or withhold in its sole discretion.

(d) **Waste.** Not to commit waste or permit waste to be committed upon the Property.

(e) **Conveyance.** Not to sell, assign, lease, sublease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Mortgagee, which consent Mortgagee may grant or withhold in its sole discretion. Without notice to Borrower, Mortgagee may deal with any transferee as to such transferee's interest in the same manner as with Borrower, without in any way discharging the liability of Borrower under this Mortgage or the Obligations.

(f) **Alteration or Removal.** Not to remove, demolish or materially alter any Improvement or Fixture unless the Improvement or Fixture is promptly replaced with another Improvement or Fixture of at least equal utility and substantially equivalent value.

(g) **Condemnation.** Any condemnation award or other compensation or proceeds received for the taking of the Property, or any part (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part, shall be applied pursuant to the Loan Agreement.

(h) **Ordinances; Inspection.** To comply with all laws, ordinances and regulations affecting the Property.

(i) **Access.** To permit Mortgagee and its authorized representatives to enter the Property at reasonable times upon reasonable notice to inspect it and, at Mortgagee's option, repair or restore it.

(j) **Zoning.** To not acquiesce in any proposed changes to the current zoning of the Property.

(k) **Ground Lease.** (i) to give prompt notice to Mortgagee of any notice received from the landlord with respect to the Ground Lease, together with an accurate complete copy of any such notice and, (ii) that Borrower shall not amend or modify the Ground Lease, nor waive any rights thereunder, without the prior written consent of Mortgagee.

10. **Authority of Mortgagee to Perform for Borrower.** If Borrower fails to perform any of Borrower's duties set forth in this Mortgage and such failure continues for 15 days after written notice thereof from Mortgagee to Borrower, or such shorter period as may be elected by Mortgagee in case of an emergency, Mortgagee may but shall not be obligated to perform the duties or cause them to be performed, including without limitation signing Borrower's name or paying any amount so required, and the cost shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Mortgagee to the date of payment by Borrower.

11. **Default; Acceleration; Remedies.** If (a) there is a default that is continuing beyond any applicable cure period under any Obligation secured by this Mortgage, including but not limited to the Reimbursement Agreement, or (b) an Event of Default has occurred under the Reimbursement Agreement or any other Reimbursement Document or the Ground Lease, if applicable (in any such event, an "**Event of Default**"), then, at the option of Mortgagee each Obligation or any part thereof, to the extent known or knowable, will become immediately due and payable. Mortgagee shall have the right, at its option and in its sole discretion, to accelerate all amounts which may become due at any time in the future under the Obligations to the extent known or knowable. All amounts due and payable to Mortgagee pursuant to this paragraph 11 shall be collectible in a suit at law or in equity or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available at law or equity or under the Reimbursement Agreement or any other Reimbursement Document.

12. **Waiver.** Mortgagee may waive any default without waiving any other subsequent or prior default by Borrower.

13. **Power of Sale.** In the event of foreclosure to the extent permitted by applicable law, Mortgagee may sell the Property at public sale and execute and deliver to the purchaser deeds of conveyance pursuant to statute.

14. **Assignment of Leases and Rents.**

(a) Borrower assigns and transfers to Mortgagee, as additional security for the Obligations, all Rents and leases and rights of occupancy of the Property. Upon the occurrence and continuance of an Event of Default under this Mortgage or any Obligation, Mortgagee shall be entitled to the Rents and may notify any or all persons owing Rents to Borrower (collectively, “**Lessees**”) (with a copy to Borrower) to pay all such Rents directly to Mortgagee. All such payments shall be applied in such manner as Mortgagee determines to payments required under this Mortgage and the Obligations and otherwise, such amounts shall be deposited into an escrow account in the name of and under the control of Mortgage for the purpose of reimbursement to Mortgagee of any future Obligations. This assignment shall be enforceable and Mortgagee shall be entitled to take any such action to enforce the assignment (including notice to tenants to pay directly to Mortgagee or the commencement of a foreclosure action) without seeking or obtaining the appointment of a receiver or possession of the Property.

(b) Borrower consents to and irrevocably authorizes and directs Lessees, and any successors to the interests of said Lessees, upon notice from Mortgagee to pay to Mortgagee the Rents due or to become due. The Lessees shall have the right to rely upon such notice from Mortgagee and shall pay the Rents to Mortgagee without any obligation or right to determine the actual existence of the right of Mortgagee to receive the Rents, notwithstanding any notice from or claim of Borrower to the contrary. Borrower shall have no right or claim against said Lessees for any Rents so paid by said Lessees to Mortgagee.

(c) Borrower also hereby authorizes Mortgagee, at Mortgagee’s sole option after default and during the continuance thereof hereunder, and notice to Borrower, to take over and assume the management, operation and maintenance of the Property and to perform all acts necessary and proper and to expend such sums out of the income of the Property as may be needful in connection therewith, in the same manner and to the same extent as the Borrower theretofore might have done, including the right to take the following actions with respect to agreements relating to the Property, including the Ground Lease, if applicable (collectively, the “**Property Agreements**”): (1) effect new Property Agreements; (2) cancel, terminate or surrender existing Property Agreements; (3) alter or amend the terms of existing Property Agreements; (4) renew existing Property Agreements; or (5) make concessions to Lessors and/or Lessees, including without limitation, the lessor under any Ground Lease. Borrower hereby releases all claims against Mortgagee arising out of such management, operation and maintenance, excepting the liability of Mortgagee to account as hereinafter set forth.

(d) After (i) payment of all proper charges and expenses to be determined by Mortgagee in its sole discretion, including reasonable compensation to such managing agent as Mortgagee shall select and employ, and including, at Mortgagee’s sole option, payment of any

prior mortgage or other lien on the Property, and (ii) the accumulation of a reserve to meet taxes, assessments, sewer and water and fire and liability insurance, Mortgagee shall credit the net amount of income received by it from the Property by virtue of this assignment to any amounts due and owing to it by the Borrower on any of the Obligations, but the manner of the application of such net income and what items shall be credited shall be determined in the sole discretion of Mortgagee; provided, however, if the Mortgagee is not then owed any amount on the Obligations, then Mortgagee shall have the right to deposit such funds into an escrow account under the control of and for the benefit of Mortgagee, to be used by Mortgagee for payment of any Obligations which become due and payable thereafter. Mortgagee shall not be accountable for more moneys than it actually receives from the Property; nor shall it be liable for failure to collect Rents.

(e) Borrower covenants and warrants to Mortgagee that neither it nor any previous owner of an interest in the Property has executed any prior assignment or pledge of the Rents or any of the leases which has not been released. Borrower also hereby covenants and agrees not to collect the Rents more than 30 days in advance and further agrees not to do any other act which would destroy or impair the benefits to Mortgagee of this assignment.

(f) Borrower agrees that an entry upon the Property by Mortgagee or its agents under the terms of this instrument shall not constitute Mortgagee as "mortgagee in possession."

(g) Mortgagee shall not be obligated to discharge or perform the duties of Borrower under any Property Agreement and there shall not be imposed on Mortgagee, any liability as a result of the exercise of the option to collect Rents under this assignment, and it is agreed that the collection or participation therein shall be as agent only for the Borrower. Mortgagee assumes no obligations of the Borrower under the Property Agreements.

(h) Borrower hereby agrees to indemnify Mortgagee against and hold it harmless from any and all liability, loss or damage which it may or might incur under a Property Agreement or under or by reason of this assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of the Property Agreements. Should Mortgagee incur any such liability, loss or damage under the Property Agreements or under or by reason of this Mortgage, or in defense against any such claims or demands, the amount thereof, including reasonable costs, expenses and reasonable attorneys' fees shall be secured by this Mortgage, and Borrower shall reimburse Mortgagee therefor immediately upon demand.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or to enforce any other remedies of Mortgagee under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Borrower agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** Borrower agrees to the provisions of §§ 846.101 and 846.103, Wis. Stats., and as the same may be amended or renumbered from

time to time, permitting Mortgagee, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of residential real estate six months after a foreclosure judgment is entered, and to hold the foreclosure sale of commercial real estate three months after a foreclosure judgment is entered.

17. **Expenses.** To the extent not prohibited by law, Borrower shall pay all reasonable costs and expenses before and after judgment, including without limitation, attorneys' fees and expenses of obtaining title evidence, incurred by Mortgagee in protecting or enforcing its rights under this Mortgage.

18. **Severability.** Invalidity or unenforceability of any provision of this Mortgage shall not affect the validity or enforceability of any other provision.

19. **Successors and Assigns.** The obligations of all Borrowers are joint and several. This Mortgage benefits Mortgagee, its successors and assigns, and binds Borrower and its successors and assigns.

20. **Notice.** Wherever notices are required hereunder, the same shall be in writing and shall be delivered in accordance with paragraph 24 of the Reimbursement Agreement.

21. **Frequencies.** The Borrower agrees to use reasonable efforts to obtain the consent of the Federal Communications Commission to transfer any frequencies associated with the Facilities to the Mortgagee, in the event that the Mortgagee realizes on the collateral secured by this Mortgage.

22. **Entire Agreement.** This Mortgage is intended by the Borrower and Mortgagee as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the full effectiveness of this Mortgage.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Borrower has executed this Mortgage as of the date and year first above written.

BUG TUSSEL 2, LLC

By: _____
Print Name: Jason G. Wied
Print Title: Chief Executive Officer

STATE OF WISCONSIN)
) ss
COUNTY OF _____)

On this _____ day of _____, _____, before me, a notary public, in and for said County, personally appeared Jason G. Wied, the Chief Executive Officer of Bug Tussel 2, LLC, to me known to be the person described in and who executed the within instrument and acknowledged the same to be the free act and deed of said Bug Tussel 2, LLC.

Notary Public, State of Wisconsin
My Commission: _____

This document was drafted by
and should be returned to:

Exhibit A

Legal Description

A-1

Exhibit B

Permitted Exceptions

B-1

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement, dated as of [September] 1, 2024 (the “Undertaking”), between Sawyer County, Wisconsin (the “County”) and U.S. Bank Trust Company, National Association as dissemination agent (the “Dissemination Agent”), is being delivered in connection with the issuance and sale by Fond du Lac County, Wisconsin (the “Issuer”) of its \$[PAR AMOUNT] Fond du Lac County, Wisconsin Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “Bonds”) pursuant to the terms of that certain Indenture of Trust dated as of [September] 1, 2024 (the “Indenture”), between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”).

SECTION 1. Purpose of the Undertaking. This Undertaking is being executed and delivered by the County and the Dissemination Agent for the benefit of the Beneficial Owners (defined below) and in order to assist the Participating Underwriter (defined below) in complying with the Rule (defined below). The County acknowledges that the Issuer and the Dissemination Agent have undertaken no responsibility with respect to any reports, notices or disclosures provided or required under this Undertaking, and the Issuer and the Dissemination Agent have no liability to any person, including any Beneficial Owner, with respect to any such reports, notices or disclosures.

SECTION 2. Definitions.

(a) In addition to the definitions set forth in the Indenture and the Loan Agreement (defined below), which apply to any capitalized term used in this Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“**Annual Report**” shall mean the filings described in Section 3(b) hereof.

“**Beneficial Owner**” shall mean, while the Bonds are held in a book-entry only system, the actual purchaser of each Bond, the ownership interest of which is to be recorded on the records of the direct and indirect participants of The Depository Trust Company, and otherwise shall mean the Bondowner.

“**Commission**” shall mean the United States Securities and Exchange Commission or any successor body thereto.

“**County Guaranty**” shall mean the County’s guaranty to replenish the Series 2024 Debt Service Reserve Account related to the Bonds in an amount equal to the County’s pro rata share of allocated principal of and interest on the Bonds.

“**EMMA**” shall mean the Electronic Municipal Market Access facility for municipal securities disclosure of the MSRB.

“**Exchange Act**” shall mean the Securities Exchange Act of 1934, as amended.

“**Limited Offering Memorandum**” shall mean the Limited Offering Memorandum dated [____], 2024 used in connection with the sale of the Bonds.

“**Listed Events**” shall mean any of the events listed in Section 4(a) of this Undertaking.

“**Loan Agreement**” shall mean the Loan Agreement dated as of [September] 1, 2024, between the Issuer and Bug Tussel 2, LLC.

“**MSRB**” means the Municipal Securities Rulemaking Board established pursuant to the provisions of Section 15B(b)(1) of the Exchange Act, as amended, or any successor thereto or to the functions of the MSRB contemplated by this Undertaking.

“**Participating Underwriter**” shall mean the original underwriters of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“**Rule**” shall mean Rule 15c2-12(b)(5) adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

(b) In addition, the terms “financial obligation,” “material” and “event of default” shall have the meanings assigned to such terms in the Rule and Securities and Exchange Commission Release No. 34-83885.

SECTION 3. Provision of Annual Reports

(a) The County shall, or shall cause the Dissemination Agent to, provide to EMMA not later than [three hundred sixty-five (365)][two hundred seventy (270)] days after the close of its Fiscal Year, beginning with the Fiscal Year ending December 31, [2023][2024], an Annual Report.

(b) The Annual Report shall consist of the County’s annual audited financial statements.

(c) Not later than five (5) Business Days prior to the dates specified in subsection (a) above for providing the Annual Report, the County shall provide the Annual Report, as applicable, in PDF format, word-searchable, to the Dissemination Agent, together with a certificate of compliance substantially in the form of Exhibit B hereto and with instructions to file such report as specified in subsection (a) above or provide a written certification to the Dissemination Agent that the County has provided the Annual Report to EMMA.

(d) If the Dissemination Agent has not received the Annual Report and instructions or the written certification of the County as provided in subsection (c) above by the date specified in subsection (a) above, the Dissemination Agent shall send to EMMA timely notice of such in substantially the form of Exhibit A hereto.

(e) The Dissemination Agent shall have no obligation to disclose information except as expressly provided herein.

(f) If on the seventh day prior to each filing date of any Annual Report the Dissemination Agent has not received a copy of such report, the Dissemination Agent shall contact the County by telephone and in writing (which may be by e-mail) to remind the County of its undertaking to provide such report pursuant to Section 3(b) (above). Upon such reminder, the County shall either (i) provide the Dissemination Agent with an electronic copy of the report in accordance with Section 3(b) (above), or (ii) instruct the Dissemination Agent in writing that the County will not be able to file such report within the time required under this Undertaking, state the date by which the report will be provided and instruct the Dissemination Agent to immediately send a notice to EMMA in substantially the form attached as Exhibit A hereto.

SECTION 4. Reporting of Listed Events and Certain Other Events.

(a) The County shall provide, in a timely manner not in excess of ten (10) Business Days, to the Dissemination Agent, who will then provide the same to the MSRB, notice of the occurrence of any of the following events with respect to the Bonds:

- (i) principal and interest payment delinquencies;
- (ii) non-payment related defaults, if material;
- (iii) unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) substitution of credit or liquidity providers, or their failure to perform;
- (vi) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) modifications to rights of security holders, if material;
- (viii) bond calls, if material, and tender offers;
- (ix) defeasances;
- (x) release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) rating changes;
- (xii) bankruptcy, insolvency, receivership or similar event of a County;¹
- (xiii) the consummation of a merger, consolidation, or acquisition involving the County or the sale of all or substantially all of the assets of the County, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (xiv) appointment of a successor or additional trustee or the change of name of the trustee, if material;

¹ For the purpose of the event specified in (xii), the event is considered to occur when any of the following occur: The appointment of a receiver, fiscal agent or similar officer for the County in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the County, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the County.

(xv) the incurrence of a “financial obligation” of the County, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a financial obligation, any of which affect security holders, if material; and

(xvi) a default, event of acceleration, termination event, modification of terms or other similar events under a financial obligation of the County, if any such event reflects financial difficulties.

(b) The Dissemination Agent shall provide the County with any notice it receives from the Borrower pursuant to Section 4(a) or Section 4(b) of the Borrower’s continuing disclosure agreement; provided, however, that the Dissemination Agent shall not be required to provide such notice to the County if the Borrower has certified to the Dissemination Agent that such notice has been provided by the Borrower.

SECTION 5. Format of Filing. Unless otherwise required by the MSRB, or otherwise provided herein, all notices, documents and information provided to the MSRB pursuant to this Undertaking shall be provided to the MSRB’s EMMA system, the current Internet Web address of which is www.emma.msrb.org. All notices, documents and information provided to the MSRB shall be provided in an electronic format as prescribed by the MSRB (currently, portable document format (pdf) which must be word-searchable except for non-textual elements) and shall be accompanied by identifying information as prescribed by the MSRB.

SECTION 6. Termination of Reporting Obligation. The County’s obligations under this Undertaking shall terminate upon the termination of the County Guaranty. If the County’s obligations under this Undertaking are assumed in full by some other entity, such person shall be responsible for compliance with this Undertaking in the same manner as if it were the County and the County shall have no further responsibility hereunder. The County shall provide timely notice to the Dissemination Agent, who will then provide the same to the MSRB, of the termination of the County’s obligations under this Undertaking pursuant to an assumption of its obligations hereunder.

SECTION 7. Amendment; Waiver. Notwithstanding any other provision of this Undertaking, the County and the Dissemination Agent may amend this Undertaking (and the Dissemination Agent shall agree to any amendment so reasonably requested by the County) in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the obligor with respect to the Bonds or the type of business conducted by said obligor, provided that (x) this Undertaking, as amended or following such waiver, would have complied with the requirements of the Rule on the date of issuance of the Bonds, after taking into account any amendments to the Rule as well as any change in circumstances, and (y) the amendment or waiver does not materially impair the interests of the Beneficial Owners, in the opinion of counsel expert in federal securities laws acceptable to the County, or is approved by not less than the Beneficial Owners of a majority in aggregate principal amount of the outstanding Bonds.

SECTION 8. Additional Information. Nothing in this Undertaking shall be deemed to prevent the County from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Undertaking. If the County chooses to include any information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is specifically required by this Undertaking, the County shall have no obligation under this Undertaking to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 9. Default. In the event of a failure of the County to comply with any provision of this Undertaking, the Trustee may (and, at the request of the Beneficial Owners of at least 51% aggregate principal amount of outstanding Bonds and upon receiving satisfactory indemnity, shall) subject to the same conditions, limitations and procedures that would apply under the Indenture if the breach were an Event of Default under the Indenture, or any Beneficial Owner may, take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the County to comply with its obligations under this Undertaking; provided that, to the extent permitted by the securities laws, any Beneficial Owner's right to challenge the adequacy of the information provided in accordance with the undertaking of the County described in Sections 3 and 4 hereof shall be subject to the same limitations as those set forth in Article VII of the Indenture with respect to Events of Default thereunder. A default under this Undertaking, in and of itself, shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Undertaking in the event of any failure of the County to comply with this Undertaking shall be an action to compel performance. The Dissemination Agent shall be entitled to rely conclusively upon any written evidence provided by the County regarding the provision of information to it pursuant to the terms hereof.

SECTION 10. Duties, Immunities and Liabilities of Dissemination Agent; Assignment by Dissemination Agent. Solely for the purpose of (a) defining the standards of care and performance applicable to the Dissemination Agent in the performance of its obligations under this Undertaking, (b) the manner of execution by the Dissemination Agent of those obligations, and (c) matters of removal, resignation and succession of the Dissemination Agent under this Undertaking, Article VIII of the Indenture is hereby made applicable to this Undertaking as if this Undertaking were (solely for this purpose) contained in the Indenture; provided the Dissemination Agent shall have only such duties under this Undertaking as are specifically set forth in this Undertaking. Anything herein to the contrary notwithstanding, the Dissemination Agent shall have no duty to investigate or monitor compliance by the County with the terms of this Undertaking, including without limitation, reviewing the accuracy or completeness of any information or notices filed by the County. Anything herein to the contrary notwithstanding, the Dissemination Agent shall not be construed as having any duty to the Participating Underwriter, except to the extent that such Participating Underwriter is a Beneficial Owner. The Dissemination Agent shall assign this Undertaking to any successor Dissemination Agent appointed pursuant to the terms of the Indenture. The Dissemination Agent shall not be deemed to be acting in any fiduciary capacity for the County, the Bondowners or any other party.

The fact that the Dissemination Agent or any affiliate thereof may have any fiduciary or banking relationship with the County, apart from the relationship created by the Rule shall not be construed to mean that the Dissemination Agent has actual knowledge of any event or condition except as may be provided by written notice from the County. The Dissemination Agent shall have no obligation to disclose information about the Bonds or the County except as expressly provided herein. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the County pursuant to this Undertaking. The Dissemination Agent shall have no responsibility for the County's failure to deliver notice of a Listed Event to the Dissemination Agent and shall have no duty to determine the materiality of any such event. The Dissemination Agent may conclusively rely upon certifications of the County at all times.

Nothing in this Undertaking shall be construed to require the Dissemination Agent to interpret or provide an opinion concerning any information made public. If the Dissemination Agent receives a request for an interpretation or opinion, the Dissemination Agent may refer such request to the County for response.

In addition to any and all rights of the Dissemination Agent for reimbursement, indemnification and other rights pursuant to the Rule or under law or equity, the County, to the extent permitted by law, shall indemnify and hold harmless the Dissemination Agent and its respective officers, directors, employees

and agents from and against any and all claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorney fees) which such indemnified party may incur by reason of or in connection with the Dissemination Agent's performance under this Undertaking; provided that the County shall not be required to indemnify the Dissemination Agent for any claims, damages, losses, liabilities, costs or expenses to the extent, but only to the extent, caused by the willful misconduct or gross negligence of the Dissemination Agent in such disclosure of information hereunder. The obligations of the County under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 11. Beneficiaries. This Undertaking shall inure solely to the benefit of the Issuer, the County, the Dissemination Agent, the Participating Underwriter and Beneficial Owners, and shall create no rights in any other person or entity.

SECTION 12. Notices. Any notices or communications between the parties to this Undertaking may be given by registered or certified mail, return receipt requested, or by confirmed facsimile, or delivered in person or by overnight courier, and will be deemed given on the second day following the date on which the notice or communication is so mailed, as follows:

To the County:	Sawyer County, Wisconsin Sawyer County Courthouse 10610 Main Street Hayward, WI 54843

To the Dissemination Agent:	U.S. Bank Trust Company, National Association 1555 North RiverCenter Drive, Suite 203 Milwaukee, WI 53212 Attn: Corporate Trust Services

Any person may, by written notice to the other persons listed above, designate a different address, telephone number(s) or facsimile number(s) to which subsequent notices or communications should be sent.

All notices, approvals, consents, requests and any communications to the Dissemination Agent hereunder must be in writing in English and must be in the form of a document that is signed manually or by way of an electronic signature (including electronic images of handwritten signatures and digital signatures provided by DocuSign, Orbit, Adobe Sign or any other electronic signature provider acceptable to the Dissemination Agent). Electronic signatures believed by the Dissemination Agent to comply with the ESIGN ACT of 2000 or other applicable law shall be deemed original signatures for all purposes. If the County chooses to use electronic signatures to sign documents delivered to the Dissemination Agent, the County agrees to assume all risks arising out of its use of electronic signatures, including without limitation the risk of the Dissemination Agent acting on an unauthorized document and the risk of interception or misuse by third parties. Notwithstanding the foregoing, the Dissemination Agent may in any instance and in its sole discretion require that an original document bearing a manual signature be delivered to the Dissemination Agent in lieu of, or in addition to, any document signed via electronic signature.

SECTION 13. Counterparts. This Undertaking may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 14. Governing Law. This Undertaking shall be governed and construed in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have caused this Undertaking to be executed as of the date first above written.

SAWYER COUNTY, WISCONSIN

By: _____
Name:
Title: County Board Chairperson

By: _____
Name:
Title: County Clerk

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as dissemination agent

By: _____
Name: Yvonne Siira
Title: Vice President

[Signature Page to Continuing Disclosure Agreement (Bug Tussel/Sawyer County)]

EXHIBIT A
NOTICE OF FAILURE TO FILE
ANNUAL REPORT

Name of Issuer: Fond du Lac County, Wisconsin
Name of Obligor: Bug Tussel 2, LLC (the “Borrower”)
Name of County: Sawyer County, Wisconsin
Name of Bonds: Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)
Date of Issuance: [September __], 2024

NOTICE IS HEREBY GIVEN that the County has not filed an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Agreement dated as of [September] 1, 2024 between the County and U.S. Bank Trust Company, National Association, as Dissemination Agent. The County has notified the Dissemination Agent that it anticipates that the Annual Report will be filed by the following date: _____.

Dated: _____

EXHIBIT B
FORM OF COMPLIANCE CERTIFICATE

Name of Issuer: Fond du Lac County, Wisconsin
Name of Obligor: Bug Tussel 2, LLC (the “Borrower”)
Name of County: Sawyer County, Wisconsin
Name of Bonds: Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

[Date]

U.S. Bank Trust Company, National Association, as Dissemination Agent
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212
Attn: Corporate Trust Services

Re: Compliance Certificate for Annual Report

Pursuant to the Continuing Disclosure Agreement dated as of [September] 1, 2024 (the “Continuing Disclosure Agreement”) between the County and U.S. Bank Trust Company, National Association as Dissemination Agent, the undersigned, as representative of the County, does hereby certify that the enclosed Annual Report for the Fiscal Year ended _____, 20__ of the County, complies with the requirements of the Continuing Disclosure Agreement.

SAWYER COUNTY, WISCONSIN

By: _____
Name:
Title:

Error! Unknown document property name.

GUARANTY AGREEMENT

dated as of [_____], 2024

given by

HILBERT COMMUNICATIONS, LLC

as the Guarantor

in favor of

SAWYER COUNTY, WISCONSIN

GUARANTY AGREEMENT

This GUARANTY AGREEMENT (the “*Guaranty Agreement*”) made and entered into as of _____, 2024, by and between Hilbert Communications, LLC (the “*Guarantor*”) and Sawyer County, Wisconsin (“*County*”).

W I T N E S S E T H:

WHEREAS, Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) in the aggregate principal amount of \$[_____] (the “*Series 2024 Bonds*”) are to be issued by Fond du Lac County, Wisconsin (the “*Issuer*”) pursuant to an Intergovernmental Agreement, dated as of _____, 2024 (the “*Intergovernmental Agreement*”), by and among (i) the Issuer, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County (each, a “*Participating County*” and collectively, the “*Participating Counties*”), on behalf of Bug Tussel 2, LLC (the “*Borrower*”) to finance the acquisition, construction and installation of certain telecommunications infrastructure including, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, wireless communications, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in the counties of Fond du Lac, Forest, Iowa, Jefferson, Lafayette, Marathon, Price, Sawyer, Taylor, and Waushara, in an amount not to exceed \$[_____] and (vii) payment of professional fees (collectively, the “*Project*”), pursuant to a Indenture of Trust, dated as of _____, 2024, between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “*Trustee*”);

WHEREAS, the proceeds derived from the issuance of the Series 2024 Bonds will be applied pursuant to the Loan Agreement between the Issuer and the Borrower, dated as of _____, 2024 (the “*Loan Agreement*”), to finance the costs of the Project;

WHEREAS, the Borrower will execute and deliver to the Issuer its Promissory Note, Series 2024 to evidence the Borrower’s obligation to repay the loan made under the Loan Agreement;

WHEREAS, pursuant to that certain Guaranty Agreement dated as of _____, 2024, by the County in favor of the Trustee (the “*County Guaranty Agreement*”), the County has guaranteed certain obligations of the Borrower with respect to the Series 2024 Bonds;

WHEREAS, pursuant to that certain Reimbursement Agreement dated as of _____, 2024, by and between the Borrower and the County (the “*Reimbursement Agreement*”), the Borrower has agreed to reimburse the County for any amounts paid by the County to the Trustee in connection with its obligations under the County Guaranty Agreement;

WHEREAS, the Borrower has, and/or may from time to time, enter into one or more Mortgages, Leasehold Mortgages and UCC Filing Statements in favor of the County (collectively the “*Borrower Security Documents*”); and

WHEREAS, the Borrower is a subsidiary of the Guarantor.

NOW THEREFORE, in consideration of the premises the Guarantor does hereby covenant and agree as follows:

Section 1. Guarantee.

(a) The Guarantor hereby unconditionally guarantees to the County, the full and prompt payment to the County of all amounts when due from the Borrower pursuant to, and the performance of all other obligations, covenants and agreements of the Borrower under, the Reimbursement Agreement, the Access Agreement (as defined in the Indenture) and the Borrower Security Documents (collectively, the “*Guaranteed Obligations*”).

(b) This is a guarantee of payment and performance and not of collection. The obligations of the Guarantor under this Guaranty Agreement shall be absolute and unconditional; the Guarantor unconditionally and irrevocably waives each and every defense which, under principles of guarantee and suretyship law, would otherwise operate to impair or diminish such obligations. The obligations of the Guarantor under this Guaranty Agreement shall remain in full force and effect until all of the principal of, and interest on, the Series 2024 Bonds shall have been paid, all of the Guaranteed Obligations have been paid and performed in full and the County has been fully released from all of its obligations under the County Guaranty Agreement.

(c) No set off, counterclaim, reduction or diminution of an obligation, or any defense of any kind or nature which the Guarantor has or may have against the County shall be available hereunder to the Guarantor against the County.

(d) Upon the occurrence of a default, an “*event of default*” or an “*Event of Default*” by the Borrower under the Reimbursement Agreement, the Access Agreement, or any of the Borrower Security Documents (each such default, “*event of default*” or “*Event of Default*” being hereinafter referred to as an “*Event of Default*”), the County may proceed hereunder. The County shall have the right to proceed first and directly against the Guarantor under this Guaranty Agreement without proceeding against or exhausting any other remedies which it may have and without resorting to any other security held by County, including, without limitation, any security held by the County pursuant to any of the Borrower Security Documents.

(e) The obligations of the Guarantor hereunder shall arise absolutely and unconditionally upon execution hereof.

Section 2. Waivers and Consents.

(a) The Guarantor acknowledges that the obligations undertaken herein involve the guaranty of obligations of the Borrower and, in full recognition of that fact, the Guarantor consents and agrees that the County may, at any time and from time to time, without notice or demand, and without affecting the enforceability or continuing effectiveness hereof: (i) supplement, modify, amend, extend, renew, accelerate or otherwise change the time for payment or the other terms of the Reimbursement Agreement, the Access Agreement, and/or any of the Guaranteed Obligations or any part thereof, including without limitation any increase or decrease of the principal amount thereof or the rate(s) of interest thereon; (ii) supplement, modify, amend or waive, or enter into or give any agreement, approval or consent with respect to, the Guaranteed Obligations or any part

thereof, or the Reimbursement Agreement or the Access Agreement or any of the Borrower Security Documents or any additional security or guaranties, or any condition, covenant, default, remedy, right, representation or term thereof or thereunder; (iii) accept new or additional instruments, documents or agreements in exchange for or relative to the Reimbursement Agreement, the Access Agreement, and/or any Borrower Security Documents or the Guaranteed Obligations or any part thereof; (iv) accept partial payments on the Guaranteed Obligations; (v) receive and hold additional security or guaranties for the Guaranteed Obligations or any part thereof; (vi) release, reconvey, terminate, waive, abandon, fail to perfect, subordinate, exchange, substitute, transfer and/or enforce any security or guaranties, and apply any security and direct the order or manner of sale thereof as the County in its sole and absolute discretion may determine; (vii) release the Borrower or any other Person any personal liability with respect to the Guaranteed Obligations or any part thereof; (viii) settle, release on terms satisfactory to the County or by operation of applicable Law or otherwise, liquidate or enforce any Guaranteed Obligations and any security or guaranty in any manner, consent to the transfer of any security and bid and purchase at any sale; and/or (ix) consent to the merger, change or any other restructuring or termination of the limited liability company existence of the Borrower or any other Person, and correspondingly restructure the Guaranteed Obligations, and any such merger, change, restructuring or termination shall not affect the liability of Guarantor or the continuing effectiveness hereof, or the enforceability hereof with respect to all or any part of the Guaranteed Obligations.

(b) Upon the occurrence and during the continuance of any Event of Default, the County may enforce this Guaranty independently of any other remedy, guaranty or security the County at any time may have or hold in connection with the Guaranteed Obligations, and it shall not be necessary for the County to marshal assets in favor of the Borrower, any other guarantor of the Guaranteed Obligations or any other Person or to proceed upon or against and/or exhaust any security or remedy before proceeding to enforce this Guaranty. The Guarantor expressly waives any right to require the County to marshal assets in favor of the Borrower or any other Person or to proceed against the Borrower or any other guarantor of the Guaranteed Obligations or any collateral provided by any Person, and agrees that the County may proceed against any obligor and/or the collateral in such order as the County shall determine in its sole and absolute discretion. The County may file a separate action or actions against Guarantor, whether action is brought or prosecuted with respect to any security or against any other Person, or whether any other Person is joined in any such action or actions. The Guarantor agrees that the County and the Borrower may deal with each other in connection with the Guaranteed Obligations or otherwise, or alter any contracts or agreements now or hereafter existing between them, in any manner whatsoever, all without in any way altering or affecting the security of this Guaranty.

(c) The County's rights hereunder shall be reinstated and revived, and the enforceability of this Guaranty shall continue, with respect to any amount at any time paid on account of the Guaranteed Obligations which thereafter shall be required to be restored or returned by the County upon the bankruptcy, insolvency or reorganization of any Person, all as though such amount had not been paid. The rights of the County created or granted herein and the enforceability of this Guaranty shall remain effective at all times to guarantee the full amount of all the Guaranteed Obligations even though the Guaranteed Obligations, including any part thereof or any other security or guaranty therefor, may be or hereafter may become invalid or otherwise unenforceable as against the Borrower or any other guarantor of the Guaranteed Obligations and whether or not any Borrower or any other guarantor of the Guaranteed Obligations shall have any personal liability with respect thereto.

(d) Guarantor expressly waives any and all defenses now or hereafter arising or asserted by reason of: (i) any disability or other defense of the Borrower or any other guarantor for the Guaranteed Obligations with respect to the Guaranteed Obligations (other than by reason of the full payment and performance of all Guaranteed Obligations); (ii) the unenforceability or invalidity of any security for or guaranty of the Guaranteed Obligations or the lack of perfection or continuing perfection or failure of priority of any security for the Guaranteed Obligations; (iii) the cessation for any cause whatsoever of the liability of the Borrower or any other guarantor of the Guaranteed Obligations (other than by reason of the full payment and performance of all Guaranteed Obligations); (iv) any failure of the County to marshal assets in favor of the Borrower or any other Person; (v) any failure of the County to give notice of sale or other disposition of collateral to the Borrower, or any other Person or any defect in any notice that may be given in connection with any sale or disposition of collateral; (vi) any failure of the County to comply with applicable Laws in connection with the sale or other disposition of any collateral or other security for any Guaranteed Obligation, including, without limitation, any failure of the County to conduct a commercially reasonable sale or other disposition of any collateral or other security for any Guaranteed Obligation; (vii) any act or omission of the County or others that directly or indirectly results in or aids the discharge or release of the Borrower or any other guarantor of the Guaranteed Obligations, or of any security or guaranty therefor by operation of Law or otherwise; (viii) any Law which provides that the obligation of a surety or guarantor must neither be larger in amount nor in other respects more burdensome than that of the principal or which reduces a surety's or guarantor's obligation in proportion to the principal obligation; (ix) any failure of the County to file or enforce a claim in any bankruptcy or other proceeding with respect to any Person; (x) the election by the County, in any bankruptcy proceeding of any Person, of the application or non-application of Section 1111(b)(2) of the United States Bankruptcy Code; (xi) any extension of credit or the grant of any lien under Section 364 of the United States Bankruptcy Code; (xii) any use of collateral under Section 363 of the United States Bankruptcy Code; (xiii) any agreement or stipulation with respect to the provision of adequate protection in any bankruptcy proceeding of any Person; (xiv) the avoidance of any lien or security interest in favor of the County for any reason; (xv) any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, liquidation or dissolution proceeding commenced by or against any Person, including without limitation any discharge of, or bar or stay against collecting, all or any of the Guaranteed Obligations (or any interest thereon) in or as a result of any such proceeding; or (xvi) any action taken by the County that is authorized by this Section or any other provision of the Reimbursement Agreement, the Access Agreement or any of the Borrower Security Documents. The Guarantor expressly waives all setoffs and counterclaims and all presentments, demands for payment or performance, notices of nonpayment or nonperformance, protests, notices of protest, notices of dishonor and all other notices or demands of any kind or nature whatsoever with respect to the Guaranteed Obligations, and all notices of acceptance of this Guaranty Agreement or of the existence, creation or incurrence of new or additional Guaranteed Obligations.

(e) The Guarantor expressly waives any claim for reimbursement, contribution, indemnity or subrogation which the Guarantor may have against the Borrower as a guarantor of the Guaranteed Obligations and any other legal or equitable claim against the Borrower arising out of the payment of the Guaranteed Obligations by the Guarantor or from the proceeds of any collateral for this Guaranty, if any, during the term of this Guaranty Agreement. In furtherance, and not in limitation, of the foregoing waiver, the Guarantor hereby agrees that no payment by the Guarantor pursuant to this Guaranty Agreement shall constitute the Guarantor a creditor of the Borrower. During the term of the Guaranty Agreement, the Guarantor shall not seek any reimbursement from

the Borrower in respect of payments made by Guarantor in connection with this Guaranty, or in respect of amounts realized by the County in connection with any collateral for the Guaranteed Obligations, if any, and the Guarantor expressly waives any right to enforce any remedy that the County now has or hereafter may have against any other Person and waives the benefit of, or any right to participate in, any collateral now or hereafter held by the County. No claim which the Guarantor may have against any other guarantor of any of the Guaranteed Obligations or against the Borrower, to the extent not waived pursuant to this Section, shall be enforced nor any payment accepted during the term of this Guaranty Agreement and all such payments are not subject to any right of recovery.

As used in this Section 2:

“*Law*” shall mean any federal, state, local or other law, rule, regulation or governmental requirement of any kind, and the rules, regulations, interpretations and orders promulgated thereunder; and

“*Person*” shall mean and include an individual, partnership, corporation, trust, unincorporated association, limited liability entity and any unit, department or agency of government.

Section 3. Representations and Warranties.

To induce County to enter into the County Guaranty Agreement, the Reimbursement Agreement and the Access Agreement, the Guarantor hereby represents and warrants as follows:

(a) It is a limited liability company duly organized and validly existing under the laws of the State of Wisconsin and that it has taken all necessary limited liability company action and obtained all authorizations necessary on its part for the due and valid execution and delivery of this Guaranty Agreement and the assumption of the obligations represented hereby.

(b) The execution, delivery and performance of this Guaranty Agreement does not violate any provision of any material statute or other rule or regulation of any governmental authority applicable to the Guarantor; the articles of organization or operating agreement of the Guarantor; or any agreement or instrument to which the Guarantor is a party or by which it or any of its assets is bound.

(c) No authorization, approval, consent or license of any governmental regulatory body or authority, not already obtained, is required for the valid and lawful execution and delivery of this Guaranty Agreement by the Guarantor or the assumption of the obligations of the Guarantor represented hereby.

(d) This Guaranty is the legal, valid and binding obligation of the Guarantor, enforceable against the Guarantor in accordance with its terms except as such enforceability may be limited by: (a) applicable bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the enforcement of creditors’ rights generally and (b) general principals of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law).

(e) It is not a party to any litigation or administrative proceeding, nor so far as is known by the Guarantor is any litigation or administrative proceeding threatened against it, which in either

case would, if adversely determined, cause any material adverse change in its power or ability to perform its obligations under this Guaranty Agreement.

(f) It is not in default in the payment of the principal of or interest on any of its indebtedness for borrowed money or any guaranties or in default under any instrument or instruments or agreements under and subject to which any indebtedness for borrowed money has been issued or under any guaranties and no event has occurred and is continuing under the provisions of any such instrument or agreement which with the lapse of time, or with the giving of notice, or both would constitute an event of default thereunder.

(g) It has established adequate means of obtaining from the Borrower, on a continuing basis, financial and other information pertaining to the businesses, operations and condition (financial and otherwise) of the Borrower and its assets and properties. The Guarantor hereby expressly waives and relinquishes any duty on the part of the County (should any such duty exist) to disclose to Guarantor any matter, fact or thing related to the business, operations or condition (financial or otherwise) of the Borrower or its assets or properties, whether now known or hereafter known by the County during the life of this Guaranty Agreement. With respect to any of the Guaranteed Obligations, the County need not inquire into the powers of the Borrower or agents acting or purporting to act on its behalf, and all Guaranteed Obligations made or created in good faith reliance upon the professed exercise of such powers shall be guaranteed hereby.

Section 4. Remedies.

If an Event of Default shall occur, the County may pursue any available remedy at law or in equity to realize payment of the amounts guaranteed hereby. No remedy herein conferred upon or reserved or otherwise available to the County is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Guaranty Agreement or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default, omission or failure of performance hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. To entitle the County to exercise any remedy reserved to it in this Guaranty Agreement, it shall not be necessary to give any notice, other than such notice as may be herein or by law expressly required. If any provision contained in this Guaranty Agreement should be breached by the Guarantor and thereafter duly waived by the County, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder. No waiver, amendment, release or modification of this Guaranty Agreement shall be established by conduct, custom or course of dealing, but solely by an instrument in writing duly executed by the County.

Section 5. Miscellaneous.

(a) Consideration for Guaranty. The Guarantor acknowledges and agrees with the County that but for the execution and delivery of this Guaranty Agreement by the Guarantor, the County would not have entered into the County Guaranty Agreement, the Reimbursement Agreement or the Access Agreement. The Guarantor acknowledges and agrees that the guarantee provided by the County pursuant to the County Guaranty Agreement will result in significant benefit to the Guarantor who is the sole member of the Borrower.

(b) Expenses and Attorneys' Fees. The Guarantor shall pay all reasonable fees and expenses incurred by the County, including the reasonable fees of counsel, in connection with the protection or enforcement of the County's rights under this Guaranty Agreement, including without limitation the protection and enforcement of such rights in any bankruptcy, reorganization or insolvency proceeding involving the Borrower or the Guarantor, both before and after judgment.

(c) Amendments. This Guaranty Agreement shall not be effectively amended, modified or altered until such modification, alteration or amendment is reduced to writing and executed by both parties hereto.

(d) Successors. Except as limited or conditioned by the express provisions hereof, the provisions of this Guaranty Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

(e) Governing Law. This Guaranty Agreement has been executed, delivered and issued by the Guarantor and the County in the State of Wisconsin and shall be a contract made under and governed by the internal laws of the State of Wisconsin. If any one or more of the provisions contained in this Guaranty Agreement shall be invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

(f) Captions. The captions or headings in this Guaranty Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Guaranty Agreement.

(g) Facsimile and Counterparts. This Guaranty Agreement may be signed in any number of separate copies, each of which shall be effective as an original, but all of which taken together shall constitute a single document. An electronic transmission or other facsimile of this document or any related document shall be deemed an original and shall be admissible as evidence of the document and the signer's execution.

(h) Notices. Any notice hereunder shall be in writing and shall be deemed to be given if hand delivered or sent by first class mail, electronic mail, facsimile, registered or certified mail, or overnight delivery and addressed as follows:

If to the Guarantor:	Hilbert Communications, LLC 417 Pine Street Green Bay, WI 54301 Attn: Jason G. Wied, CEO Phone: (920) 396-6138 Email: jason.wied@btussel.com

If to County:	Sawyer County, Wisconsin 10610 Main Street, Suite 10 Hayward, WI 54843 Attn: County Clerk e-mail: lynn.fitch@sawyercounty.wi.gov

The Guarantor or County may, by written notice, received by the other, designate a further or different address for purposes of notice hereunder.

(i) Severability. This Guaranty Agreement constitutes the entire agreement between the County and Guarantor with respect to the subject matter hereof, superseding all previous communications and negotiations, and no representation, understanding, promise or condition concerning the subject matter hereof shall be binding upon the County unless expressed herein. If any provisions of this Guaranty Agreement shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections in this Guaranty Agreement contained, shall not affect the remaining portions of this Guaranty Agreement, or any part thereof.

IN WITNESS WHEREOF, the Guarantor has caused this Guaranty Agreement to be executed in its name and behalf and its corporate seal to be affixed hereto and attested by its duly authorized officers as of the date first above written.

GUARANTOR:

HILBERT COMMUNICATIONS, LLC

By: _____
Name: Jason G. Wied
Title: Chief Executive Officer

Accepted as of the date first above written, by Sawyer County, Wisconsin.

COUNTY:

SAWYER COUNTY, WISCONSIN

By: _____
Name: Ron Kinsley
Title: County Chairperson

By: _____
Name: Lynn Fitch
Title: County Clerk

[§ _____]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

CLOSING CERTIFICATE OF BORROWER

The undersigned hereby certifies, represents and warrants that he is the Chief Executive Officer of Bug Tussel 2, LLC, a Wisconsin limited liability company (the “Borrower”), and as such, is familiar with the Borrower’s affairs, properties and records and in particular with the financing to which this certificate (the “Certificate”) relates in connection with the issue of bonds designated above (the “Series 2024 Bonds”).

Reference is made to the (i) Loan Agreement dated as of [September 1, 2024] (the “Loan Agreement”) between Fond du Lac County, Wisconsin (the “Issuer”) and the Borrower and (ii) Indenture of Trust dated as of [September 1, 2024] (the “Indenture”) between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”).

As an inducement for the issuance, sale and purchase on the date hereof of the Series 2024 Bonds and for the execution, delivery and acceptance of delivery of the Borrower Documents (as defined below), the Loan Agreement, and the Indenture; and, further, as an inducement for the Issuer to carry out the terms and provisions of the “Final Resolution Regarding Unconditional County Guaranty of its Pro Rata Share, Intergovernmental Agreement and Taxable Revenue Bond Financing for Bug Tussel 2, LLC Project” dated August 20, 2024, the undersigned, on behalf of the Borrower, does hereby certify, represent and warrant, as follows:

1. Each of the following documents relating to the Series 2024 Bonds (collectively referred to in this Certificate as the “Borrower Documents”) has been executed or authorized (as appropriate) and delivered (or authorized, as appropriate) by the Borrower pursuant to the authority granted in resolutions of the Borrower attached hereto as Exhibit A, which resolutions have been duly adopted prior to the date hereof, are in full force and effect and have not been revoked or amended:

- (a) Loan Agreement;
- (b) Series 2024 Promissory Note dated [September _____, 2024] from the Borrower to the Issuer, and assigned by the Issuer to the Trustee;
- (c) Bond Purchase Agreement dated [_____, 2024] among the Issuer and Samuel A. Ramirez & Company, Inc., as representative, acting on behalf of itself, Robert W. Baird & Co. Incorporated, and Oppenheimer & Co. Inc., as underwriters, with the Letter of Representations from the Borrower and accepted and agreed to by the Issuer and the representative of the underwriters (the “Bond Purchase Agreement”);

(d) Continuing Disclosure Agreement dated as of [September 1, 2024] between the Borrower and the Trustee;

(e) Preliminary Limited Offering Memorandum dated [_____, 2024] (the “Preliminary Limited Offering Memorandum”) and the final Limited Offering Memorandum dated [_____, 2024], each relating to the Series 2024 Bonds (the “Limited Offering Memorandum”), as executed by the Borrower and delivered; and

(f) the respective Reimbursement Agreements dated as of [September 1, 2024] between the Borrower and each of the following participating counties: [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County].

2. The Borrower is a limited liability company duly organized and validly existing under the laws of the State of Wisconsin and is qualified to do business in each jurisdiction in which its ownership of property or conduct of business requires such qualification.

3. Attached hereto as Exhibit B are true and correct copies of the Articles of Organization and Operating Agreement of the Borrower as in effect on the date hereof.

4. The Borrower has full right, power and authority to enter into, execute and deliver the Borrower Documents and to perform its obligations thereunder.

5. The execution, delivery, and performance by the Borrower of the Borrower Documents have been authorized by all necessary limited liability company action on the part of the Borrower.

6. To Borrower’s knowledge, no authorization, approval, consent or license of any regulatory body or authority, not already obtained, is required on the part of the Borrower for the valid and lawful authorization, execution and delivery of the Borrower Documents and the assumption by the Borrower of the obligations represented thereby.

7. The Borrower is familiar with and has reviewed the Borrower Documents and the Indenture. The form, terms and provisions of the Loan Agreement and the Indenture and the maturities, interest rates, redemption provisions and other terms of the Series 2024 Bonds as set forth in the Loan Agreement and Indenture are hereby in all respects approved.

8. The execution and delivery of the Borrower Documents, and compliance by the Borrower with the provisions of each Borrower Document will not result in a breach of any of the terms, conditions or provisions of the Borrower’s Articles of Organization or Operating Agreement, or result in the creation or imposition of any lien, charge or encumbrance upon any property or assets of the Borrower contrary to any indenture, reimbursement agreement, mortgage or other instrument to which the Borrower is a party or by which the Borrower or any of its properties are or may be bound.

9. There is not pending any action, suit, proceeding, inquiry or investigation, at law or in equity or before or by any court, public board or regulatory agency, against or affecting the Borrower (nor, to the best knowledge or belief of the undersigned, is any such threatened or is there any basis therefor) wherein an unfavorable decision, ruling or finding would (a) adversely affect the

Borrower's powers, organization or existence, or the validity or enforceability of the Series 2024 Bonds, the Indenture or the Borrower Documents or which might result in any material adverse change in the business, condition (financial or otherwise) or operations of the Borrower, (b) contest or affect the validity, execution or performance of the Indenture, the Series 2024 Bonds, and the Borrower Documents by the Borrower, (c) limit, enjoin or prevent the Borrower from making payments under the Loan Agreement, (d) restrain or enjoin the issuance or delivery of the Series 2024 Bonds, the execution, delivery or performance of the Indenture, the Loan Agreement, the Bond Purchase Agreement, the collection of revenues pledged under the Indenture or the application of the proceeds of sale of the Series 2024 Bonds as provided in the Indenture, (e) contest or affect the issuance or the validity of the Series 2024 Bonds or the Indenture, or (f) adversely affect the amounts to be received by the Issuer pursuant to the Loan Agreement or the Indenture.

10. No event affecting the Borrower, Hilbert Communications, LLC, or the Project has occurred since the respective dates of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum which should be disclosed in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum for the purposes for which such offering memorandum are to be used or which is necessary to disclose in order to make the statements and information made in Preliminary Limited Offering Memorandum or the Limited Offering Memorandum not misleading in any material respect as of their respective dates and the date of this Certificate.

11. The information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum (other than information in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the headings "THE ISSUER," "TAX MATTERS", and "UNDERWRITING," information relating to The Depository Trust Company and its book-entry system under the heading "THE SERIES 2024 BONDS – Bonds in Book-Entry Form," and information set forth in Appendices [B, D and F] to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum) is correct in all material respects, as of the dates of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and as of the date of closing. Such information as of the dates of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum did not and as of the date of closing does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

12. To the knowledge of the Borrower, the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, as of their respective dates and as of the date hereof, is accurate in all material respects and does not include any untrue statement of a material fact or omit to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading. The Preliminary Limited Offering Memorandum is "deemed final" as of its date, except for omissions or subsequent modifications permitted under Rule 15c2-12 of the Securities and Exchange Commission.

13. The Borrower Documents have been duly executed and delivered on behalf of the Borrower by an authorized representative of the Borrower, and the Borrower Documents constitute legal, valid and binding obligations of the Borrower in accordance with their terms.

14. The representations and warranties of the Borrower contained or referred to in the Borrower Documents were true and accurate on the date when made, have been true and accurate at all times since, and continue to be true and accurate as of the date hereof. The Borrower has complied with all covenants and satisfied all conditions and terms of the Borrower Documents on its part to be performed or satisfied at or prior to the closing date and as of the date hereof; there has been no material adverse change in the Borrower's condition or projects (financial or otherwise of the Borrower).

15. As of the date of this Certificate, the Borrower has obtained and there are in effect all necessary approvals, whether legal or administrative, from all applicable federal, state or local entities or agencies required, as of the date hereof, for the purchase, construction, equipping and operation of the Project.

16. The Borrower is not in default in the payment of the principal of or interest on any of its indebtedness for borrowed money and no default or event of default has occurred and is continuing which, with the lapse of time or the giving of notice, or both, would constitute a default or an event of default by the Borrower under the Loan Agreement and the Bond Purchase Agreement, any Borrower Document, any other material agreement or instrument to which the Borrower is a party or by which the Borrower is or may be bound or to which any of its property or other assets is or may be subject, including all such agreements or instruments to which the Issuer is a party, or any applicable law or administrative regulation of the State or the United States or any applicable judgment or decree.

17. The Series 2024 Bonds are being issued by the Issuer to finance the Project.

18. The persons named on the certificate attached hereto as Exhibit C are each designated as an Authorized Borrower Representative as set forth in the Indenture.

[SIGNATURE PAGE TO FOLLOW]

Dated: [September ___, 2024]

BUG TUSSEL 2, LLC

By: _____
Jason G. Wied, Chief Executive Officer

[Signature Page to Closing Certificate of Borrower]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

EXHIBITS

Exhibit A – Resolutions of the Borrower appears at tab no. ____ of this transcript

Exhibit B – Articles of Organization and Operating Agreement of the Borrower appears at tab nos. ____ and ____ of this transcript

Exhibit C – Incumbency Certificate (see attached)

EXHIBIT C

**INCUMBENCY CERTIFICATE
OF BUG TUSSEL 2, LLC**

The undersigned hereby certifies that he/she is the _____ of Bug Tussel 2, LLC (the “Company”) and hereby further certifies that the persons named below are the Chief Executive Officer and the Chief Financial Officer of the Company and the signature set forth opposite the name of such person is his genuine signature.

<u>Name</u>	<u>Position</u>	<u>Signature</u>
Jason G. Wied	Chief Executive Officer	_____
Nish Patel	Chief Financial Officer	_____

Dated: [_____, 2024]

BUG TUSSEL 2, LLC

By: _____
Name: _____
Title: _____

INTERGOVERNMENTAL AGREEMENT

(By and among [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County,
(iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County,
(viii) Sawyer County, (ix) Taylor County, and (x) Waushara County],
together with any additional Participating Counties joining by Joinder)

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made this ____ day of _____, 2024, by and among the Participating Counties (defined below) located in the State of Wisconsin (the “State”) which, through their duly authorized representatives, have signed this Agreement.

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the “Act”) authorizes Wisconsin counties to authorize the issuance and sale of bonds by the county to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, Bug Tussel 2, LLC, a Wisconsin limited liability company (the “Borrower”), Hilbert Communications, LLC, a Wisconsin limited liability company (the “Company” and the “Guarantor”) and/or one or more of its affiliates (including, without limitation, Bug Tussel Wireless, LLC and Cloud 1, LLC), whether existing on the date hereof or to be formed and whether owned directly or indirectly by the Company, to finance a project consisting of the acquisition, construction and installation of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of Consumer Premise Equipment (CPE); (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in the Participating Counties in an aggregate amount not to exceed \$250,000,000; and (vii) payment of professional fees (collectively, the “Project”), all of which will be for the purpose of providing wireless internet and telephone communications services to businesses, governmental units and residents of rural communities where such service is currently unavailable or is prohibitively expensive; and

WHEREAS, the Project will be constructed and installed in the rural areas of the following Wisconsin counties, to wit: [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County] (each, together with any additional counties joining by Joinder (defined below), a “Participating County” and collectively, the “Participating Counties”); and

WHEREAS, each of the Participating Counties is a political subdivision of the State within whose boundaries a portion of the Project is located; and

WHEREAS, pursuant to the Act and Section 66.0301 of the Wisconsin Statutes, a county or two or more counties acting pursuant to an intergovernmental agreement may serve as the conduit issuer for such financing; and

WHEREAS, the aggregate cost of the Project is presently estimated to be not greater than \$250,000,000, and the amount proposed to be financed with revenue bonds does not exceed \$250,000,000 (the “Bonds”); and

WHEREAS, Section 66.1103(3)(f) of the Act provides that a ~~municipality~~county also may finance an industrial project which is located entirely outside the geographic limits of the ~~municipality~~county, but only if the revenue agreement for the project also relates to another project of the same eligible participant, part of which is located within the geographic limits of the ~~municipality~~county; and

WHEREAS, the proposed Project is a multi-jurisdictional project which is located in the counties of [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County], and each of the Participating Counties have approved an initial resolution providing for the financing of the Project in an aggregate amount not to exceed \$250,000,000; and

WHEREAS, it is expected that (i) the Project will be constructed and installed in multiple phases in other Wisconsin counties to be determined which will be financed with additional issues or series of bonds to be issued at one or more times in an aggregate amount not to exceed \$250,000,000 and issued by the Issuing County as defined herein (“Additional Bonds”) and (ii) in connection with the issuance of ~~the any~~ Additional Bonds for other Project locations in ~~new other~~ Wisconsin counties, such additional Wisconsin counties shall become a Participating County under this Agreement by executing the Counterpart and Joinder (the “Joinder”) in the form attached as Exhibit A; and

WHEREAS, the Participating Counties wish to enter into this Agreement providing that Fond du Lac County, Wisconsin (the “Issuing County”) shall be the issuer of ~~said revenue bonds~~the Bonds and any Additional Bonds; and

WHEREAS, the Issuing County is a county organized and existing under and pursuant to the laws of the State, and is authorized to enter into revenue agreements with eligible participants with respect to the Project whereby eligible participants agree to cause said Project to be constructed and to pay the Issuing County an amount of funds sufficient to provide for the prompt payment when due of the principal and interest on said Bonds; and

WHEREAS, in consideration of the increased tax revenue that will accrue to each Participating County as a result of the Project and the new jobs and other economic benefits for residents of each Participating County that will result from the Project, and the enhanced infrastructure for essential services, including emergency response and public safety communications by and for the Participating Counties and local units of government in the Participating Counties and is in, each Participating County has agreed to guarantee the payment of its pro rata share of the principal of and interest on the Bonds in an amount necessary to replenish the debt service reserve fund for the Bonds (each a “County Guaranty”).

NOW, THEREFORE, it is hereby agreed by and among the Participating Counties as follows:

1. Purpose. The Participating Counties, acting pursuant to the Act and Section 66.0301 of the Wisconsin Statutes, hereby agree to cooperate and exercise their municipal powers jointly for the purpose of appointing Fond du Lac County to act as the Issuing County and conduit issuer for the Bonds and any Additional Bonds. Each Participating County shall take such action as deemed necessary to facilitate the issuance of the Bonds by the Issuing County.

2. Authorization. Each Participating County ~~shall authorize~~represents that it has duly authorized the execution, delivery and performance of ~~the~~this Agreement and any other agreements

reasonably requested to be executed and delivered by the Issuing County hereunder or under the Bond documents by all necessary corporate action of the Participating County. Each Participating County shall have the right to make reasonable objections to the same. If disagreement occurs, the decision shall be made by a majority vote of the Participating Counties by their respective governing bodies, with each Participating County's vote weighted based upon the amount of outstanding Bonds and Additional Bonds allocated to (and the corresponding guaranty amount being provided by) such Participating County. Such a weighted majority vote shall also be used to direct the Issuing County when acting as agent of the other Participating Counties under the Pledge of Membership Interest Agreement relating to the Bonds and Additional Bonds.

3. Records. The Issuing County will maintain and be the custodian of all records associated with the administering and performance of this Agreement and the Bonds, and will make those records available to all Participating Counties upon request.

4. Reporting. The Borrower shall submit a written report to ~~or~~ and may meet with the Issuing County and the Participating Counties, on an annual basis (and such other intervals or dates as may be requested by the Issuing County and the Participating Counties from time to time) commencing in January, [20 ____] and continuing until January, [20 ____] (the "Project Period") for the purpose of presenting a report on the status of the Project(s) and the financial strength of the Borrower and the Guarantor. The date, time and place of such meeting shall be determined cooperatively among the parties. After the Project Period for so long as the Bonds remain outstanding, upon request from the Issuing County and any Participating County, the Borrower shall report to or meet with the Issuing County and the Participating Counties and shall continue to provide to the Issuing County annual written reports regarding the continued strength of the Borrower and the Guarantor. Such report shall be due not less than 90 days following any such request.

5. Effective Date. This Agreement shall become effective upon its adoption and execution by all Participating Counties. Any county entering into this Agreement shall adopt an authorizing resolution, and provide a certified copy of the resolution to all other Participating Counties. This Agreement shall remain in full force and effect until terminated as provided herein.

6. New Members. After the effective date of this Agreement and in connection with the issuance of Additional Bonds, additional counties may join in this Agreement as a Participating County by executing the Joinder and agreeing to the terms of this Agreement, subject to the approval of the Issuing County, which may not be unreasonably withheld.

7. Termination and Disposition of Funds.

(a) This Agreement shall be deemed terminated when (i) all of the outstanding Bonds and any Additional Bonds have been paid in full or redeemed and (ii) all Participating Counties have received a release of their obligations pursuant to the terms of their respective County Guaranty.

(b) A Participating County (other than the Issuing County) shall be released from its obligations under this Agreement if such Participating County has received a release of its obligations under its respective County Guaranty. The Issuing County's responsibility shall continue until all of the requirements ~~of (a)(i) and (a)(ii) of this section~~ set forth in Section 7(a) are met.

8. Severability. The terms of this Agreement are severable and any determination by any court or agency having jurisdiction over the subject matter of this Agreement that results in the invalidity of any part shall not affect the remainder of the Agreement.

9. Amendments. The terms of this Agreement shall not be amended without the written authorization of the governing bodies of all Participating Counties.

10. Governing Law. This Agreement shall be governed by the laws of the State of Wisconsin.

11. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

12. Entire Agreement. This Agreement constitutes the entire agreement among the parties hereto with respect to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties with respect to the subject matter of this Agreement, oral or written, are superseded by this Agreement; provided however, that this Agreement shall not cover the exercise by any Participating County of its rights and remedies under any reimbursement agreement between the Borrower and such Participating County or under any guaranty agreement with the Guarantor.

13. Assignment. The rights and obligations of the parties to this Agreement may not be assigned without the express written consent of all parties.

[SIGNATURE PAGE TO FOLLOW]

FOND DU LAC COUNTY, WISCONSIN, as
Issuing County, and a Participating County

By: _____
Steven A. Abel, County Chairperson

By: _____
Lisa Freiberg, County Clerk

FOREST COUNTY, WISCONSIN,
a Participating County

By: _____
Ronald P. Skallerud, County Chairperson

By: _____
Nora Matuszewski, County Clerk

IOWA COUNTY, WISCONSIN,
a Participating County

By: _____
John M. Meyers, County Chairperson

By: _____
Kristy K. Spurley, County Clerk

JEFFERSON COUNTY, WISCONSIN,
a Participating County

By: _____
Steve Nass, County Chairperson

By: _____
Audrey McGraw, County Clerk

LAFAYETTE COUNTY, WISCONSIN,
a Participating County

By: _____
Jack Sauer, County Chairperson

By: _____
Carla Jacobson, County Clerk

MARATHON COUNTY, WISCONSIN,
a Participating County

By: _____
Kurt A. Gibbs, County Chairperson

By: _____
Kim Trueblood, County Clerk

PRICE COUNTY, WISCONSIN,
a Participating County

By: _____
Brian Ernst, County Chairperson

By: _____
Jean Gottwald, County Clerk

SAWYER COUNTY, WISCONSIN,
a Participating County

By: _____
Ron Kinsley, County Chairperson

By: _____
Lynn Fitch, County Clerk

TAYOR COUNTY, WISCONSIN,
a Participating County

By: _____
Jim Metz, County Chairperson

By: _____
Andria M. Farrand, County Clerk

WAUSHARA COUNTY, WISCONSIN,
a Participating County

By: _____
John Jarvis, County Chairperson

By: _____
Megan Kapp, County Clerk

Acknowledged:

BUG TUSSEL 2, LLC

By: _____
Jason G. Wied, Chief Executive Officer
~~Name:-~~ _____

~~Title:-~~ _____

HILBERT COMMUNICATIONS, LLC

By: _____
Jason G. Wied, Chief Executive Officer

[Signature Page to Intergovernmental Agreement]

HB: 4862-6948-0401.1

Name: _____
Title: _____

EXHIBIT A
**COUNTERPART AND JOINDER
TO
INTERGOVERNMENTAL AGREEMENT**

THIS COUNTERPART AND JOINDER (this “Joinder”), dated as of _____, 20____, is entered into by _____ County (the “Joining Participating County”) pursuant to the terms of an Intergovernmental Agreement dated _____, 2024, as may be amended, supplemented or otherwise modified from time to time (the “Intergovernmental Agreement”), among the following Wisconsin counties: [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County] (collectively, the “Original Participating Counties”); and the following additional counties joining by Joinder: [TO BE LISTED] (collectively, the “20____ Participating Counties” and together with the Original Participating Counties, the “Participating Counties” and each a “Participating County”).

RECITALS

A. Capitalized terms not otherwise defined in this Joinder shall have the meanings given to them in the Intergovernmental Agreement.

B. The Joining Participating County desires to join the Intergovernmental Agreement and become a Participating County under the Intergovernmental Agreement.

AGREEMENTS

As required by the Intergovernmental Agreement, the Joining Participating County agrees as follows:

1. The Joining Participating County hereby acknowledges and agrees that it has received and reviewed a copy of the Intergovernmental Agreement and hereby:

- (a) joins the Intergovernmental Agreement as a Participating County; and
- (b) assumes, accepts and agrees to be bound by, and hereby confirms, all covenants, agreements, and acknowledgments attributable to a Participating County in the Intergovernmental Agreement.

2. The Joining Participating County agrees that it shall execute and deliver all documents and do all other acts which may be necessary or desirable under the Intergovernmental Agreement.

IN WITNESS WHEREOF, the Joining Participating County has executed this Joinder as of the date first written above.

[SIGNATURE PAGE TO FOLLOW]

Joining Participating County:

[_____] COUNTY, WISCONSIN

By: _____
County Chairperson

By: _____
County Clerk

Acknowledged and Approved:

FOND DU LAC COUNTY, WISCONSIN,
as Issuing County, and a Participating County

By: _____
County Chairperson

By: _____
County Clerk

Summary report:	
Litera Compare for Word 11.6.0.100 Document comparison done on 7/30/2024 3:50:44 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4862-6948-0401/1/Intergovernmental Agreement - Bug Tussel 2024.docx	
Modified DMS: nd://4862-6948-0401/2/Intergovernmental Agreement - Bug Tussel 2024.docx	
Changes:	
<u>Add</u>	29
~~Delete~~	26
~~Move From~~	0
<u>Move To</u>	0
<u>Table Insert</u>	0
~~Table Delete~~	0
<u>Table moves to</u>	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	55

GUARANTY AGREEMENT

dated as of [September] 1, 2024

given by

SAWYER COUNTY, WISCONSIN

as the Guarantor

in favor of

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

as Bond Trustee, and

BUILD AMERICA MUTUAL ASSURANCE COMPANY

as Insurer

GUARANTY AGREEMENT

This GUARANTY AGREEMENT (this “*Guaranty Agreement*”) made and entered into as of [September] 1, 2024, by and between SAWYER COUNTY, WISCONSIN, (the “*County*” or “*Guarantor*”), U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee (the “*Bond Trustee*”), and BUILD AMERICA MUTUAL ASSURANCE COMPANY, as Insurer (the “*Insurer*”).

W I T N E S S E T H:

WHEREAS, Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) in the aggregate principal amount of \$[PAR AMOUNT] (the “*Bonds*”) are to be issued by Fond du Lac County, Wisconsin (the “*Issuer*”) pursuant to an Indenture of Trust, dated as of [September] 1, 2024 (the “*Bond Indenture*”), between the Issuer and the Bond Trustee, on behalf of Bug Tussel 2, LLC (the “*Borrower*”) to finance a project consisting of the acquisition, construction, installation, and equipping of certain telecommunications infrastructure that includes, among other things (i) acquisition of tower sites by purchase or lease of land and equipping such sites with towers and electronics to provide broadband, high speed cellular, emergency communications and point to point (P2P) data communications; (ii) constructing fiberoptic data transmission facilities (cable and electronics) between towers, key community facilities, businesses and residential aggregation points; (iii) where appropriate, connecting individual premises into the broadband network including the cost of consumer premise equipment; (iv) payment of capitalized interest; (v) funding of a debt service reserve fund; (vi) payment of such project costs located in Sawyer County in an amount not to exceed \$16,000,000; and (vii) payment of certain costs of issuance related to the issuance of the Bonds, all of which will be for the purpose of providing fiberoptic transmissions, wireless internet and telephone communications services and infrastructure to businesses, governmental units and residents of rural communities where such service is currently unavailable, unreliable, or is prohibitively expensive (collectively, the “*Project*”); and

WHEREAS, the Issuer has been appointed as Issuer for the Bonds pursuant to an Intergovernmental Agreement, dated as of [September] 1, 2024 (the “*Intergovernmental Agreement*”), by and among the Issuer, Iowa County, Forest County, Price County, Jefferson County, Lafayette County, Marathon County, Waushara County, Sawyer County and Taylor County, each in Wisconsin (each a “*Participating County*” and together, the “*Participating Counties*”); and

WHEREAS, the proceeds derived from the issuance of the Bonds will be applied pursuant to a Loan Agreement, dated as of [September] 1, 2024 (the “*Loan Agreement*”), between the Issuer and the Borrower, to finance the costs of the Project; and

WHEREAS, the Borrower will execute and deliver to the Issuer its Promissory Note relating to the Bonds (the “*Note*”) to evidence the Borrower’s obligation to repay the loan made under the Loan Agreement; and

WHEREAS, in consideration of the increased tax revenue that will accrue to the County as a result of the Project and the new jobs and other economic benefits for residents of the County that will result from the Project, the County has agreed to guarantee the payment of its Pro Rata Share (as defined herein) of the amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account, to be at least equal to the Series 2024 Debt Service Reserve Requirement (each as defined in the Bond Indenture) in an aggregate amount not to exceed the Guaranteed Amount (as defined below), as

authorized by resolutions adopted by the County Board of Supervisors on July 18, 2024 and [], 2024; and

WHEREAS, the Borrower will have the primary obligation to make all scheduled principal and interest payments on the Bonds when due, and the obligation to make any payment by the County as required under this Guaranty Agreement will arise only in the event that the Borrower does not pay as required, beyond any applicable cure period; and

WHEREAS, the Bonds have been insured by the Insurer under its Municipal Bond Insurance Policy (the “*Policy*”); and

WHEREAS, in return for the County’s guaranty, the County shall receive an annual guaranty fee (which is paid on a semi-annual basis, or as a lump sum, as subsequently agreed to by the County and the Borrower) of 40 basis points of the outstanding par amount of the Bonds multiplied by its Pro Rata Share and the Borrower will pay all costs to the County and all expenses by the County related to the issuance and administration of the Bonds; and

WHEREAS, as security for the Borrower’s obligations under the Reimbursement Agreement, dated as of [September] 1, 2024 (the “*Reimbursement Agreement*”), between the County and the Borrower, pursuant to which the Borrower agrees, among other things, to reimburse the County for its payments under the Guaranty, the Borrower has agreed to grant the County a security interest in all assets of the Project located in the County which are financed with proceeds of the Bonds pursuant to the Security Agreements, as defined in the Reimbursement Agreement.

NOW THEREFORE, in consideration of the premises the Guarantor does hereby covenant and agree as follows:

Section 1. Definitions. The following terms, when used herein, shall have the following meanings:

“*Bondowners*” means the owners, including beneficial owners, of the Bonds.

“*Business Day*” means any day other than (i) a Saturday or Sunday or (ii) a day on which banking institutions located in the State of Wisconsin are required or authorized by law to close.

“*Default*” means any event which if it continues uncured will, with lapse of time or notice or lapse and notice, constitute an Event of Default.

“*Event of Default*” means any of the events described in Section 5.

“*Guaranteed Amount*” means, (i) as of the date of issuance of the Bonds, an amount calculated as the sum of (a) \$[] (representing the principal amount of the Bonds initially allocated to the Guarantor, which consists of Eligible Costs of the Project for the Facilities located in the Guarantor), and (b) interest to accrue on such principal amount of the Bonds at an annual rate not to exceed 8.0%; and (ii) on any subsequent date the Pro Rata Share is calculated pursuant to Section 2 hereof, (a) the then Outstanding principal amount of the Bonds initially allocated to the Guarantor pursuant to (i), as reduced pro rata by payments of principal and optional, special, or mandatory redemption (including mandatory sinking fund redemption) as provided

under the Indenture, and (b) interest to accrue on such principal amount of the Bonds at an annual rate not to exceed 8.0%.

“*Late Payment Rate*” means the annual rate of interest equaling the least of (i) the highest rate of interest applicable to any series of the Bonds plus [100 basis points] (1.00%); (ii) [8.0%]; and (iii) the maximum rate permissible under applicable laws limiting interest rates. Interest at the Late Payment Rate on any amount owing to the Insurer shall be computed on the basis of the actual number of days elapsed in a 360 day year composed of twelve 30-day months.

“*Policy Costs*” under the Policy means (i) a sum equal to the total of all amounts paid by the Insurer under the Policy resulting from the Guarantor's failure to pay amounts due pursuant to Section 2 below; and (ii) interest on such Policy payments from the date paid by the Insurer until payment thereof in full by the County payable to the Insurer at the Late Payment Rate.

“*Subordinated to the State*” means subordination to the extent required by the State of Wisconsin, the Public Service Commission of Wisconsin, or similar agency, political subdivision, or instrumentality of the State of Wisconsin as a condition of grant funding provided for financed assets relating to the Borrower and/or the Project.

Section 2. Guarantee.

(a) In accordance with Section 7.13 of the Bond Indenture, the Guarantor hereby unconditionally guarantees to the Bond Trustee, on behalf of the Bondowners, the full and prompt payment of its Pro Rata Share (as defined below) of the amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account to be at least equal to the Series 2024 Debt Service Reserve Requirement (each as defined in the Bond Indenture) in an aggregate amount not to exceed the Guaranteed Amount (but not amounts due upon acceleration, redemption (other than mandatory sinking fund redemption), prepayment or other early payment of Bonds (except as provided pursuant to Section 3.01(b)(2) of the Bond Indenture with the consent of the Guarantor)) in the event the Series 2024 Debt Service Reserve Account is drawn upon due to insufficient revenues to support the debt service on the Bonds or as otherwise provided in Section 7.13 of the Bond Indenture. If a demand is made upon the Guarantor by the Bond Trustee in compliance with Section 7.13 of the Bond Indenture after the Bond Trustee has drawn upon the Sawyer County Series 2024 Debt Service Reserve Subaccount (as defined in the Bond Indenture) of the Series 2024 Debt Service Reserve Account to pay debt service on the Bonds or as otherwise provided in Section 7.13 of the Bond Indenture, the Guarantor shall take the necessary steps to replenish its Pro Rata Share of the Series 2024 Debt Service Reserve Account (i.e., to have amounts in the Sawyer County Series 2024 Debt Service Reserve Subaccount to be at least equal to the Sawyer County Series 2024 Debt Service Reserve Subaccount Requirement, as defined in the Bond Indenture) all as provided in Section 7.13 of the Bond Indenture, and provided that the Bond Trustee has made a demand to the Guarantor as required under Section 7.13 of the Bond Indenture, in no event later than the earlier of (i) one hundred fifty (150) days after receipt of such demand, or (ii) five (5) Business Days before the next succeeding Interest Payment Date (as defined in the Bond Indenture). The Guarantor's Pro Rata Share of the amount(s) necessary to replenish the Series 2024 Debt Service Reserve Account to be at least equal to the Series 2024 Debt Service Reserve Requirement shall be calculated as follows (expressed as a percentage, the Guarantor's “*Pro Rata Share*”): the Guaranteed Amount, divided by the total principal amount of the series of Bonds to which this Guaranty Agreement relates, then Outstanding (as defined in the Bond

Indenture). The Pro Rata Share of the Series 2024 Debt Service Reserve Account for the Guarantor and each Participating County shall be calculated by the Bond Trustee on the date of issuance of the Bonds, on each principal and interest payment date for the Bonds, and on any date the Pro Rata Share of the Guarantor or another Participating County whose Guaranty Agreement relates to the same series of Bonds is reduced pursuant to the terms thereof, and in each case, memorialized on such date by the Bond Trustee. On the date of the issuance of the Bonds, the Guarantor's Pro Rata Share of the Series 2024 Debt Service Reserve Account is [_____]%. Any other provision of this Guaranty Agreement notwithstanding, and for the avoidance of doubt, the Guarantor's obligation in this Section 2 is limited to its Pro Rata Share (both as to the replenishment of the Series 2024 Debt Service Reserve Account and any amounts paid under the Policy), and the Guarantor shall not be responsible for the Pro Rata Share (of either the replenishment of the Series 2024 Debt Service Reserve Account or amounts paid under the Policy) guaranteed by any other Participating County, and in any event shall never exceed the Guaranteed Amount.

(b) This is a guarantee of payment and not of collection. The obligations of the Guarantor under Section 2 of this Guaranty Agreement shall be absolute and unconditional and a general obligation of the Guarantor to the payment of which the full faith and credit taxing power of the Guarantor is pledged; the Guarantor unconditionally and irrevocably waives each and every defense which, under principles of guarantee and suretyship law, would otherwise operate to impair or diminish such obligations. The obligations of the Guarantor under this Guaranty Agreement shall remain in full force and effect until all of the principal of, and interest on, the Bonds and any Policy Costs due to the Insurer shall have been paid or the obligations of the Guarantor are released as described in paragraph (c) below, and such obligations shall not be affected, modified or impaired upon the happening from time to time of any event, including without limitation any of the following, whether or not with notice to, or the consent of, the Guarantor:

- (i) any lack of validity of the Bonds;
- (ii) the waiver, compromise, settlement, discharge, release or termination of any or all of the obligations, covenants or agreements of (A) the Issuer under the Bonds or the Bond Indenture or (B) the Borrower under the Loan Agreement;
- (iii) the failure to give notice to the Guarantor of the occurrence of an event of default under the terms and provisions of this Guaranty Agreement;
- (iv) the waiver by the Bond Trustee of the payment, performance or observance by the Borrower or the Issuer of any of the obligations, covenants or agreements contained in the Loan Agreement, the Note or the Bond Indenture that the Bond Trustee is permitted to waive without the consent of the Participating Counties and Guarantors;
- (v) the extension of the time for payment of any principal of, premium, if any, or interest on any Bonds or of the time for performance of any other obligations, covenants or agreements under or arising out of the Bond Indenture, the Loan Agreement or this or any other guarantee of the Bonds or any other obligations or the extension or the renewal of any thereof pursuant to the terms of the Bond Indenture;

(vi) the modification or amendment (whether material or otherwise) of any obligation, covenant or agreement set forth in the Bonds, the Bond Indenture or the Loan Agreement except the principal amount of the Bonds (for the avoidance of doubt, excluding any Additional Bonds not subject to this Guaranty Agreement), the interest rate payable thereon and the payment and maturity dates unless they are changed with the County's written approval which can be granted or withheld in the County's sole discretion;

(vii) the taking or the omission of any of the actions referred to in the Bond Indenture or the Loan Agreement;

(viii) any failure, omission, delay or lack of diligence on the part of the Issuer or the Bond Trustee to enforce, assert or exercise any right, power or remedy conferred on the Bond Trustee in this Guaranty Agreement, or any other act or acts on the part of the Issuer or the Bond Trustee;

(ix) any default, breach, or Event of Default, by any person under the Security Agreements or any Reimbursement Document (each as defined in the Reimbursement Agreement), including, without limitation, any default, breach, or Event of Default under the Hilbert Guaranty (as defined below);

(x) any failure by the Borrower to pay the County its annual guaranty fee (which is paid on a semi-annual basis, or as a lump sum, as subsequently agreed to by the County and the Borrower) of 40 basis points of the pro-rata par amount of Bonds subject to the County's guaranty; and

(xi) the default or failure of the Guarantor fully to perform any of its obligations set forth in this Guaranty Agreement.

(c) If at any time during the term of the Bonds, (i) the portion of the Project (or any portion thereof) located within the County is sold or otherwise disposed of by the Borrower pursuant to the terms and conditions of the Loan Agreement, without causing an Event of Default (as defined therein) thereunder, and (ii) Bonds in an amount corresponding to the portion of the Project (or any portion thereof) located within the County are redeemed (if and as permitted pursuant with the terms and conditions of the Bond Indenture and the Loan Agreement), the County shall be released from its obligations under this Guaranty Agreement in a corresponding amount and the County and, provided all amounts due have been paid, the Bond Trustee shall (A) execute and deliver such instruments as may be desirable to evidence such release on or after the date set for redemption of the Bonds, and (B) provide notice to the Insurer of such release. Additionally, if pursuant to Section 3.01(c) of the Bond Indenture, unspent proceeds in the County's Project Account are applied to redeem Bonds, provided all amounts due have been paid, the County's Pro Rata Share will be reduced by a corresponding amount. Finally, if pursuant to Section 3.01(b)(1) of the Bond Indenture, all Facilities located within the County have been subject to the conditions set forth in Section 3.01(b)(1) of the Bond Indenture, upon the redemption of the portion of the Bonds representing the Facilities in the County, provided all amounts due have been paid, the County's Pro Rata Share will be reduced by a corresponding amount.

(d) No set-off, counterclaim, reduction, or diminution of an obligation, or any defense of any kind or nature which the Guarantor has or may have against the Issuer, the Borrower, any affiliate of the Borrower, the Bond Trustee, the Insurer, or any other person, shall be available hereunder to the Guarantor against the Issuer or the Bond Trustee.

(e) No set-off, counterclaim, reduction or diminution of an obligation, or any defense of any kind or nature which the Guarantor has or may have against the Issuer, the Bond Trustee, the Borrower, any affiliate of the Borrower, the Insurer, or any other person, under the Bond Indenture or any other Transaction Document (as defined in the Bond Indenture) shall be available hereunder to the Guarantor against the Issuer or the Bond Trustee.

(f) The Guarantor further agrees that all payments made with respect to the Bonds will, when made, be final and agrees that if such payment is recovered from or repaid by or on behalf of the Issuer or the holders of the Bonds in whole or in part in any bankruptcy, insolvency, or similar proceeding instituted by or against the Issuer or the Borrower, the Guaranty Agreement shall continue to be fully applicable to such liabilities to the same extent as though the payment so recovered or repaid had never been originally made on such liabilities.

(g) In the event of a default in the payment of the regularly scheduled principal of any Bonds when and as the same shall become due (but not any accelerated amounts or amounts due upon prepayment or redemption (except for mandatory sinking fund redemption and as provided pursuant to Section 3.01(b)(2) of the Bond Indenture with the consent of the Guarantor), or in the event of a default in the payment of any interest on any Bonds when and as the same shall become due, the Bond Trustee may proceed hereunder to the extent of Guarantor's Pro Rata Share. The Bond Trustee, or as applicable, the Insurer, shall have the right to proceed first and directly against the Guarantor under this Guaranty Agreement without proceeding against or exhausting any other remedies which it may have and without resorting to any other security held by the Bond Trustee.

(h) The obligations of the Guarantor hereunder shall arise absolutely and unconditionally upon execution hereof. The Guarantor hereby expressly and unconditionally waives each of the following (which waivers the Guarantor represents are knowingly, willingly and voluntarily given):

(i) notice from the Bond Trustee and the Insurer of its acceptance and reliance on this Guaranty Agreement;

(ii) any claim for contribution against any co-guarantor until the entire principal of, premium, if any, and interest on the Bonds shall have been paid and are not subject to any right of recovery; and

(iii) any right the Guarantor may now or hereafter have to claim or recover from the Issuer or the Bond Trustee any consequential, exemplary or punitive damages.

Section 3. Representations and Warranties. To induce Bondowners to purchase and hold the Bonds, the Guarantor hereby represents and warrants as follows:

(a) it is a body corporate duly organized and validly existing under the laws of the State of Wisconsin and that it has obtained all authorizations necessary on its part for the due and valid execution and delivery of this Guaranty and the assumption of the obligations represented hereby.

(b) the execution and delivery of this Guaranty and the performance by the Guarantor hereunder will not conflict with or constitute a breach of or default under any indenture, loan agreement or instrument or agreement to which the Guarantor is a party or by which the Guarantor or its properties are bound.

(c) no authorization, approval, consent or license of any governmental regulatory body or authority, not already obtained, is required for the valid and lawful execution and delivery of this Guaranty Agreement by the Guarantor or the assumption of the obligations of the Guarantor represented hereby.

(d) it is not a party to any litigation or administrative proceeding, nor so far as is known by the Guarantor is any litigation or administrative proceeding threatened against it, which in either case would, if adversely determined, cause any material adverse change in its power or ability to perform its obligations under this Guaranty Agreement.

Section 4. Affirmative Covenants. While any portion of the Bonds remains outstanding, the Guarantor covenants and agrees with Bond Trustee as follows:

(a) **Financial Statements and other Information.** Guarantor shall provide to the Bond Trustee and the Insurer, not later than [270/365] days after and as of the end of each fiscal year, audited financial statements of the Guarantor, prepared by a certified public accountant in a manner and form required by the laws of the State of Wisconsin. Such financial statements shall be signed and dated by Guarantor, and by any other party preparing such financial statements.

(b) **Continuing Disclosure Obligations.** Guarantor shall execute and deliver a Continuing Disclosure Agreement dated as of [September] 1, 2024, between Guarantor and U.S. Bank Trust Company, National Association, as dissemination agent, in order to ensure compliance with the requirements of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended.

Section 5. Events of Default. If any of the following events occur, it is hereby defined as and declared to be and to constitute an “Event of Default”:

(a) The Guarantor shall fail to pay when due any amount due hereunder.

Section 6. Remedies. If an Event of Default shall occur, the Bond Trustee or the Insurer, as applicable, may pursue any available remedy at law or in equity to realize payment of the amounts guaranteed hereby. No remedy herein conferred upon or reserved or otherwise available to the Bond Trustee or the Insurer, as applicable, is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Guaranty Agreement or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default, omission or failure of performance hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. To entitle the Bond Trustee or the Insurer, as applicable, to exercise any remedy reserved to it in this Guaranty Agreement, it shall not be necessary to give any notice, other than such notice as may be herein or by law expressly required. If any provision contained in this Guaranty Agreement should be breached by the Guarantor and thereafter duly waived by the Bond Trustee or

the Insurer, as applicable, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder. No waiver, amendment, release or modification of this Guaranty Agreement shall be established by conduct, custom or course of dealing, but solely by an instrument in writing duly executed by the Bond Trustee or the Insurer, as applicable.

Section 7. Closing Deliverables. By execution of this Guaranty Agreement, the Guarantor confirms receipt of or waiver of the following documents, all in form, detail and content satisfactory to the Guarantor, and the satisfaction of the following items:

(a) The Bonds have a principal amount not in excess of \$109,000,000, an interest rate not in excess of 8.0% and a final maturity date no later than thirty (30) years from their date of issuance, and the other terms of the Bonds and the Bond Indenture are acceptable to the County.

(b) All references to the County and this Guaranty Agreement in the limited offering memorandum with respect to the Bonds are acceptable to the County.

(c) An executed copy of the Intergovernmental Agreement.

(d) An opinion of nationally-recognized bond counsel as to the validity of the Bonds and such other legal opinions as to enforceability of the documents relating to the Bonds as the County may request.

(e) An opinion of counsel to the Guarantor, addressed to the Guarantor, the Insurer, the Bond Trustee and other required parties, as to the validity and enforceability of this Guaranty Agreement.

(f) Payment at closing by the Borrower to the County of half the first year annual guaranty fee of 40 basis points of the pro-rata par amount of Bonds subject to the County's guaranty.

(g) The Reimbursement Agreement between the Borrower and the County providing pursuant to the terms therein for County access to the Project, Project buildout and related matters, and payment to the County of any amounts paid by it under this Guaranty Agreement and providing for the payment of the annual guaranty fee (which is paid on a semi-annual basis, or as a lump sum, as subsequently agreed to by the County and the Borrower) of [___]% of the pro-rata amount of Bonds subject to the County's guaranty and also providing that the proceeds of the Bonds shall be disbursed for any site or fiberoptic data transmission facility, as applicable, upon delivery of:

(1) a first mortgage (except as may be Subordinated to the State) in favor of the Guarantor on all assets of the Project located in the County, with no liens on the mortgaged property except liens to the County and Permitted Encumbrances (as defined in the Bond Indenture), together with:

(A) Evidence of title in the form of a mortgagee's policy of title insurance in the amount of the mortgage on a current ALTA form issued by an issuer licensed to write title insurance in the State of Wisconsin, including a gap endorsement and any other endorsements requested by the County;

(B) An ALTA survey with Table A items requested by the County;

(C) A Phase I environmental assessment on the mortgaged property and further environmental testing if deemed necessary by the County based on the results of the Phase I assessment;

(D) Such additional legal opinions, certificates, proceedings, instruments, and other documents as necessary to verify or evidence the due authorization, enforceability and validity of the reimbursement agreement between the Borrower and the County, the first mortgage in favor of the Guarantor on all assets of the Project located in the County (except as may be Subordinated to the State);

(E) Insurance certificates with respect to the mortgaged property naming the County as mortgagee and lender's loss payee on property insurance and additional insured on liability insurance;

(F) UCC Financing Statements in favor of the County providing for the perfection of a first priority lien on the assets of the Borrower (except as may be Subordinated to the State); and

(G) A pledge of the membership interest of the Borrower to the County.

(h) A guaranty (the "*Hilbert Guaranty*") from Hilbert Communications, LLC guaranteeing payment to the Guarantor of all payments made by the Guarantor pursuant to this Guaranty and Section 7.13 of the Indenture, and such other amounts as provided therein.

(i) Deposit by the Borrower with the Bond Trustee of bond proceeds in an amount equal to the Sawyer County Series 2024 Debt Service Reserve Subaccount Requirement (as defined in the Bond Indenture), to be held by the Bond Trustee in the Sawyer County Series 2024 Debt Service Reserve Subaccount (as defined in the Bond Indenture) as security for the Bonds.

(j) The County is reimbursed by the Borrower for all fees and expenses incurred by it, including attorneys' fees of counsel retained by the County, in connection with this Guaranty Agreement and the Bonds.

Section 8 Insurer Provisions.

(a) The County hereby agrees that it shall have no right to any benefits of, or payments under, the Policy. In accordance with the foregoing, the County hereby waives all rights it may have under the Policy, including without limitation, any rights that the County may have obtained or been granted as the result of it being subrogated to or assigned the rights of any Bondholder pursuant to the terms of this Guaranty Agreement, any other Security Document or at law or in equity.

(b) Any payment by the Borrower or Hilbert Communications, LLC under the Reimbursement Documents (as defined in the Reimbursement Agreement) to the County for payments made under this Guaranty Agreement shall be subordinate to (i) the payment of debt service on the Bonds and the reimbursement of all amounts due and payable to the Insurer, and (ii) the

replenishment of the Sawyer County Series 2024 Debt Service Reserve Subaccount (including payment of Policy Costs, if any).

(c) To the extent Policy Costs are paid by the Insurer and remain unpaid by the County, the Insurer shall have the sole right to pursue any remedy available under Section 6 hereof in place of the Bond Trustee. The Insurer's rights under this Guaranty Agreement shall not expire or terminate solely by reason of the payoff or defeasance of the Bonds; but shall only terminate with the indefeasible payment of all amounts due to the Insurer hereunder.

(d) Any amendment, supplement or modification to this Guaranty Agreement shall be subject to the prior written consent of the Insurer and Section 9(a) below. Any waiver relating to the Guarantor's payment obligations under Section 2 hereof or otherwise with respect to this Section 8 shall be subject to the prior written consent of the Insurer. Any assignment of this Guaranty Agreement shall be subject to the provisions of Section 9(b).

(e) The County will permit the Insurer to discuss the affairs, finances and accounts of the County or any information the Insurer may reasonably request regarding the security for the Bonds with appropriate officers of the County and will use commercially reasonable efforts to enable the Insurer to have access to the facilities, books and records of the County on any business day upon reasonable prior notice.

(f) The County shall pay or reimburse the Insurer (1) any and all Policy Costs, and (2) any and all charges, fees, costs and expenses that Insurer may reasonably pay or incur in connection with (A) the administration, enforcement, defense or preservation of any rights or security of this Guaranty Agreement, (B) the pursuit of any remedies under this Guaranty Agreement or otherwise afforded by law or equity against the Guarantor, (C) any amendment, waiver or other action with respect to, or related to this Guaranty Agreement, or (D) any litigation or other dispute in connection with this Guaranty Agreement. The Insurer reserves the right to charge a reasonable fee as a condition to executing any amendment, waiver or consent proposed in respect of this Guaranty Agreement.

(g) The Insurer shall be afforded notice by the County of any proceeding by or against the County commenced under the United States Bankruptcy Code or any other applicable or similar law regarding bankruptcy, insolvency, receivership, rehabilitation or fiscal distress.

Section 9. Miscellaneous.

(a) Amendments. This Guaranty Agreement shall not be effectively amended, modified or altered until such modification, alteration or amendment is reduced to writing and executed by each party hereto and the provisions of Section 8(d) are complied with; *provided* that such modification, alteration, or amendment will not cause the lowering, withdrawal, or suspension of any rating then existing on the Bonds by the Rating Agency (as defined in the Bond Indenture). References to agreements herein shall mean such agreements as amended, modified or altered pursuant to their terms.

(b) Successors. Except as limited or conditioned by the express provisions hereof, the provisions of this Guaranty Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto (including, without limitation, any successors or assigns of the Trustee under the Bond Indenture); *provided that*, such successors and assigns will not cause the lowering,

withdrawal, or suspension of any rating then existing on the Bonds by the Rating Agency (as defined in the Bond Indenture); and *provided further that*, the Guarantor shall not assign or transfer its obligations under this Agreement without the prior written consent of the Insurer.

(c) Governing Law. This Guaranty Agreement has been executed, delivered and issued by the Guarantor and the Bond Trustee in the State of Wisconsin and shall be a contract made under and governed by the internal laws of the State of Wisconsin. If any one or more of the provisions contained in this Guaranty Agreement shall be invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

(d) Captions. The captions or headings in this Guaranty Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Guaranty Agreement.

(e) Facsimile and Counterparts. This Guaranty Agreement may be signed in any number of separate copies, each of which shall be effective as an original, but all of which taken together shall constitute a single document. An electronic transmission or other facsimile of this document or any related document shall be deemed an original and shall be admissible as evidence of the document and the signer's execution.

(f) Notices. Any notice hereunder shall be in writing and shall be deemed to be given if hand delivered or sent by first class mail, electronic mail, facsimile, registered or certified mail, or overnight delivery and addressed as follows:

If to the Guarantor:

Sawyer County
Sawyer County Courthouse
10610 Main Street
Hayward, WI 54843
Attn: [_____]

If to Bond Trustee:

U.S. Bank Trust Company National Association
1555 North RiverCenter Drive, Suite 203
Milwaukee, WI 53212
Attn: Corporate Trust Services

If to the Insurer:

Build America Mutual Assurance Company
200 Liberty Street, 27th Floor
New York, New York, 10281
Attention: Surveillance
Re: Policy No. _____,
Telephone: (212) 235-2500
Telecopier: (212) 235-1542
Email: notices@buildamerica.com

The Guarantor, Insurer, or Bond Trustee may, by written notice, received by the other, designate a further or different address for purposes of notice hereunder.

(g) Severability. This Guaranty Agreement constitutes the entire agreement between the Bond Trustee, Guarantor, and Insurer with respect to the subject matter hereof, superseding all previous communications and negotiations, and no representation, understanding, promise or condition concerning the subject matter hereof shall be binding upon the Bond Trustee or the Insurer unless expressed herein. If any provisions of this Guaranty Agreement shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections in this Guaranty Agreement contained, shall not affect the remaining portions of this Guaranty Agreement, or any part thereof. Notwithstanding any other provision herein to the contrary, if the Bonds are accelerated pursuant to the Bond Indenture or the Loan Agreement, such amounts are guaranteed hereunder, but payable only at the intervals such amounts would have been otherwise due hereunder absent such acceleration unless otherwise agreed to by the County pursuant to Section 3.01(b)(2) of the Bond Indenture.

(h) Bond Trustee's Rights. All rights, privileges, indemnities, immunities, benefits and protections given to the Bond Trustee in the Bond Indenture shall apply to all actions taken or omitted to be taken by the Bond Trustee pursuant to this Guaranty Agreement.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Guarantor has caused this Guaranty Agreement to be executed in its name and behalf and its corporate seal to be affixed hereto and attested by its duly authorized officers as of the date first above written.

SAWYER COUNTY, WISCONSIN

By: _____
Name:
Title: County Board Chairperson

[SEAL]

By: _____
Name:
Title: County Clerk

Accepted as of the date first above written, by U.S. Bank Trust Company, National Association, as Bond Trustee.

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION
as Bond Trustee

By: _____
Name:
Title:

Accepted as of the date first above written, by Build America Mutual Assurance Company, as Insurer.

BUILD AMERICA MUTUAL ASSURANCE
COMPANY
as Insurer

By: _____
Name:
Title:

[Signature Page to Guaranty Agreement (Bug Tussel/Sawyer County)]

[\$ _____]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

CLOSING CERTIFICATE OF SAWYER COUNTY

The undersigned, on behalf of Sawyer County, Wisconsin (the “County”) in connection with the issuance by Fond du Lac County, Wisconsin (the “Issuer”) of [\$ _____] Fond du Lac County, Wisconsin Taxable Revenue Bonds, Series 2024 (Bug Tussel 2, LLC Project) (Social Bonds) (the “Series 2024 Bonds”) to finance a multi-jurisdictional project located in the Wisconsin counties of [(i) Fond du Lac County, (ii) Forest County, (iii) Iowa County, (iv) Jefferson County, (v) Lafayette County, (vi) Marathon County, (vii) Price County, (viii) Sawyer County, (ix) Taylor County, and (x) Waushara County], for the benefit of Bug Tussel 2, LLC, a Wisconsin limited liability company (the “Borrower”), and the execution by the County, as guarantor, of the Guaranty Agreement dated as of [September 1, 2024] (the “Guaranty Agreement”) between the County and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), and the Continuing Disclosure Agreement dated as of [September 1, 2024] (the “Continuing Disclosure Agreement”) between the County and the Trustee, hereby certify as follows:

1. This certificate is executed in connection with the issuance by Fond du Lac County, Wisconsin (the “Issuer”) of the Series 2024 Bonds issued in accordance with the terms of resolutions of the County adopted on July 18, 2024 (the “Initial Resolution”) and August 15, 2024 (the “Final Resolution” and together with the Initial Resolution, the “Resolutions”), and the execution by the County of the Guaranty Agreement. Unless the context clearly requires otherwise, all capitalized terms used in this certificate shall have the meanings given to them in the Resolutions, the Indenture of Trust dated as of [September 1, 2024] between the Issuer and the Trustee, and the Loan Agreement dated as of [September 1, 2024] between the Issuer and the Borrower.

2. We are the duly qualified and acting Chairperson and Clerk of the County, respectively, and have been such at all times pertinent to the authorization of the Series 2024 Bonds and the Guaranty Agreement. The signatures appearing on this certificate are our genuine signatures; we have been the duly acting and qualified officers of the County holding our respective offices at all times material to the authorization and issuance of the Series 2024 Bonds and the execution and delivery of the Guaranty Agreement.

3. The Intergovernmental Agreement, the Guaranty Agreement, the Continuing Disclosure Agreement, the Reimbursement Agreement, and the Hilbert Guaranty Agreement (the “Transaction Documents”) have been duly executed and delivered on behalf of the County by us, and constitute the legal, valid and binding obligations of the County.

4. There is no action, suit, or litigation against the County, or administrative proceeding or investigation involving the County pending or, to the knowledge of the County, threatened which in any way affects, contests, questions or seeks to restrain or enjoin any of the following: (i) the validity of Section 66.1103 of the Wisconsin Statutes (the “Act”), or the validity or enforceability of the Series 2024 Bonds or the Guaranty Agreement; (ii) any of the proceedings had or actions taken by the board of supervisors of the County leading up to the issuance, sale or delivery of the Series 2024 Bonds or the approval, execution or delivery of any of the Transaction Documents; (iii) the right of the board of supervisors or officers of the County to hold and exercise their respective positions; (iv) the due organization and valid existence of the County, or (v) the validity, due authorization and execution by the County of the Transaction Documents. Neither the corporate existence of the County, nor the geographic jurisdiction of the County, nor the title of its present or former officers to their respective offices is being contested and no authority or proceedings for the issuance of the Series 2024 Bonds or approval of any of the Transaction Documents have been repealed, revoked or rescinded. There is not pending or, to the knowledge of the County, threatened, any action, suit, proceeding, or investigation at law or in equity before or by any court, public board, or body wherein any unfavorable decision, ruling or finding would adversely affect the transactions contemplated by or the validity of the Series 2024 Bonds or any of the Transaction Documents.

5. Attached as Exhibit A is a true, correct and complete copy of the Initial Resolution entitled “Initial Resolution Approving Revenue Bond Financing for Bug Tussel Wireless, LLC” adopted by the board of supervisors of the County on July 18, 2024, at a meeting duly called, noticed and held. Such Initial Resolution was duly adopted by a majority vote of the members present, has not been modified, amended, rescinded, or revoked, and is in full force and effect on the closing date.

6. Attached hereto as Exhibit B is a true, correct and complete copy of the Final Resolution entitled “Final Resolution Regarding Unconditional County Guaranty of its Pro Rata Share, Intergovernmental Agreement and Taxable Revenue Bond Financing for Bug Tussel 2, LLC Project” adopted by the board of supervisors of the County on August 15, 2024 at a meeting duly called, noticed and held. Such Final Resolution was duly adopted by a vote of at least three-fourths of the members-elect, has not been modified, amended, rescinded, or revoked, and is in full force and effect on the closing date.

7. The County is a political subdivision duly organized and validly existing under and pursuant to Chapter 59 of the Wisconsin Statutes.

8. There are no rules or resolutions of the County in effect which require any officer or official of the County, other than the Chairperson and Clerk of the County, to execute the Transaction Documents, as provided in the Wisconsin Statutes.

9. Each meeting of the County at which the Initial Resolution and the Final Resolution were taken up, was held at the place and time and called and notified in the manner routinely established by the County or such committee and proceeded in accordance with a written agenda; was notified to the public and news media and conducted in full compliance with the open meeting laws of the State of Wisconsin (Subchapter V of Chapter 19 of the Wisconsin Statutes); was held in a public, accessible place, with doors open at all times to the public; and no secret ballot was taken thereat; no such meeting was commenced, subsequently convened in closed session and thereafter reconvened in open session, unless public notice of such subsequent open session was given at the

same time and in the same manner as the public notice of the meeting convened prior to the closed session. Each such meeting was a regular meeting or a duly called special meeting, held at the place, on the date and at the time and notified in the manner routinely established by rule of the County.

10. Attached hereto as Exhibit C is a true copy of an original affidavit of publication provided to the County by the Sauyer County Record showing that public notice was given that the County, at a meeting held on July 18, 2024, adopted the Initial Resolution with the said notice being published on July 23, 2024. No petition for referendum in connection with the issuance of the Series 2024 Bonds has been filed in the office of the Clerk.

11. The information in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum contained under the headings (each as solely relates to the County) “THE GUARANTORS”, “GUARANTY AGREEMENTS,” “ABSENCE OF MATERIAL LITIGATION – GUARANTORS,” “CONTINUING DISCLOSURE,” and in Appendix [C-____] (solely as it relates to the County), as such information describes the County, is accurate and correct, and did not, at the date thereof, and does not as of the date hereof, contain any untrue statement of a material fact, nor does it omit to state a material fact necessary to make the statements made, in light of the circumstances under which they were made, not misleading.

12. There has been no material adverse change in the financial condition of the County since December 31, [202____].

13. The representations and warranties of the County in the Guaranty Agreement are true, accurate and complete as of the date hereof, and the County has complied with all agreements and obligations under the Initial Resolution, the Final Resolution, and the Transaction Documents, and satisfied all conditions on its part to be performed or satisfied at or prior to the date hereof.

14. The adoption of the Initial Resolution and the Final Resolution, and the execution, delivery and performance of the Transaction Documents will not violate any applicable judgment, order or regulation of any court or of any public or governmental agency or authority of the State of Wisconsin, or conflict with or constitute a breach of, or a default under, the rules of procedure of the County or any indenture, agreement or other instrument to which the County is a party or by which it is bound.

15. The full value of all the taxable property located within the County, as most recently determined by the State of Wisconsin Department of Revenue as the equalized valuation of such property, is [\$_____] and the total outstanding general obligation indebtedness of the County, howsoever evidenced or incurred, aggregates not more than [\$_____].

[SIGNATURE PAGE TO FOLLOW]

Dated: [September _____, 2024]

SAWYER COUNTY, WISCONSIN

[SEAL]

By: _____
Ron Kinsley, County Chairperson

By: _____
Lynn Fitch, County Clerk

[Signature Page to Closing Certificate – Sawyer County]
Fond du Lac County, Wisconsin
Taxable Revenue Bonds, Series 2024
(Bug Tussel 2, LLC Project) (Social Bonds)

EXHIBITS

Exhibit A – Initial Resolution appears at tab no. ____ in this transcript

Exhibit B - Final Resolution appears at tab no. ____ in this transcript

Exhibit C – Affidavit of Publication of Notice to Electors appears at tab no. ____ in this transcript



R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Who is Bug Tussel?

- ❖ Steve Schneider founded Bug Tussel in 2003
 - ❖ Formerly VP-GM at Cellcom / NSight
 - ❖ Started building white space cellular for ATT, Cingular, T-Mobile
 - ❖ Used personal savings and private investment from 7 phone companies
- ❖ Formed parent company Hilbert Communications in 2009 with additional private investment.
- ❖ Stopped providing retail cellular in 2015 and focused on broadband including purchase of dark fiber and focus on tower business
- ❖ Operation in 75 counties in Wisconsin, Iowa, Minnesota, and Michigan
- ❖ Approximately 200 employees

R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Bond Programs

❖ MDAR

❖ 2012 Bond Issuance - \$5.4M (2 Counties)

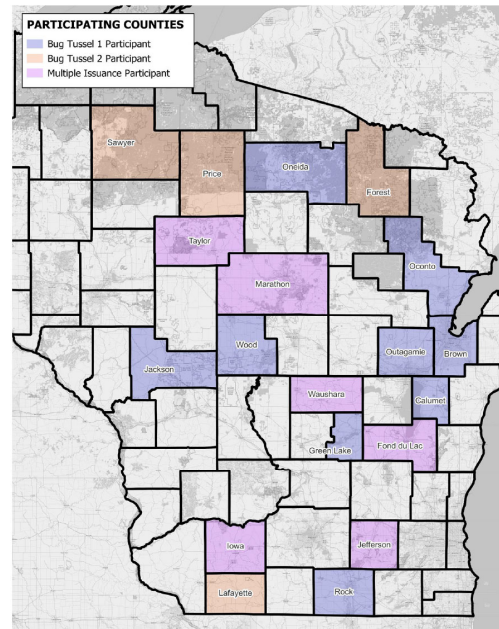
❖ R.O.A.D. to Digital Equality

❖ 2021 Bond Issuance - \$70M (5 Counties)

❖ 2022 Bond Issuance - \$92.9M (7 Counties)

❖ 2023 Bond Issuance - \$58M (3 Counties)

❖ 2024 Bond Issuance - _____



R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

An Infrastructure Project

❖ Towers

- ❖ Cellular
- ❖ Fixed Wireless
- ❖ Emergency Communications

❖ Fiber

- ❖ Transport
- ❖ Enterprise
- ❖ Residential



R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Benefits to the County

1. **Tower Colocation** – No rent tower colocation on constructed tower sites, which reduces deployment cost and/or on-going operational costs of emergency communication system
2. **Fiber Connectivity – County** – No rent fiber connectivity between remote locations, which reduces deployment cost of emergency communication system and provides more robust connection than microwave alone
3. **Basis Points** – Cash payments are made by Bug Tussel to Sawyer County, 40 basis points on the outstanding amount of the bonds, totaling \$1,200,000.

R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

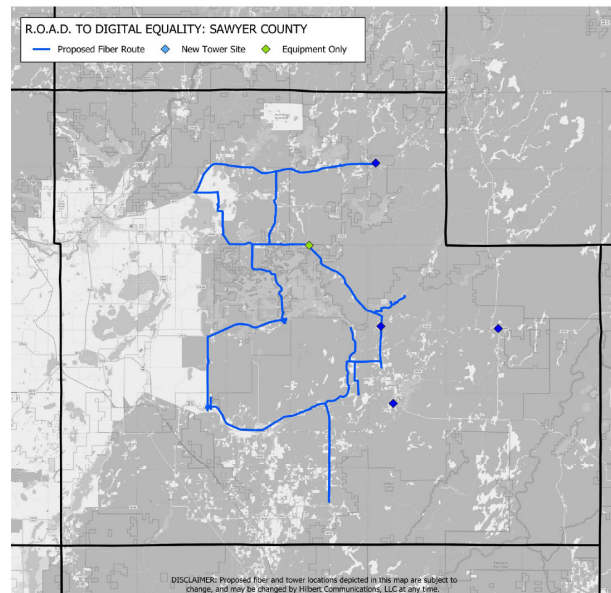
Benefits to the People

1. **Fixed Wireless** - Near Immediate Access to 25 – 100 Mbps in rural areas
2. **Middle-Mile** – 200 to 800 Gbps DWDM network connecting, tower sites and otherwise unconnected areas on
3. **Last-Mile** – Direct fiber to the premises connections for homes and business allowing state-of-the-art connectivity speeds
4. **Cellular Expansion** – Utilize towers and equipment constructed to benefit capacity and coverage for existing cellular carriers to eliminate dead spots improve mobile usability.
5. **Community Education** – Bug Tussel University courses in technical literacy; courses vary in complexity from internet basics to artificial intelligence and automation.

R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Proposed Project: Towers and Wireless (\$1.4M)

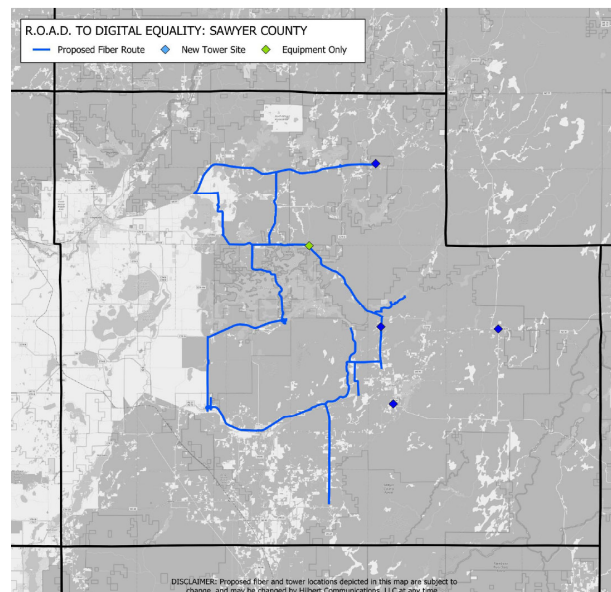
- ❖ 4 Newly Constructed Towers
 - ❖ Bug Tussel Owned Sites
 - ❖ Colocation Space for cellular carriers
 - ❖ Colocation Space for the County
- ❖ 5 Fixed Wireless Sites
 - ❖ Last-mile broadband connectivity



R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Proposed Project: Middle-Mile(\$9.2M)

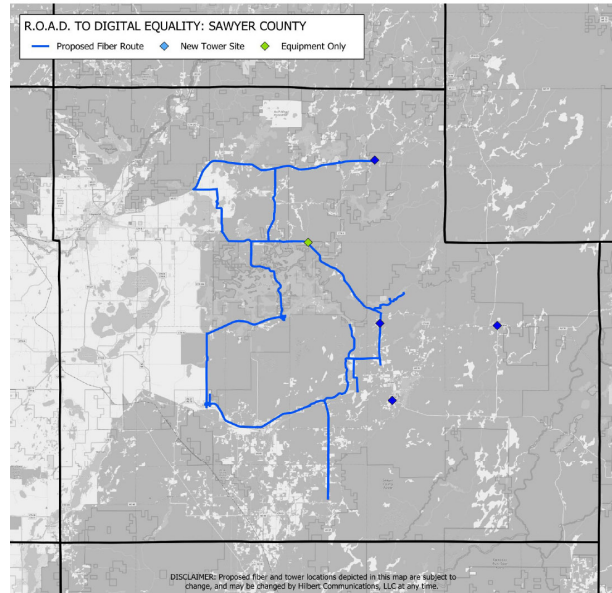
- ❖ 114.7 Mile Middle-Mile Network
 - ❖ 144 Fiber Strands
 - ❖ 24 Strands for County's Use
- ❖ Connectivity for County Identified Tower Sites, Points of Interest
- ❖ Infrastructure to Support **Future FTTP Deployment**



R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Proposed Project: Last-Mile (\$.56M)

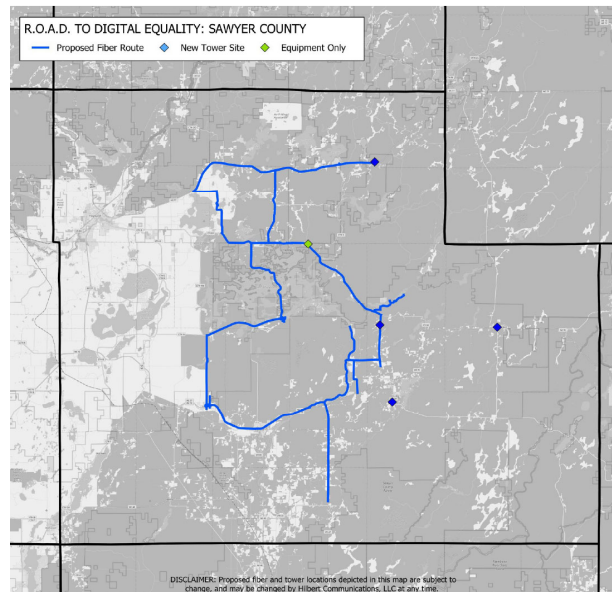
- ❖ Approximately 1500 homes and business locations along the fiber route
- ❖ Targeting unserved areas



R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Project Summary:

- ❖ Middle-Mile Route: \$9.2M
- ❖ Towers and Wireless: \$1.4M
- ❖ Fiber to the Home: \$0.56M
- ❖ Issuance Costs: \$4.76M
 - ❖ Capitalized Interest: \$3.2M
 - ❖ Debt Service Reserve Fund: \$1.3M
 - ❖ Issuance Costs: \$0.24M
- ❖ Revenue to County: \$1.2M



R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

The Program

- ❖ County Gives:
 - ❖ Access to Capital: \$16.0M Conduit Bond
 - ❖ Capitalized Interest (3 years)
 - ❖ Interest Only (2 years)
 - ❖ Principal and Interest (25 years)
- ❖ Bug Tussel Gives:
 - ❖ Collateral: First Lien on Constructed Assets; Hilbert Guaranty (additional 40 basis points)
 - ❖ Dark Fiber: 24 strands of fiber connecting County identified objectives
 - ❖ Colocation: Space on constructed Bug Tussel towers for County use
 - ❖ Connectivity to the residents of Sawyer County

R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

bugtussel

R.O.A.D. TO DIGITAL EQUALITY: SAWYER COUNTY

Radio System Simulcast Enhancement Project

Sawyer County, WI

8/15/24

Gary Pelletier
Vice President

Aaron Jenneman
Project Manager/System Engineer



GENCOMM

Experts in Communications Solutions

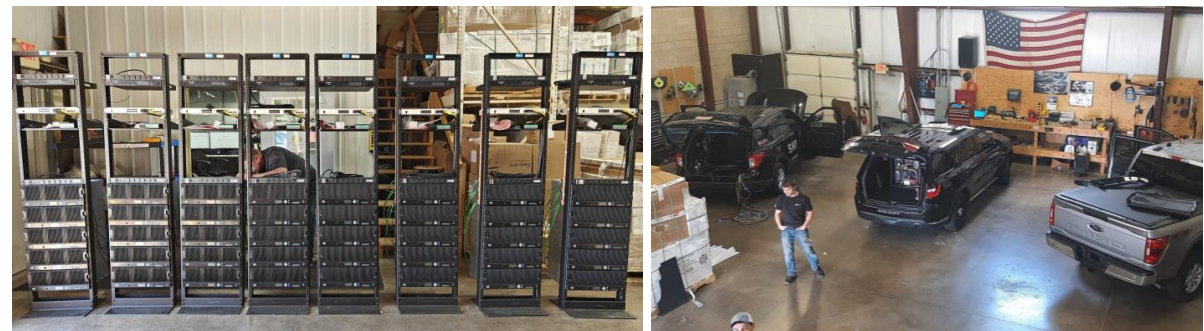
Background

- Family-Owned Business
- 5 Locations
 - Eau Claire
 - Wisconsin Rapids
 - Madison
 - Milwaukee
 - McHenry
- 80+ Employees
- 50+ Years in Business



Eau Claire Location

- Customer center for training, system staging, demonstrations and testing
- Radio and system service, support and vehicle upfitting
- One Stop Shop

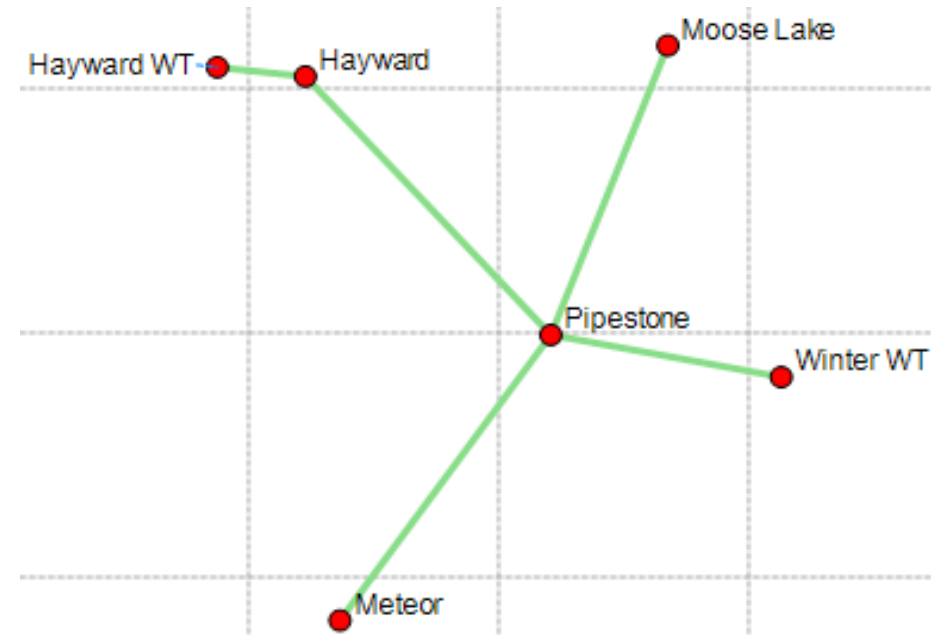


Current System

6 Site Analog System

1. Hayward Water Tower
2. Hayward Tower
3. Moose Lake Fire Tower
4. Pipestone – County Owned
5. Winter Water Tower
6. Meteor - County Owned

Microwave System

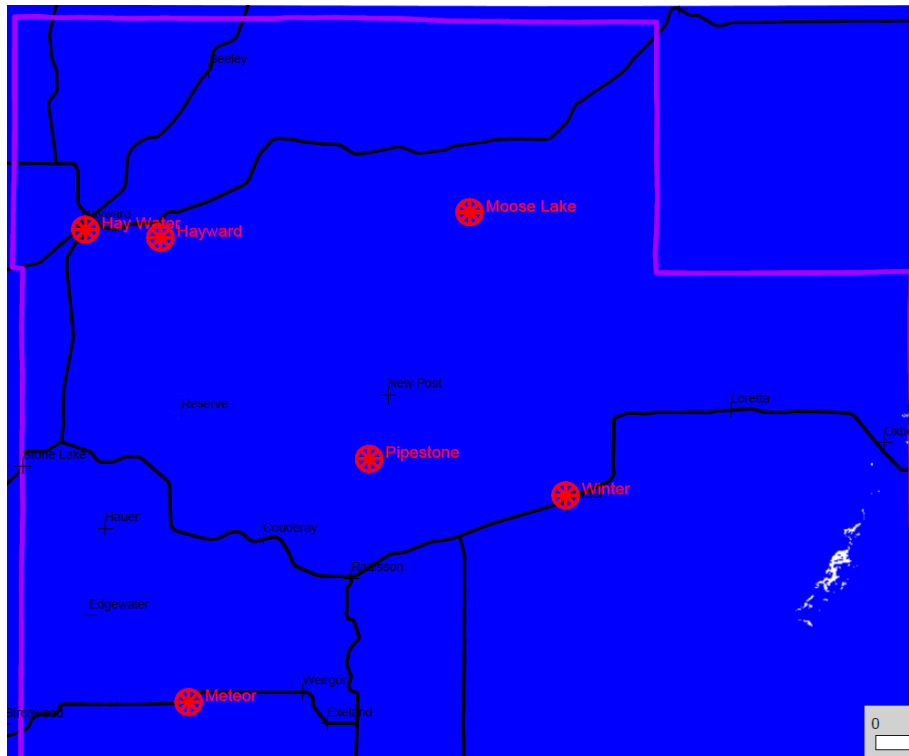


Sawyer County Upgrade

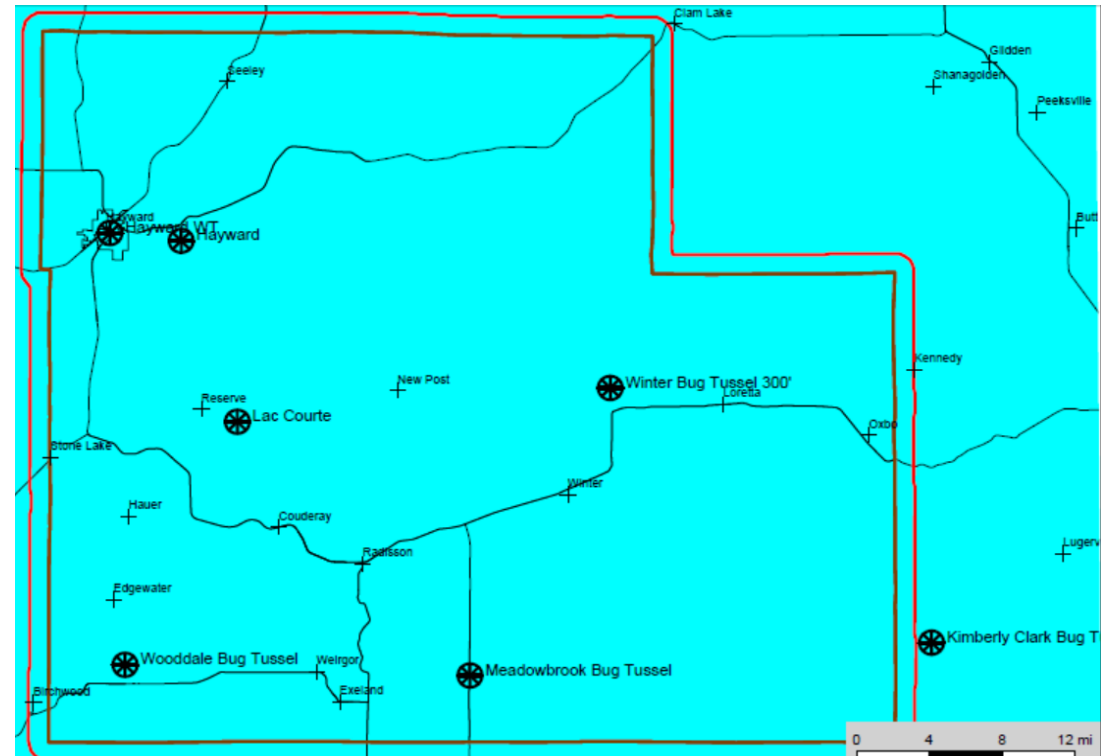
- 6-Site System Simulcast System
- 3-Channels
 1. Law Digital Channel
 2. Fire/EMS Digital Channel
 3. Paging Analog Channel
- Redundant Simulcast Control
- Microwave and/or Fiber Network

Coverage Maps

Existing Mobile Coverage

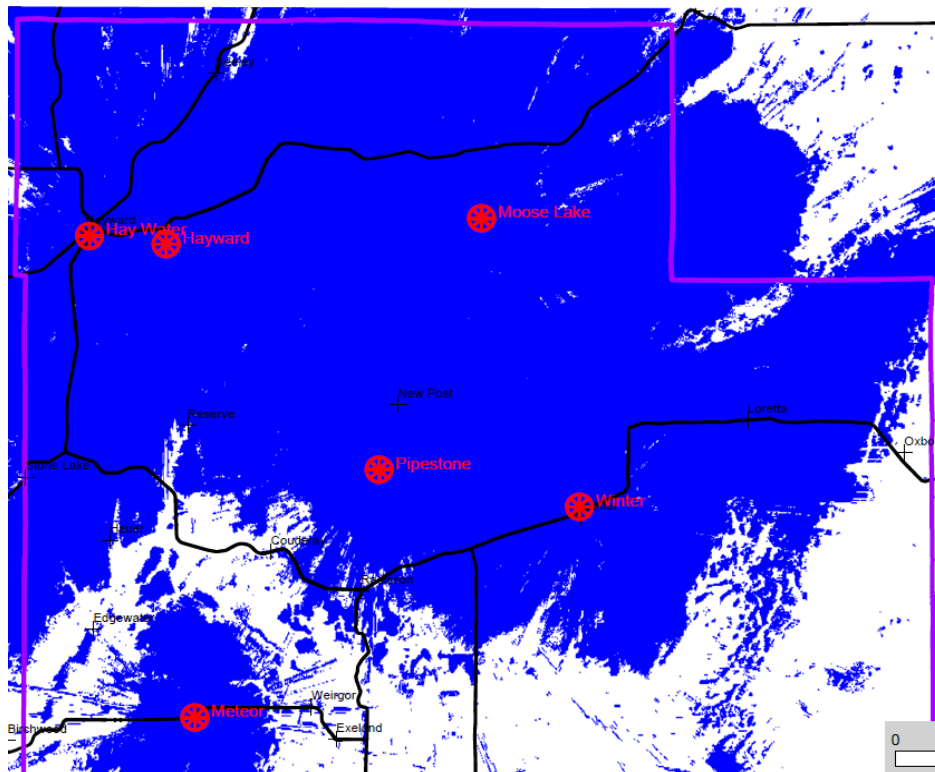


Proposed Mobile Coverage

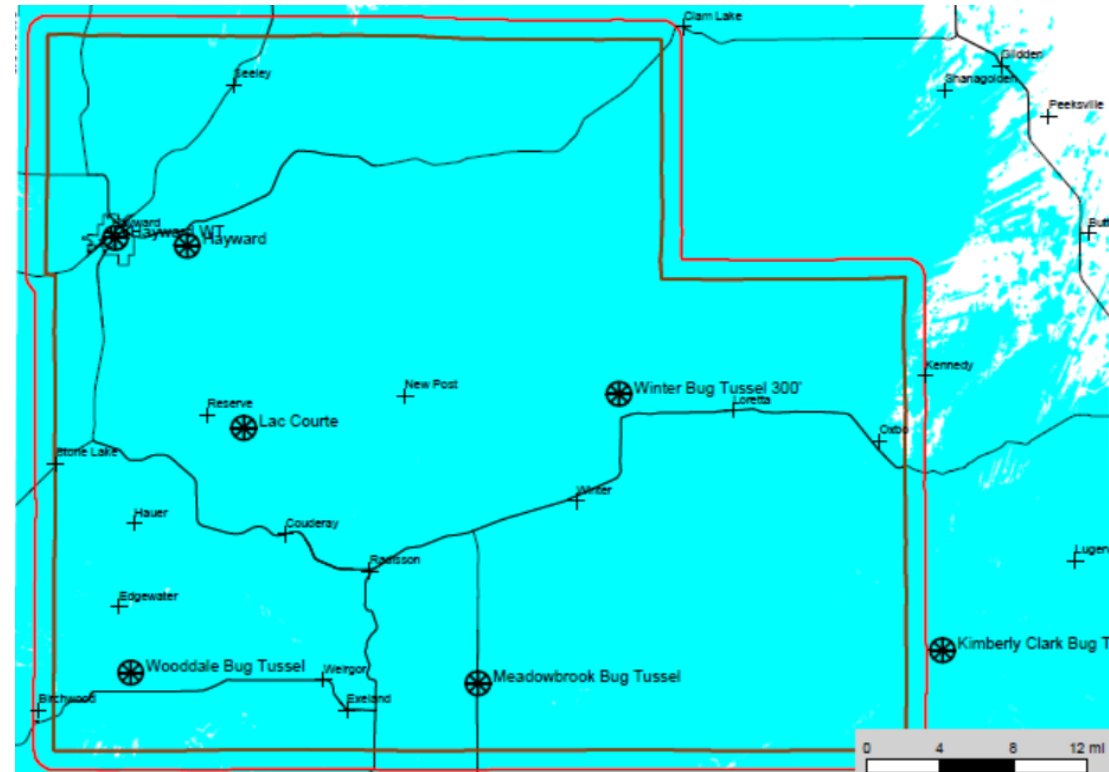


Coverage Maps

Existing Portable Outdoors

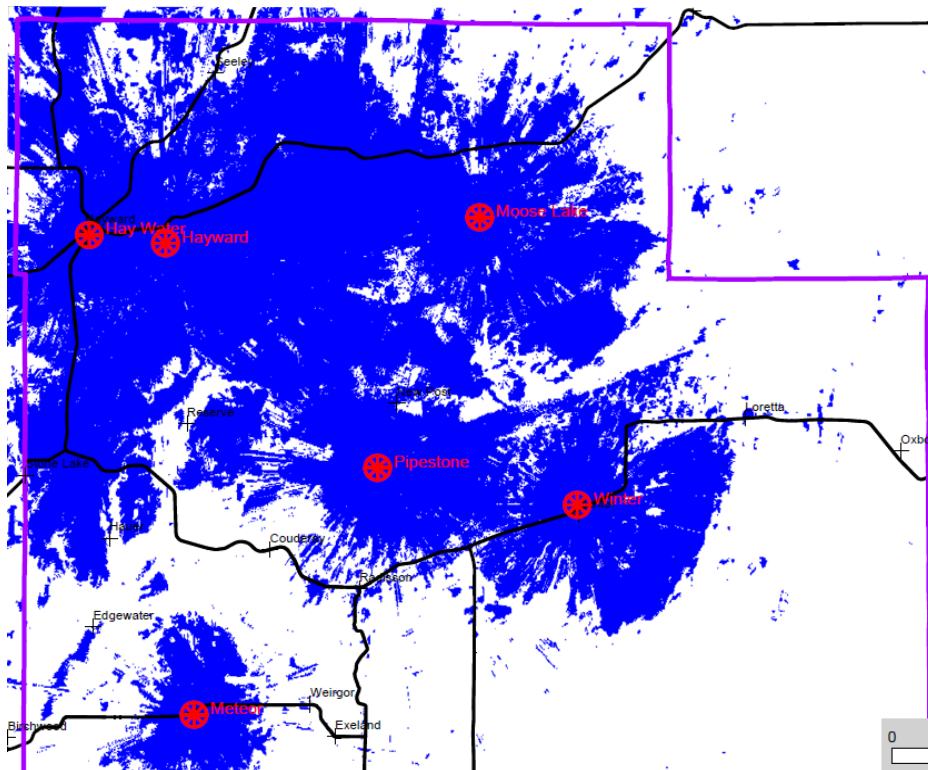


Proposed Portable Outdoors

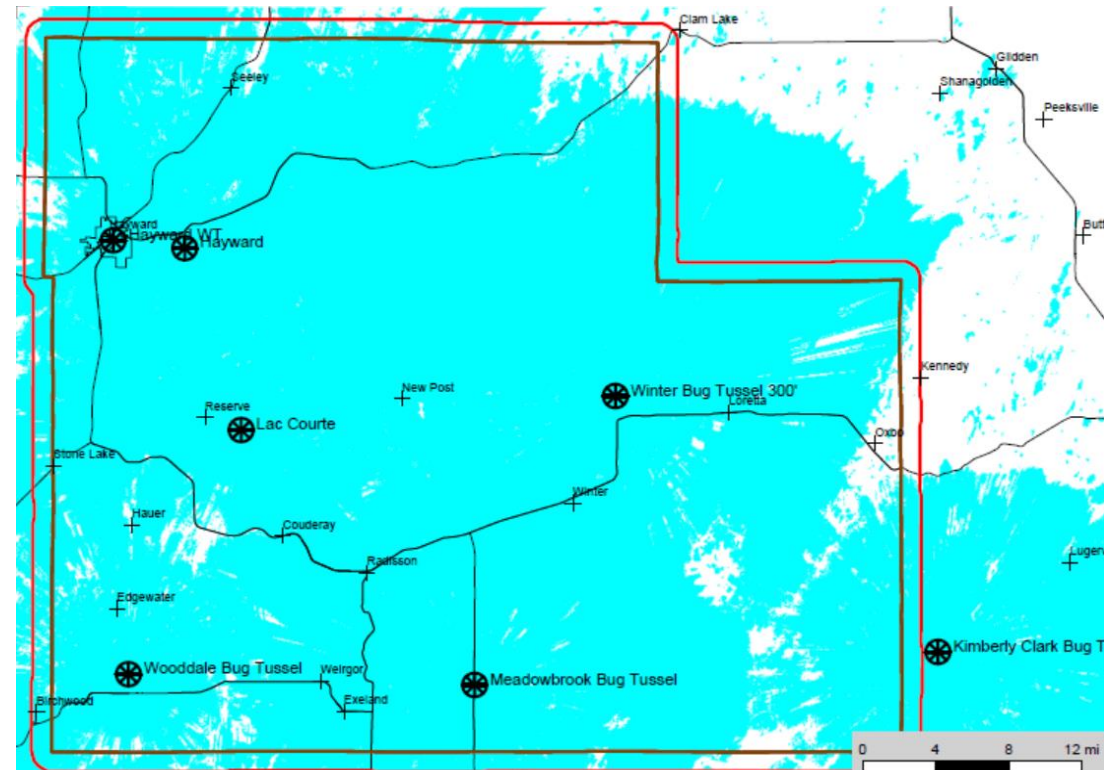


Coverage Maps

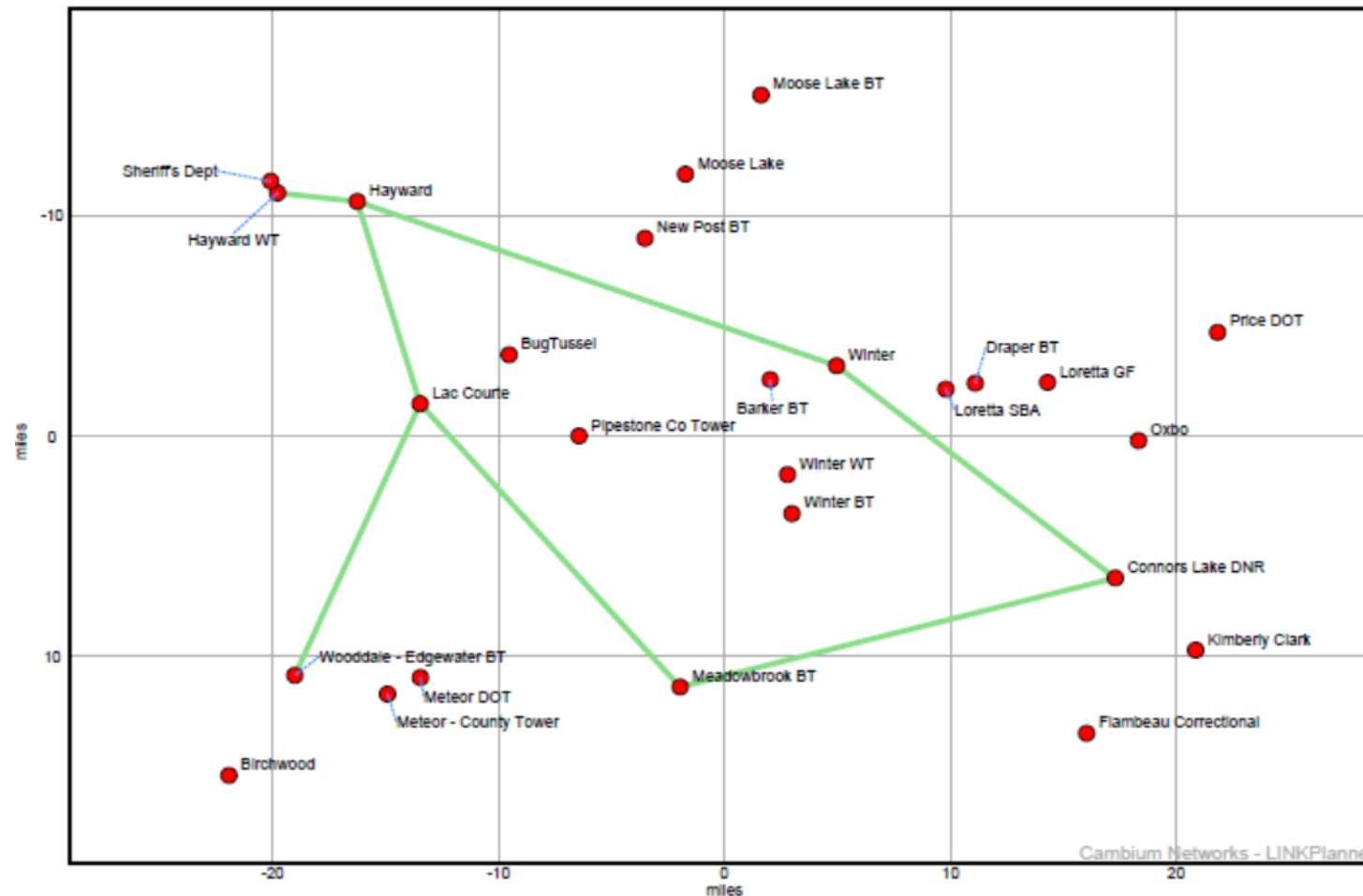
Existing Portable Indoors



Proposed Portable Indoors

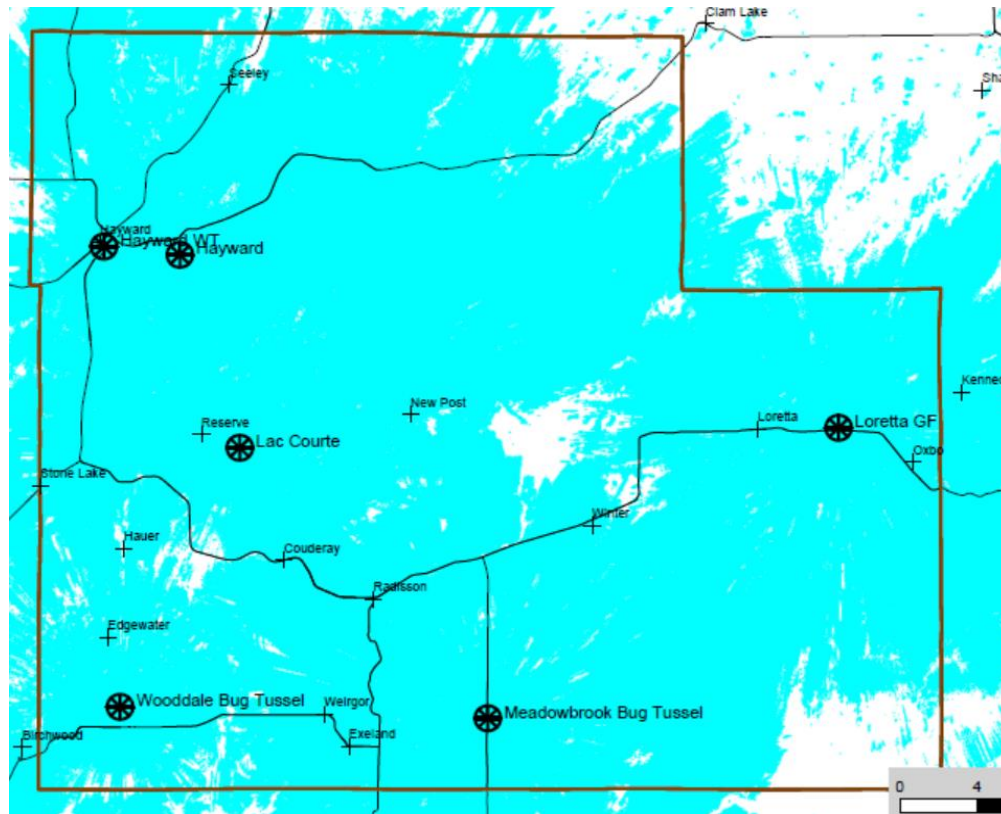


Tower Selection

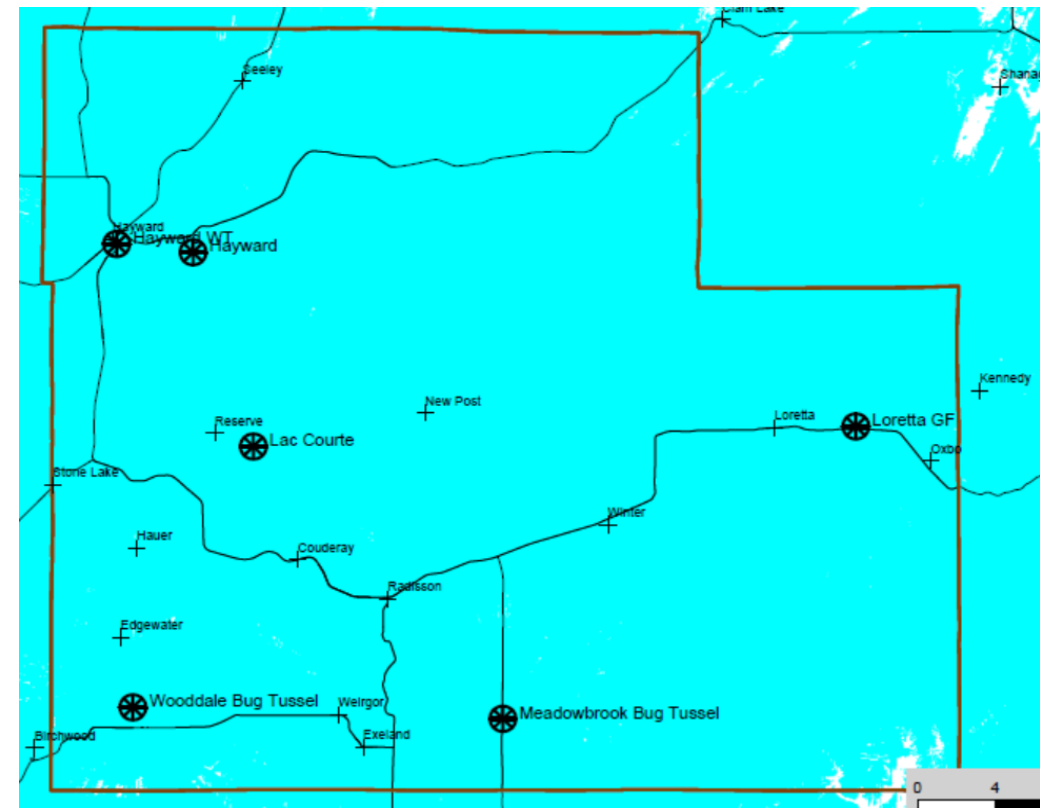


Coverage Maps

Loretta GF Indoor

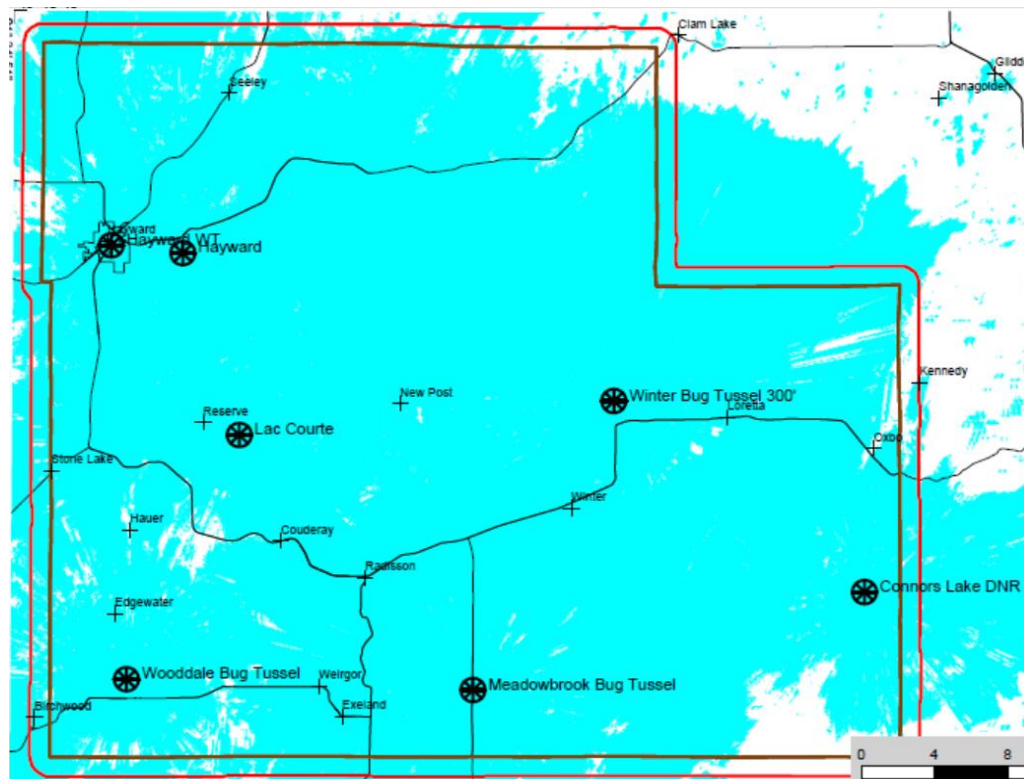


Loretta GP Outdoor

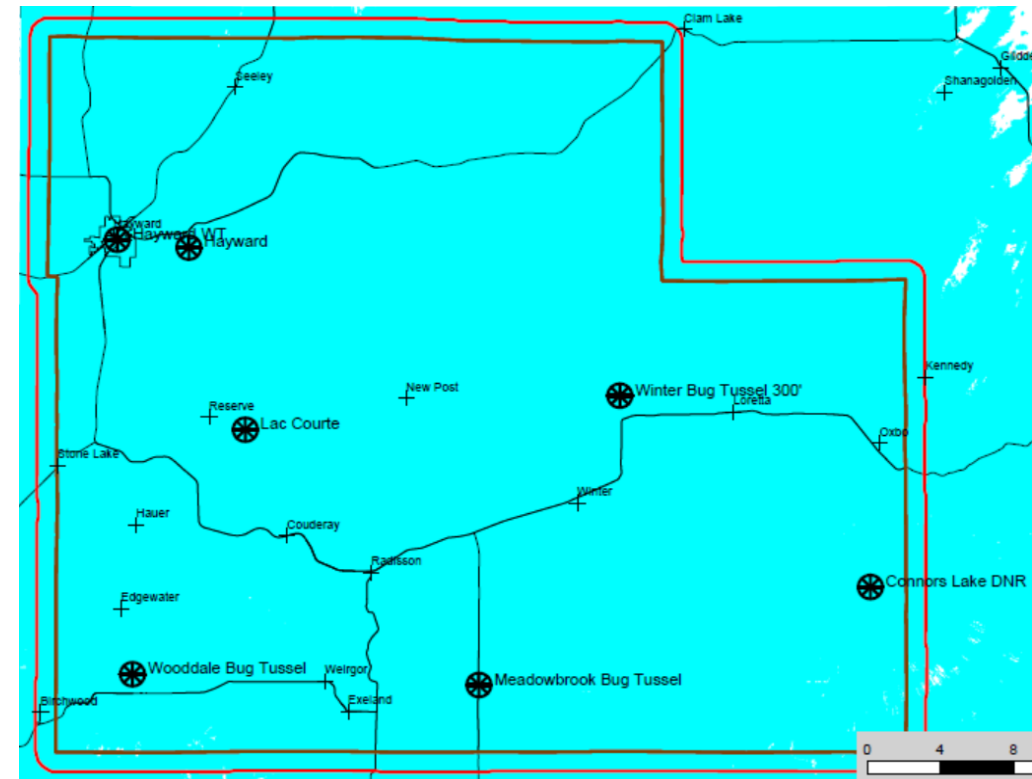


Coverage Maps

Conners Lake Indoor

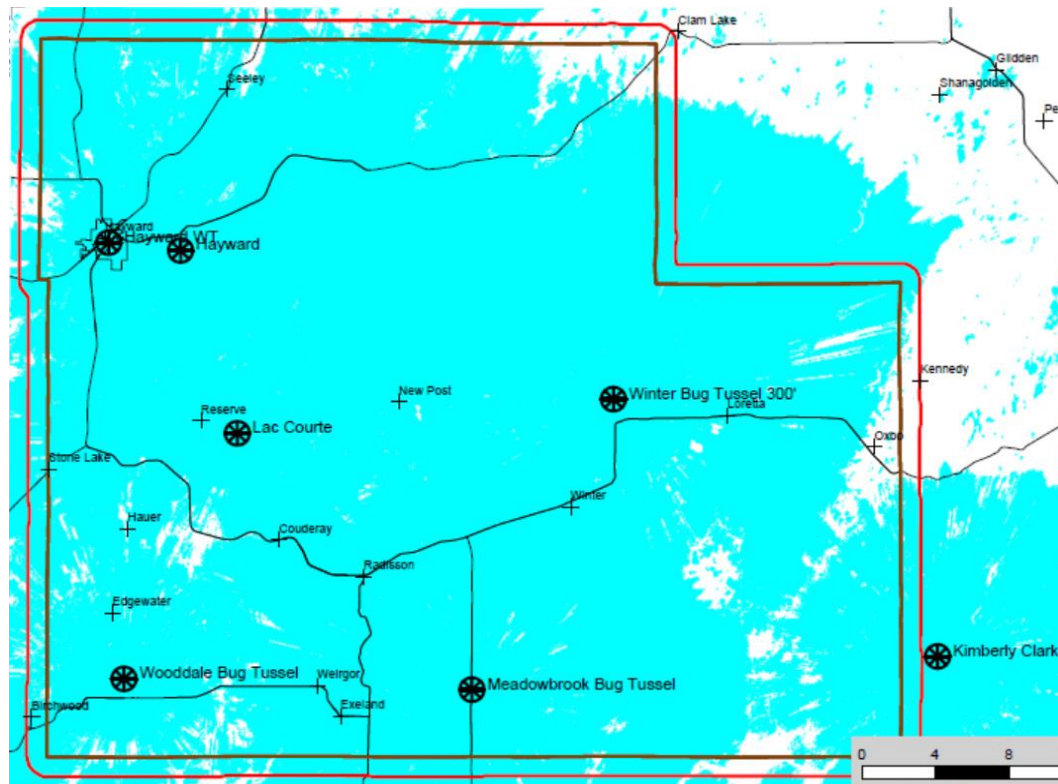


Conners Lake Outdoor

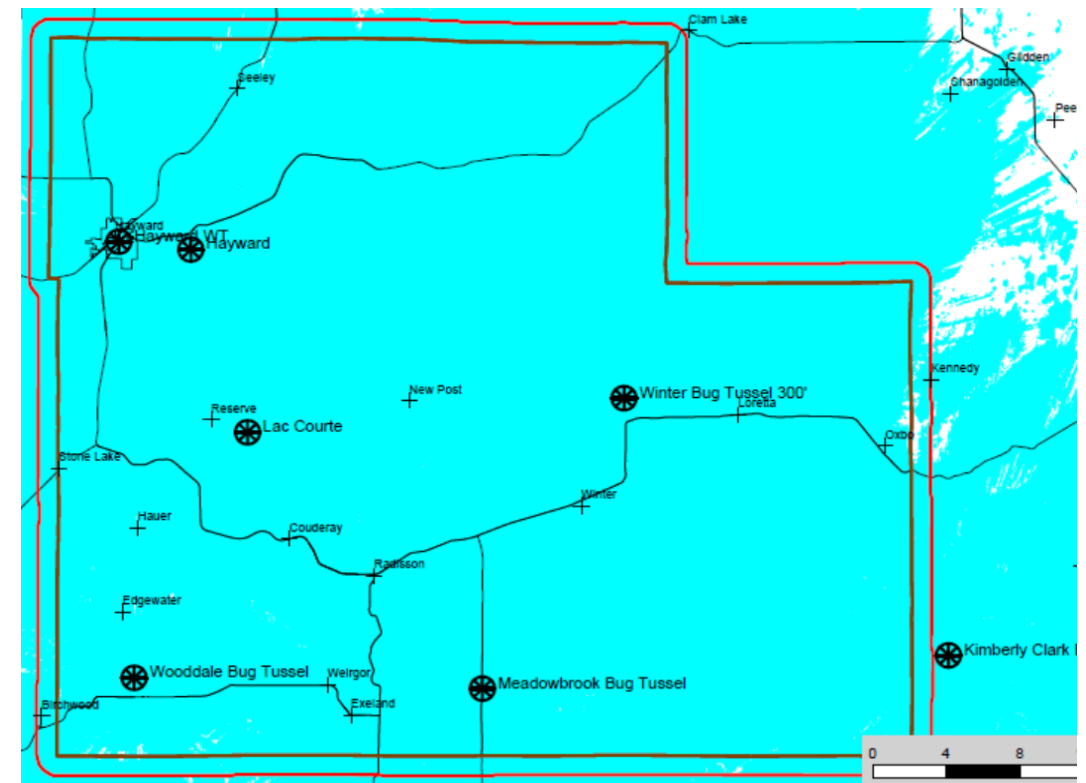


Coverage Maps

Kimberly Clark Indoor



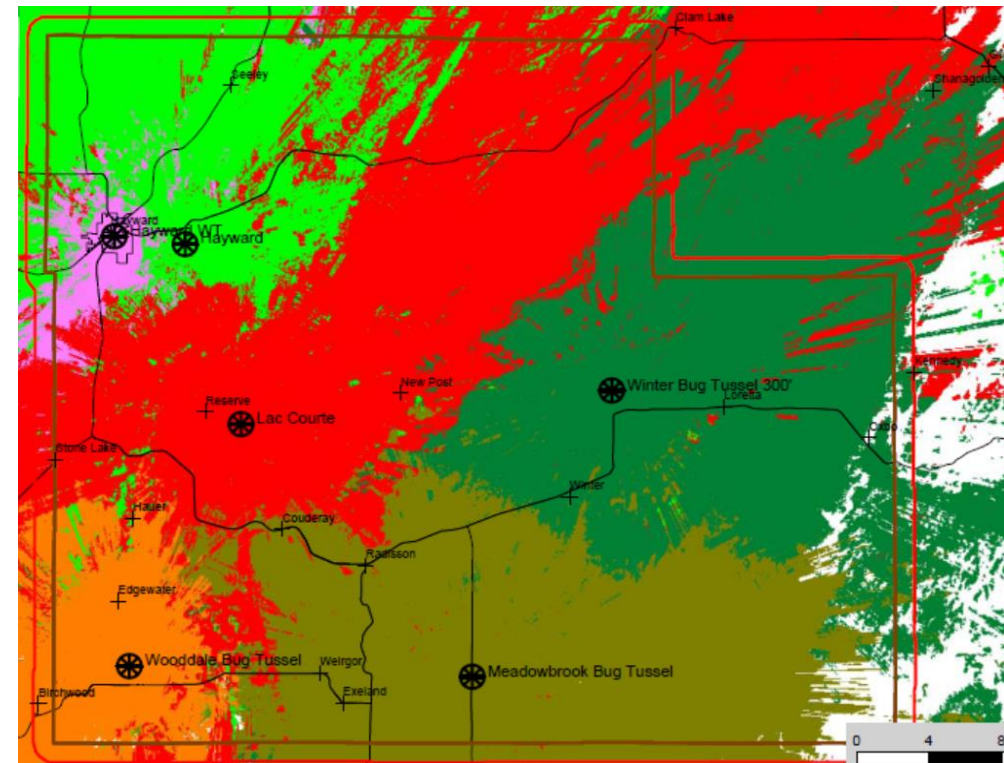
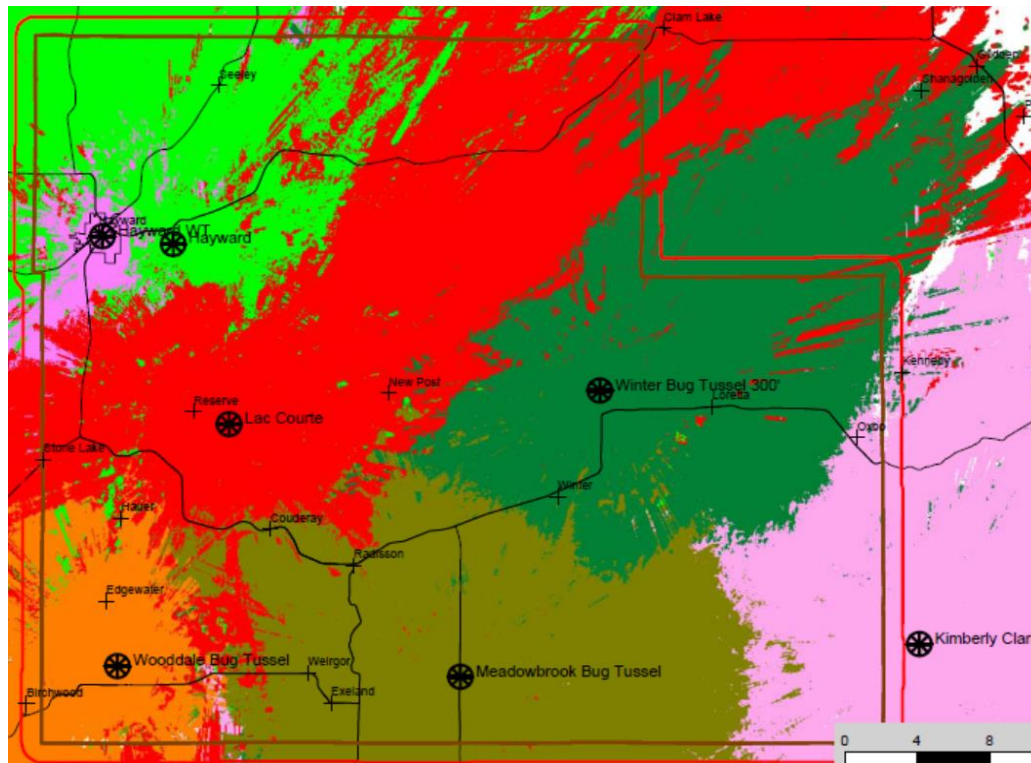
Kimberly Clark Outdoor



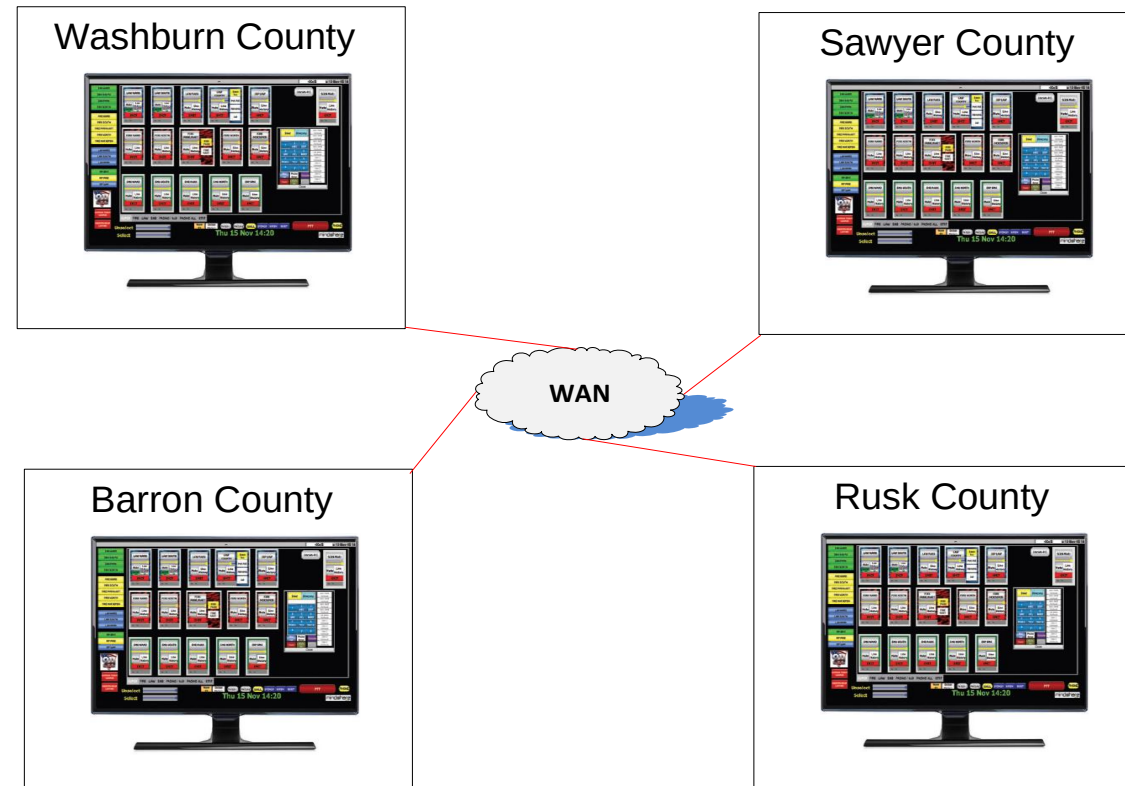
Propose Coverage Maps

Portable Outdoors w/KC

Portable Outdoors w/o KC

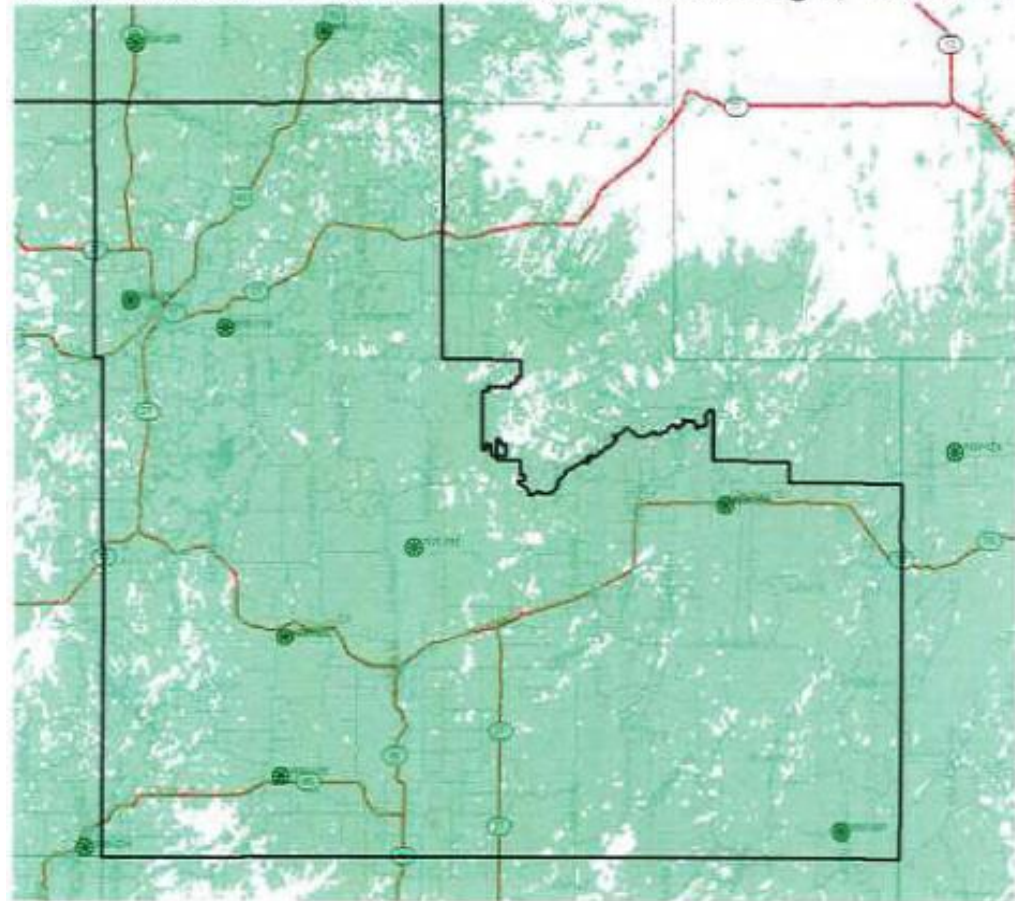


Interoperability



New WISCOM Map

95% DAQ 3.4 Portable Outdoor coverage, excluding national forests



Hayward
Pipestone
Meteor
Loretta
Hayward
Courderay
Winter 3

Price Summary



Description	Price
P25 Conv Simulcast Sites	\$927,381
Microwave Backhaul	\$422,210
Services & Engineering	\$115,000
Tower and Shelter for 1-Site	\$586,322
Total:	\$2,050,914

P25 Conv Simulcast Sites	Price
Hayward Backup Voter	\$115,485.38
Hayward WT Tx/Rx Site	\$185,371.16
Lac Courte Main Voter	\$122,877.21
Wooddale BT	\$110,256.07
Meadowbrook BT	\$105,376.10
Winter or Loretta	\$109,097.24
Kimberly Clark	\$121,219.16
Spares	\$57,699.17
Total	\$927,381.49

Microwave Backhaul	Price
Hayward	\$56,887.01
Hayward WT	\$53,297.42
Lac Courte	\$77,135.93
Wooddale BT	\$49,440.45
Meadowbrook BT	\$38,895.89
Winter or Loretta	\$37,727.96
Kimberly Clark	\$41,919.96
Pipestone	\$66,905.46
Total	\$422,210.09

Services	Price
Services - Engineering and PM	\$100,000.00
LMR FCC Licensing - Estimate	\$15,000.00
Total	\$115,000.00

System Total:	\$1,464,591.58

Tower and Shelters	Price
Build your own Tower Option	\$586,322.00
Total	\$586,322.00

System Total with 1 New Tower:	\$2,050,913.58



Sawyer County Upgrade

Gary Pelletier
Vice President

Aaron Jenneman
Project Manager/System Engineer

Any Questions?