LANDLORD CONSENT AND RIGHT OF ENTRY

Single-tenant service — short form · Ver.1 · Effective 2026-10-01

Property: _____ ***Suite / floor:*** _____

Landlord / Owner: _____ (**Owner**)

Tenant / Customer: _____ (**Customer**)

Provider: Trinity Network Consultants, LLC d/b/a FiberFed (**FiberFed**)

Customer has ordered communications services from FiberFed at the Property (the **Service**). Owner consents as follows. This is a short form for serving one tenant. Where FiberFed will serve the building generally, the parties should use FiberFed's **Building Access and Services Agreement** instead, which covers compensation, tenant marketing, a right of first offer and FiberFed's own pathway; either party may propose that upgrade at any time, and on its execution this consent is superseded for the Property.

1. Consent and access. Owner consents to FiberFed delivering the Service to Customer's premises at the Property, and grants FiberFed and its designated contractors the right to enter the Property to survey, install, operate, maintain, repair, replace and remove the facilities used to deliver the Service. Access is during normal business hours on one business day's notice, and **at any time in an emergency or to restore the Service**, through the Owner contact below.

2. What FiberFed may use. FiberFed may use the building entrance point and entrance conduit, the building entrance room or minimum point of entry, risers, pathways and conduit, and the telecommunications rooms serving Customer's premises, to reach the demarcation point for the Service. Space and power for FiberFed equipment at the demarcation point are provided by Customer within its premises, unless Owner and FiberFed agree otherwise in writing.

3. Scope. This consent covers the Service to Customer only. It grants no right to serve other tenants, no right to carry traffic through the Property for customers located elsewhere, and no exclusivity. **No compensation is payable by either party under this consent.**

4. Ownership, removal and abandonment. The conduit, cabling, demarcation equipment, optical and electronic equipment and FiberFed-owned customer equipment that FiberFed installs are and remain **FiberFed's personal property**, are not fixtures and do not become part of the realty. On termination of the Service, FiberFed may, **at its election, remove them and repair any damage caused by removal, or abandon them in place**, in which case title to the abandoned cabling and conduit passes to Owner "as is", with no warranty. FiberFed will remove active electronic equipment within 90 days. **This Section, and Sections 5 and 6, survive the end of Customer's lease and the end of the Service**, for as long as is needed to complete removal or to give effect to an abandonment.

5. Care, liens and insurance. FiberFed will perform its work in a good and workmanlike manner, comply with applicable law, obtain the permits required for its work, and minimize interference with Owner, its tenants and occupants. FiberFed will not cause a lien to be filed against the Property and will discharge or bond any lien arising from its work within 15 days. FiberFed maintains commercial general liability and other customary insurance and will provide a certificate on request, naming Owner as an additional insured as its interest appears.

6. Liability. FiberFed will indemnify Owner against third-party claims arising from FiberFed's installation, operation or removal of its facilities, **except to the extent caused by the negligence or willful misconduct of Owner or Customer**. Neither party is liable to the other for lost profits or for indirect, special, incidental, punitive or consequential damages. Owner's officers, directors, partners, managers and employees have no personal liability under this consent.

7. No property interest; non-exclusive. This consent is a licence. It creates no leasehold, easement or other interest in the Property, and no partnership or joint venture. It is **non-exclusive**, and Owner may grant similar rights to others. It is subject and subordinate to matters of record, mortgages and ground leases, provided that FiberFed's rights are not disturbed so long as FiberFed is not in default. Neither party will record this consent.

8. Term. This consent begins on the date signed and continues while Customer receives the Service at the Property, subject to Section 4. If Customer's lease ends, or the Service terminates, Section 4 governs what happens to FiberFed's facilities.

9. Governing law. The law of the State in which the Property is located.

Owner contact for access	
Name / title	
Telephone (24-hour)	
Email	

For Owner	**For Customer (acknowledging)**	**For FiberFed**
Signature	Signature	Signature
Printed name	Printed name	Printed name
Title	Title	Title
Date	Date	Date