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January 4, 2008

VIA OVERNIGHT MAIL

Board of Selectmen
North Reading Town Hall
Town of North Reading
235 North Street
North Reading, MA 01864

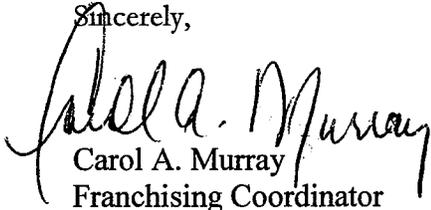
Re: North Reading, Massachusetts Cable Television Renewal License:

Dear Chair and Members of the Board:

Enclosed please find one fully executed original of the Cable Television Renewal License between the Town of North Reading and Comcast of Massachusetts, I, Inc. As you know, the term is for a ten year period, which will commence on January 5, 2008.

If you have any questions, please feel free to contact me at 603.695.1490.

Sincerely,



Carol A. Murray
Franchising Coordinator

/cam

Enc.

cc: Cable Advisory Committee, c/o North Reading Town Hall
Catrice Williams - Massachusetts Cable Television Division Municipal Liaison
Nick Leuci – Comcast Vice President of Franchising & Community Relations *(2nd original)*
Timothy Murnane – Comcast Sr. Director of Government & Community Relations *(3rd original)*
Jane Lyman – Comcast Manager of Government & Community Relations
Comcast Local Accounting Department
Comcast Corporate Government Affairs Department

RENEWAL
CABLE TELEVISION LICENSE
FOR
THE TOWN OF NORTH READING,
MASSACHUSETTS

Granted to Comcast of Massachusetts I, Inc.

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NORTH READING RENEWAL LICENSE

INTRODUCTION

WHEREAS, Comcast of Massachusetts I, Inc., (hereinafter "Licensee"), is the duly authorized holder of a renewal license to operate a cable television system in the Town of North Reading, Massachusetts (hereinafter the "Town"), said license having commenced on January 5, 1998

WHEREAS, Licensee filed a written request for a renewal of its license by letter dated April 1, 2005 in conformity with the Cable Communications Policy Act of 1984 ("Cable Act") and filed a renewal proposal dated September 4, 2007;

WHEREAS, the Town's Board of Selectmen, as the Issuing Authority, finds that Licensee has complied with the terms of its previous license;

WHEREAS, the Issuing Authority has determined that the financial, legal, and technical ability of Licensee is reasonably sufficient to provide services, facilities, and equipment necessary to meet the future cable-related needs of the community, and desires to enter into this Renewal License with the Licensee for the construction and continued operation of a cable television system on the terms and conditions set forth herein; and

NOW THEREFORE, after due and full consideration, the Issuing Authority and Licensee agree that this Renewal License is issued upon the following terms and conditions:

**ARTICLE 1
DEFINITIONS**

SECTION 1.1 - DEFINITIONS

For the purpose of this Renewal License, capitalized terms, phrases, words, and abbreviations shall have the meanings ascribed to them in the Cable Communications Policy Act of 1984, as amended from time to time, 47 U.S.C. §§ 521 et seq. (the "Cable Act"), and Massachusetts General Laws Chapter 166A (M.G.L.c.166A), as amended from time to time, unless otherwise defined herein.

- (a) Access Provider: The entity, designated by the Issuing Authority of the Town of North Reading, for the purpose of operating and managing the Public, Educational and Governmental (PEG) Access funding, equipment and channels on the Cable Television System.
- (b) Basic Cable Service – means the lowest tier of service which includes the retransmission of local television broadcast signals.
- (c) Cable Act – shall mean the Cable Communications Policy Act of 1984, Public Law No. 98-549, 98 Stat. 2779 (1984), 47 U.S.C. 521 et. seq., amending the Communications Act of 1934, as further amended by the 1992 Cable Consumer Protection and Competition Act, Public Law No. 102-385 and the Telecommunications Act of 1996, Public Law No. 104-458, 110 Stat. 56 (1996) and as may be further amended.
- (d) Cable Division – shall mean the Cable Television Division of the Massachusetts Department of Telecommunications and Cable established pursuant to Massachusetts General Laws Chapter 166A (M.G.L. Chapter 166A
- (e) Cable Service or Service – means the one-way transmission to subscribers of (i) video programming, or (ii) other programming service, and subscriber interaction, if any, which is required for the selection or use of such video programming or other programming service.

- (f) Cable Television System or Cable System – means the facility owned, constructed, installed, operated and maintained by Licensee in the Town of North Reading, consisting of a set of closed transmission paths and associated signal generation, reception, and control equipment that is designated to provide Cable Service which includes video programming and which is provided to multiple subscribers within a community, but such term does not include (a) a facility that serves only to retransmit the television signals of one or more television broadcast stations; (b) a facility that serves subscribers without using any public right-of-way; (c) a facility of a common carrier which is subject, in whole or in part, to the provisions of Title II of the Cable Act, except that such facility shall be considered a cable system (other than for purposes of section 621(c) of the Cable Act) to the extent such facility is used in the transmission of video programming directly to subscribers unless the extent of such use is solely to provide interactive on-demand services; or (d) an open video system that complies with section 653 of this title, or (e) any facilities of any electric utility used solely for operating its electric utility systems.
- (g) Drop – means the coaxial cable that connects a home or building to the Subscriber Network or Institutional Network/Video Return Line.
- (h) Effective Date – shall mean January 5, 2008.
- (i) FCC – means the Federal Communications Commission or any successor governmental entity.
- (j) Franchise Fee – means the payments to be made by the Licensee to the Issuing Authority, the Town of North Reading and or any other governmental subdivision, such as an Access Corporation, which shall have the meaning as set forth in Section 622(g) of the Cable Act.
- (k) Gross Annual Revenues – means the revenues received by the Licensee for the operation of Cable Service(s) over the Cable Television System including, without limitation: Basic Cable Service monthly fees and all other Cable Service fees; installation, reconnection, downgrade, upgrade and any similar charges; interest collected on Subscriber fees and/or

charges; all commercial Subscriber revenues; fees paid for channels designated for commercial use; and converter, remote control and other equipment rentals and/or leases or sales. Gross Annual Revenues shall not include a fee on Franchise Fees or License Fees, any fee, tax or assessment imposed or assessed on services furnished by the Licensee and paid to any governmental entity and collected by the Licensee on behalf of such entity. Gross Annual Revenues shall also be adjusted for reductions to cash receipts, such as refunds and bad debt.

- (l) Institutional Network (I-Net) – means the Licensee-owned network connecting Town buildings and schools, for the exclusive non-commercial use of the Town, its departments and/or its designees.
- (m) Issuing Authority – means the Board of Selectmen of the Town of North Reading, Massachusetts, or the lawful designee thereof.
- (n) Licensee – means Comcast of Massachusetts I, Inc., or any successor or transferee in accordance with the terms and conditions in this Renewal License.
- (o) License Fee – means the payments to be made by the Licensee to the Issuing Authority, the Town of North Reading and or any other governmental subdivision, which shall have the meaning as set forth in M.G.L.c. 166A, § 9.
- (p) Multichannel Video Programming Distributor – shall mean a person such as, but not limited to, a cable operator, a multichannel multipoint distribution service, a direct broadcast satellite service, or a television receive-only satellite program distributor, who makes available for purchase, by subscribers or customers, multiple channels of video programming.
- (q) Outlet – means an interior receptacle that connects a television set to the Cable Television System.
- (r) Public, Educational and Government (PEG) Access Programming – means non-commercial programming produced by any North Reading residents or organizations, schools and

government entities and the use of designated facilities, equipment and/or channels of the Cable System in accordance with 47 U.S.C. 531 and this Renewal License.

- (s) Person – means any natural person or any association, firm, partnership, joint venture, corporation, or other legally recognized entity, whether for-profit or not-for profit, but shall not mean the Issuing Authority.
- (t) Public, Educational and Governmental Access Channel – means a video channel designated for non-commercial use by the public, educational institutions such as public or private schools, but not “home schools,” community colleges, and universities, as well as the Issuing Authority or its designee(s).
- (u) Public Way – shall mean the surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, way, lane, public way, drive, circle or other public right-of-way, including, but not limited to, public utility easements, dedicated utility strips, or rights-of-way dedicated for compatible uses and any temporary or permanent fixtures or improvements located thereon now or hereafter held by the Issuing Authority in the Town of North Reading, which shall entitle the Licensee to the use thereof for the purpose of installing, operating, repairing, and maintaining the Cable System. Public Way shall also mean any easement now or hereafter held by the Issuing Authority within the Town of North Reading for the purpose of public travel, or for utility or public service use dedicated for compatible uses, and shall include other easements or rights-of-way as shall within their proper use and meaning entitle the Licensee to the use thereof for the purposes of installing, operating, and maintaining the Licensee’s Cable System over poles, wires, cables, conductors, ducts, conduits, vaults, manholes, amplifiers, appliances, attachments, and other property as may be ordinarily necessary and pertinent to the Cable System.
- (v) Public Buildings – means those buildings owned or leased by the Issuing Authority for Town government administrative purposes, and shall not include buildings owned by Issuing

Authority but leased to third parties or buildings such as storage facilities at which Town government employees are not regularly stationed.

- (w) Renewal License or License - means this agreement and any amendments or modifications in accordance with the terms herein.
- (x) Standard Installation – means the standard one hundred twenty-five foot (125') Drop connection to the existing distribution system.
- (y) Subscriber – means a Person or user of the Cable System who lawfully receives Cable Service with the Licensee's express permission.
- (z) Subscriber Network – means the Licensee-owned trunk and feeder signal distribution network over which video and audio signals are transmitted to Subscribers.
- (aa) Town – means the Town of North Reading, Massachusetts.
- (bb) Video Programming or Programming – means the programming provided by, or generally considered comparable to programming provided by, a television broadcast station.
- (cc) "Video Service Provider" or "VSP" shall mean any entity using the public rights-of-way to provide multiple video services to subscribers, for purchase or at no cost, regardless of the transmission method, facilities, or technology used. A VSP shall include but is not limited to any entity that provides Cable Services, multichannel multipoint video distribution services, broadcast satellite services, satellite-delivered services, wireless services, and Internet-Protocol based services.

ARTICLE 2

GRANT OF RENEWAL LICENSE

SECTION 2.1 - GRANT OF RENEWAL LICENSE

(a) Pursuant to the authority of M.G.L. c. 166A, and the Cable Act the Issuing Authority hereby grants a non-exclusive Renewal License to Comcast of Massachusetts I, Inc., a Massachusetts Corporation, authorizing and permitting Licensee to construct, operate and maintain a Cable Television System in the Public Way within the municipal limits of the Town of North Reading. Nothing in this License shall be construed to prohibit the Licensee from offering any service over its Cable System that is not prohibited by federal or state law.

(b) This Renewal License is granted under and in compliance with the Cable Act and M.G.L.c. 166A, and in compliance with all rules and regulations of the FCC and the Cable Division, as may be amended, in force and effect during the period for which this Renewal License is granted.

(c) Subject to the terms and conditions herein, the Issuing Authority hereby grants to the Licensee the right to construct, upgrade, install, operate and maintain a Cable Television System within the Public Way.

SECTION 2.2 - TERM: NON-EXCLUSIVITY [SEE M.G.L.c. 166A §3(d) and 13]

The term of this non-exclusive Renewal License shall be for a period of ten (10) years and shall commence on January 5, 2008, following the expiration of the current license, and shall terminate at midnight on January 4, 2018.

SECTION 2.3 - POLE AND CONDUIT ATTACHMENT RIGHTS [SEE M.G.L.c. 166 §22-25] .]

Pursuant to M.G.L.c. 166, §§22-25, permission is hereby granted to the Licensee to attach or otherwise affix including, but not limited to cables, wire, or optical fibers comprising the Cable Television System to the existing poles and conduits on and under public streets and ways, provided the Licensee secures the permission and consent of the public utility companies to affix the cables and/or wires to their pole and conduit facilities. By virtue of this License the Issuing Authority grants Licensee equal standing with power and telephone utilities in the manner of placement of facilities on Public Ways.

SECTION 2.4 - RENEWAL [SEE M.G.L.c. 166A §13]

(a) In accordance with the provisions of federal law, M.G.L.c. 166A, § 13 and applicable regulations, this Renewal License shall be subject to additional renewals for the periods not to exceed ten (10) years or such other periods as allowed by law.

(b) In accordance with applicable law, any such renewal or renewals shall be upon mutual written agreement by the Licensee and the Issuing Authority and shall contain such modified or additional terms as the Licensee and the Issuing Authority may then agree.

SECTION 2.5 - RESERVATION OF AUTHORITY

Nothing in this Renewal License shall (A) abrogate the right of the Town to perform any public works or public improvements of any description, (B) be construed as a waiver of any codes or bylaws of general applicability and not specific to the Cable Television System, the Licensee, or this License, or (C) be construed as a waiver or release of the rights of the Town in and to the Public Ways.

Any conflict between the terms of this Renewal License and any present or future exercise of the municipality's police and regulatory powers shall be resolved by a court of appropriate jurisdiction.

SECTION 2.6 - NON-EXCLUSIVITY OF LICENSE

The Licensee acknowledges and agrees that the Issuing Authority reserves the right to grant one or more additional licenses to other Video Service Providers within the Town for the right to use and occupy the Public Ways or streets within the Issuing Authorities jurisdiction.

SECTION 2.7 – COMPETITIVE EQUITY

(a) The Licensee and the Issuing Authority acknowledge that there is increasing competition in the video marketplace among cable operators, direct broadcast satellite providers, telephone companies, broadband content providers and others; new technologies are emerging that enable the provision of new and advanced services to Town residents; and changes in the scope and application of the traditional regulatory framework governing the provision of video services are being considered in a variety of federal, state and local venues. To foster an environment where Video Service Providers using the public rights-of-way can compete on a competitively neutral and nondiscriminatory basis; encourage the provision of new and advanced services to Town residents; promote local communications infrastructure investments and economic opportunities in the Town; and provide flexibility in the event of subsequent changes in the law, the Licensee and the Issuing Authority have agreed to the provisions in this Section, and they should be interpreted and applied with such purposes in mind.

(b) In the event an application for a new cable television license is filed with the Issuing Authority, proposing to serve the Town, in whole or in part, the Issuing Authority shall serve a copy of such application upon any existing Licensee or incumbent cable operator by

registered or certified mail or via nationally recognized overnight courier service within a reasonable time thereafter.

(c) To the extent allowed by applicable law(s), the grant of any additional cable television license(s) shall be on equivalent terms and conditions as those contained in this Renewal License.

(d) The issuance of additional license(s) shall be subject to all applicable federal and state laws, including M.G.L. c.166A and applicable regulations promulgated thereunder.

(e) In the event that the Licensee believes that any additional license(s) has been granted on terms or conditions more favorable or less burdensome than those contained in this Renewal License, the Issuing Authority shall convene a public hearing on such issue, within not more than thirty (30) days of receipt of a hearing request from the Licensee. Along with said written request, the Licensee shall provide the Issuing Authority with written reasons for its belief. At the public hearing, the Issuing Authority shall afford the Licensee an opportunity to demonstrate that any such additional license(s) are on terms more favorable or less burdensome than those contained in this Renewal License. The Licensee shall provide the Issuing Authority with such financial or other relevant information as is requested.

(f) Should the Licensee demonstrate that any such additional license(s) have been granted on terms and conditions more favorable or less burdensome than those contained in this Renewal License, the Issuing Authority shall make equitable amendments to this Renewal License within a reasonable time.

(g) In the event that the Licensee demonstrates that an existing or future Cable Service provider in the Town has been provided relief by the Issuing Authority from any obligation of its license, then the Licensee shall be awarded an equivalent amount of relief from obligations herein. Such relief shall be in writing and in the form of an amendment to this License. The Issuing Authority shall convene a public hearing on the issue within sixty (60) days of Licensee's notification to the Issuing Authority requiring such relief, unless otherwise mutually agreed to.

License shall provide reasons for its belief in the notification. At the public hearing, the Issuing Authority shall afford the Licensee an opportunity to demonstrate that any existing or future service providers in the Town have been provided relief by the Issuing Authority from any obligation of its cable television license. The Licensee shall provide the Issuing Authority with such financial or other relevant information as is requested to justify its belief; provided, however, that the parties' counsels mutually and reasonably deem said information is non-proprietary.

ARTICLE 3

SYSTEM SPECIFICATIONS AND CONSTRUCTION

SECTION 3.1 - AREA TO BE SERVED [SEE M.G.L.c. 166A §3(a)]

(a) The Licensee shall make Cable Service available to every residential dwelling unit within the Town where the minimum density is at least thirty (30) dwelling units per aerial mile and sixty (60) dwelling units per underground mile providing however, that such dwelling units are within one (1) mile of the existing Cable System as measured from the Trunk and Distribution System and the Licensee is able to obtain from property owners any necessary easements and/or permits in accordance with Cable Act . Subject to the density requirement, Licensee shall offer Cable Service to all new homes or previously unserved homes located within one hundred twenty-five feet (125') of the Licensee's Distribution Cable.

(b) The Licensee may elect to provide Cable Service to areas not meeting the above density and distance standards. The Licensee may impose an additional charge in excess of its standard installation charge for any Service installation requiring a Drop in or line extension in excess of the above standards. Any such additional charge shall be computed on a time plus materials basis to be calculated on that portion of the installation that exceeds the standards set forth above.

(c) The Licensee shall not discriminate or permit discrimination between or among any Persons in the availability of Cable Services or other related Services provided in connection with the Cable System in the Franchise Area. It shall be the right of all Persons, subject to the density requirements in Section 3.1(a) above, to receive all Cable Services provided on the Cable System so long as such Person's financial or other obligations to the Licensee are satisfied.

(d) For non-Standard Installations the Licensee shall offer said Service within ninety (90) days of a Subscriber requesting such for aerial installations and one hundred eighty (180) days, weather permitting, of a Subscriber requesting such for underground installations. With

respect to areas of the Town which are currently served by Licensee from a contiguous cable television system or currently unserved but could be served by abutting town(s) served by Licensee, Licensee shall have the option to serve such areas from its cable television system in such abutting town.

(e) Installation costs shall conform with the Cable Act. Any dwelling unit within one hundred twenty-five feet (125 ft.) aerial or one hundred twenty-five feet (125 ft.) underground of the Distribution Cable shall be entitled to a Standard Installation rate, unless the sub-surface is a hard surface or requires boring through rock or a similar hard surface (i.e. concrete, asphalt, etc.). Installations of more than one hundred twenty-five feet (125 ft.) or which involve a hard surface or which require boring shall be provided at a rate established by the Licensee in accordance with applicable federal and state laws. For installations more than one hundred twenty-five feet (125 ft.), not involving a hard surface, the first one hundred twenty-five feet (125 ft.) shall be at the Standard Installation rate.

(f) The Issuing Authority shall provide the Licensee with written notice of the issuance of building or development permits for planned developments within the Town requiring undergrounding of cable facilities. The Issuing Authority agrees to use its best efforts to require the developer, as a condition of issuing the permit, to give the Licensee access to open trenches for deployment of cable facilities and prior written notice of the date of availability of open trenches. Provided Licensee has at least ninety (90) days' prior written notice concerning the opening of residential subdivision trenching, or of the installation of conduit for the location of utilities, it shall install its cable in such trenching or conduits or may seek permission to utilize alternative trenching or conduits within a comparable time frame. If the developer does not give the Licensee access to open trenches or has not provided the Licensee with at least ninety (90) days' prior written notice concerning the opening of residential subdivision trenching, or of the installation of conduit for the location of utilities, Licensee's obligation under this Section 3.1 (f) shall be deemed waived by the Issuing Authority.

If a substantial quantity of cable is required for a large subdivision and said quantity is not in stock, the Licensee shall be allowed additional time for said installation. Licensee shall not be responsible for the digging and back-filling of all trenches.

(g) If all of the transmission and distribution facilities of all of the respective public or municipal utilities, if any, in Town are underground, the Licensee shall place its Cable Systems' transmission and distribution facilities underground; provided that such underground locations are actually capable of accommodating the Licensee's cable and other equipment without technical degradation of the Cable System's signal quality. In the event all users of the Public Way relocate aerial facilities underground as part of an undergrounding or neighborhood beautification project, Licensee shall receive prior written notice from the Issuing Authority and shall participate in the planning for relocation of its aerial facilities contemporaneously with other utilities. Licensee's relocation costs shall be included in any computation of necessary project funding by the municipality. Licensee shall be entitled to reimbursement of its relocation costs from public or private funds raised for the project and made available to other users of the Public Way, providing, however, that the parties agree in writing to such costs and cost allocation prior to the commencement of any work. In any area of Town where the transmission or distribution facilities of the respective public or municipal utilities are both aerial and underground, the Licensee shall have the discretion to construct, operate, and maintain all of its transmission and distribution facilities, or any part thereof, aerially or underground. Nothing in this Section shall be construed to require the Licensee to construct, operate, or maintain underground any ground-mounted appurtenances such as customer taps, line extenders, system passive devices, amplifiers, power supplies, pedestals, or other related equipment.

SECTION 3.2 - SUBSCRIBER NETWORK

The Licensee shall maintain a Cable Television System, fully capable of carrying a minimum bandwidth of 750MHz.

SECTION 3.3 – INSTITUTIONAL NETWORK (I-NET)

(a) Licensee shall maintain the existing bi-directional fiber I-Net connected to the municipal buildings listed in **Exhibit A** to support PEG Access audio/video Programming signals. In the event that there are technical problems with the I-Net, excluding any devices or hardware not under the control or ownership of the Licensee, the Licensee shall use its best efforts to resolve the technical problems as soon as is reasonable or at least within twenty-four (24) hours of a report of such problem by the Issuing Authority or its designee. Should the problem continue, the Issuing Authority and the Licensee shall meet to discuss a resolution of such problem, including the possibility of a performance test of the I-Net, if appropriate.

(b) Licensee shall be available to be dispatched for maintenance and/or repair at the request of the Issuing Authority. If it is determined that the maintenance and/or repair issue is as a result of Town-owned equipment or municipal user error, the Licensee reserves the right to charge the Town for reasonable labor and material costs of the Licensee as agreed to by the parties prior to the commencement of work for I-Net maintenance. The demarcation point between the equipment owned and maintained by the Licensee and the equipment owned and maintained by the Town shall be the output of the modulator or optical transmitter at each origination site on the I-Net.

(c) If the Issuing Authority has deemed, based upon their belief that certain technical problems are related to the signal quality of the I-Net, itself, the Issuing Authority may request in writing that the Licensee evaluate such allegation, and repair the I-Net if needed. If it is deemed, however, by the Licensee that said certain technical problems are related to end user equipment, the Licensee shall charge the Town for the costs of such evaluation at a standard rate of time.

SECTION 3.4 - SUBSCRIBER NETWORK CABLE DROPS [SEE M.G.L.c. 166A §5(e)]

(a) The Licensee shall maintain the current level of existing active Drops, Outlets and Basic Cable Service, at no charge to the Town, to each Public Building, public school, police and fire stations, public libraries and other Public Buildings as designated by the Issuing Authority within the Town, listed in **Exhibit B** attached hereto, provided such are considered to be a Standard Installation.

(b) Upon written request by the Issuing Authority, Licensee shall provide one (1) Drop, Outlet and Basic Cable Service at no charge to all newly constructed or newly designated Public Buildings and other Town owned Public Buildings, along the Subscriber Network subject to the limitations set forth above. The Issuing Authority or its designee shall consult with a representative of the Licensee to determine the appropriate location for each Outlet prior to requesting that the Licensee install said Basic Cable Service.

(c) Nothing in this Section shall require the Licensee to move existing Drops or Outlets, as listed in **Exhibit B**, or install an additional Drop or Outlet to any municipal or Town-owned or leased Public Building which already have a Drop or Outlet, pursuant to Section 3.4(b).

SECTION 3.5 - EMERGENCY ALERT OVERRIDE CAPACITY

The Subscriber Network shall comply with the FCC's Emergency Alert System ("EAS") regulations.

ARTICLE 4

TECHNOLOGICAL AND SAFETY STANDARDS

SECTION 4.1 - SYSTEM MAINTENANCE [SEE M.G.L.c. 166A §5]

(a) ~~In installing, operating and maintaining equipment, cable and wires, the Licensee shall avoid damage and injury to trees, structures and improvements in and along the routes authorized by the Issuing Authority, except as may be approved by the Issuing Authority if required for the proper installation, operation and maintenance of such equipment, cable and wires.~~

(b) The construction, maintenance and operation of the Cable Television System for which this Renewal License is granted shall be done in conformance with all applicable laws, bylaws of general applicability, codes and regulations, including but not limited to OSHA, the National Electrical Safety Code, and the rules and regulations of the FCC as the same exist or as same may be hereafter changed or amended.

(c) Operating and maintenance personnel shall be trained in the use of all safety equipment and the safe operation of vehicles and equipment. The Licensee shall install and maintain its equipment, cable and wires in such a manner as shall not interfere with any installations of the Town or any public utility serving the Town.

(d) All structures and all equipment, cable and wires in, over, under, and upon streets, sidewalks, alleys, and public rights of ways of the Town, wherever situated or located shall at all times be kept and maintained in a safe and suitable condition and in good order and repair.

(e) The signal of any Broadcast station carried on the Cable Television System shall be carried without material degradation in quality at all subscribing locations within the limits imposed by the technical specifications of the Cable System and as set forth by the FCC. The Cable System shall be operated and maintained so as to comply with the technical standards set forth in the FCC's rules and regulations as they apply to cable television systems.

(f) Upon written notice from the Issuing Authority, the Licensee shall remedy a general deficiency with respect to the technical standards described herein within three (3) months of receipt of notice and a safety deficiency within forty-eight (48) hours of receipt of notice and shall notify the Issuing Authority when the deficiency has been corrected.

SECTION 4.2 - REPAIRS AND RESTORATION [SEE M.G.L.c. 166A §5(g)]

Whenever the Licensee takes up or disturbs any pavement, sidewalk or other improvement of any public right of way or public place, the same shall be replaced and the surface restored in as good condition as possible as before entry as soon as practicable. If the Licensee fails to make such restoration within a reasonable time, the Issuing Authority may fix a reasonable time for such restoration and repairs, and shall notify the Licensee in writing of the restoration and repairs required and the time fixed for the performance thereof. Upon failure of the Licensee to comply within the time specified, the Town may cause proper restoration and repairs to be made and the reasonable expense of such work shall be paid by the Licensee upon written demand by the Issuing Authority. However, prior to such repair or restoration the Town should submit a written estimate to the Licensee of the actual cost of said repair or restoration.

SECTION 4.3 - TREE TRIMMING [SEE M.G.L.c. 166A §5(a)]

The Licensee shall have authority to trim trees upon and overhanging public streets, alleys, sidewalks and ways and places of the Town so as to prevent the branches of such trees from coming in contact with the wires, cables and equipment of the Licensee, in accordance with M.G.L. Chapter 87 and any Town by-laws and regulations of general applicability. In installing, operating and maintaining equipment, cable and wires, Licensee shall avoid all unnecessary damage and injury to trees, structures, and improvements in and along the routes authorized by the Issuing Authority.

SECTION 4.4 - STRAND MAPS

The Licensee shall maintain a complete set of strand maps of the Town, which will show those areas in which its facilities exist, the location of all streets and the location of all residences. The strand maps in both paper and electronic formats will be retained at Licensee's primary place of business and will be available to the Issuing Authority for inspection by the Issuing Authority upon written request.

SECTION 4.5 - BUILDING MOVES [SEE M.G.L.c. 166 §39]

(a) In accordance with applicable laws, the Licensee shall, at its sole expense, upon the written request of any person holding a building moving permit issued by the Town, temporarily raise or lower its wires to permit the moving of the building(s). The Licensee shall be given not less than thirty (30) days' advance written notice to arrange for such temporary wire changes.

(b) In either case, the Licensee shall have the right to seek reimbursement under any applicable insurance or government program for reimbursement.

SECTION 4.6 - DIG SAFE [SEE M.G.L.c. 82 §40]

The Licensee shall comply with all applicable "dig safe" provisions pursuant to M.G.L.c. 82, § 40.

SECTION 4.7 - DISCONNECTION AND RELOCATION [SEE M.G.L.c. 166 §39]

(a) The Licensee shall, at its sole cost and expense, protect, support, temporarily disconnect, relocate in the same street, or other Public Right of Ways, or remove from any street or any other Public Ways and places, any of its property as required by the Issuing Authority or its designee by reason of traffic conditions, public safety, street construction, change or establishment

of street grade, or the construction of any public improvement or structure by any Town department acting in a governmental capacity.

(b) In requiring the Licensee to protect, support, temporarily disconnect, relocate or remove any portion of its property, the Issuing Authority shall treat Licensee the same as, and require no more of Licensee, than any other similarly situated utility.

(c) In either case, the Licensee shall have the right to seek reimbursement under any applicable insurance or government program for reimbursement.

SECTION 4.8 - EMERGENCY REMOVAL OF PLANT

(a) If, at any time, in case of fire or disaster in the Town, it shall be necessary in the reasonable judgment of the Issuing Authority to cut or move any of the wires, cable or equipment of the Cable Television System, the Town shall have the right to do so without cost or liability, provided however that, wherever possible, the Issuing Authority gives Licensee written notice and the ability to relocate wires, cable or other equipment.

(b) In either case, the Licensee shall have the right to seek reimbursement under any applicable insurance or government program for reimbursement. All cable operators or public or municipal utility companies shall be treated alike if reimbursed for such costs by the Town.

SECTION 4.9 – PROHIBITION AGAINST RESELLING OF SERVICE

No Person shall resell, without the express prior written consent of the Licensee, any Cable Service, program or signal transmitted over the Cable System by the Licensee.

**ARTICLE 5
PROGRAMMING**

SECTION 5.1 - BASIC CABLE SERVICE

The Licensee shall make available a Basic Cable Service tier to all subscribers in accordance with 47 U.S.C. 534.

SECTION 5.2 - PROGRAMMING

(a) Pursuant to 47 U.S.C. 544, the Licensee shall maintain the mix, quality and broad categories of Video Programming as set forth in **Exhibit C**. Pursuant to federal law, all Video Programming decisions, excluding PEG Access Programming, are at the sole discretion of the Licensee.

(b) Licensee shall comply with 76.309(c)(3)(i)(b) of the FCC Rules and Regulations as well as 207 CMR 10.02 of the Massachusetts Cable Television Division Rules and Regulations regarding notice of programming changes.

SECTION 5.3 - CONVERTER BOX, REMOTE CONTROLS

The Licensee shall allow Subscribers to purchase remote control devices which are compatible with the converter installed by the Licensee, if any, and allow the use of remotes. The Licensee takes no responsibility for changes in its equipment or Services that might render inoperable the remote control devices acquired by Subscribers.

SECTION 5.4 - STEREO TV TRANSMISSIONS

All Broadcast Signals that are received at the Licensee's headend in stereo shall be transmitted in stereo to Subscribers.

SECTION 5.5 – CABLE CHANNELS FOR COMMERCIAL USE

Pursuant to 47 U.S.C. 532, the Licensee shall make available channel capacity for commercial use by persons unaffiliated with the Licensee. Rates for use of commercial access channels shall be negotiated between the Licensee and the commercial user in accordance with federal law.

ARTICLE 6

PEG ACCESS CHANNEL(S) AND SUPPORT

SECTION 6.1 - PEG ACCESS CHANNEL(S)

Use of a Channel for Public, Educational and Governmental ("PEG") Access shall be provided in accordance with federal law, 47 U.S.C. 531, and as further set forth below. "Channel" means a number designation on the Licensee's Channel lineup regardless of the transmission format (analog or digital) and any specific amount of bandwidth. Licensee does not relinquish its ownership of or ultimate right of control over a Channel by designating it for PEG use. A PEG Access user – whether an individual, educational or governmental user – acquires no property or other interest by virtue of the use of a Channel so designated, and may not rely on the continued use of a particular Channel, no matter how long the same Channel may have been designated for such use. Licensee shall not exercise editorial control over any public, educational, or governmental use of a Channel, except Licensee may refuse to transmit any public access program or portion of a public access program that contains obscenity, indecency, or nudity pursuant to Section 611 of the Cable Act. The Issuing Authority and/or its designee shall be responsible for developing, implementing, interpreting and enforcing rules for PEG Access Channel use which shall insure that PEG Access Channel(s) and PEG Access equipment will be available on a first-come, non-discriminatory basis.

(a) Licensee shall designate two (2) Channel(s) to be used for Public, Educational and Government Access Programming. A Public, Educational and Government Access Channel may not be used to cablecast programs for profit, political or commercial fundraising in any fashion. Unused time on the Channel(s) may be utilized by Licensee subject to the provisions for "fallow time" set forth in subsection (b) below. The Licensee shall also reserve one (1) additional Channel for such uses according to the following formula. An additional Public, Educational and Government Access Channel shall be made available when the two (2) existing Channels are each

used to cablecast first-run, locally produced non-commercial programming eighty percent (80%) of the weekdays (Monday through Friday) for eighty percent (80%) of the time during any consecutive four-hour period for four (4) consecutive weeks. If there is a Channel available, this additional Access Channel will be made available within one hundred and eighty (180) days. Otherwise the Licensee shall have twelve (12) months following a request by the Issuing Authority in which to make such new Access Channel available.

(b) In the event the Issuing Authority or other PEG access user elects not to fully program its Channel(s), Licensee may reclaim any unused time on the Channel(s).

SECTION 6.2 – PEG ACCESS PROVIDER

Beginning on the Effective Date, the Access Provider shall provide services to PEG Access Users and the Town as follows:

- (1) Schedule, operate and program the PEG Access Channels provided in accordance with Section 6.3 below;
- (2) Manage the annual funding, pursuant to Section 6.4 below;
- (3) Purchase, maintain and/or lease equipment, with the funds allocated for such purposes in Section 6.5 below;
- (4) Conduct training programs in the skills necessary to produce PEG Access Programming;
- (5) Provide technical assistance and production services to PEG Access users;
- (6) Establish rules, procedures and guidelines for use of the PEG Access Channels;
- (7) Provide publicity, fundraising, outreach, referral and other support services to PEG Access users;
- (8) Assist users in the production of Video Programming of interest to Subscribers and issues, events and activities; and

- (9) Accomplish such other tasks relating to the operation, scheduling and/or management of the PEG Access Channels, facilities and equipment as appropriate and necessary.

SECTION 6.3 – PEG ACCESS SUPPORT

Licensee shall provide an annual payment in the form of a Franchise Fee to the Issuing Authority, or its designee, for PEG Access purposes, equal to four and one quarter percent (4.25%) of its Gross Annual Revenues, less applicable License Fees and/or assessments for any state or other governmental agencies. Said annual payments shall be used for, among other things, salary, operating, equipment and other related expenses connected to PEG Access programming and operations. Said annual four and one quarter percent (4.25%) PEG Access payment shall be made to the Issuing Authority, or its designee, on a quarterly basis. The first payment shall be made on or before May 15, 2008 for the period of January 5, 2008 through March 31, 2008. Quarterly thereafter, Licensee shall provide payments on or before each February 15th, May 15th, August 15th, and November 15th based on revenues from the previous calendar quarter.

SECTION 6.4 – PEG ACCESS CAPITAL SUPPORT

Licensee shall provide a total capital payment of One Hundred Thirty-Three Thousand Dollars (\$133,000.00) to the Issuing Authority, or its designee, to be used for the purchase of PEG Access equipment and or facilities. All equipment purchased with these funds will be owned, operated and maintained by the Town. Said payments shall be paid as follows:

- Sixty-Two Thousand Five Hundred Dollars (\$62,500) within forty-five (45) days of the Effective Date
- Seventy Thousand Five Hundred Dollars (\$70,500) on or before July 5, 2010

SECTION 6.5 – EXISTING PEG ACCESS EQUIPMENT

The Licensee shall, within seven (7) business days of the Effective Date, convey to the Town and/or the Town's designee the existing Licensee-owned studio, production, modulation and cablecasting equipment located at North Reading High School and included in **Exhibit D**. All such equipment shall be deeded to the Town in "as is" condition for One Dollar (\$1.00). The Licensee shall have no further responsibility whatsoever for the maintenance, insurance, repair and/or replacement for any of the aforementioned equipment.

SECTION 6.6 – REPORT OF DISBURSEMENTS

(a) Annually, within thirty (30) days of submission to the Town of a financial review of the Access Provider by a Certified Public Accountant or such other official required by the Access Provider's agreement with the Town, the Issuing Authority, or its designee, shall submit to the Licensee a written report showing actual disbursements made during the previous calendar year of the funds provided by the Licensee on behalf of the Access Provider, pursuant to Article 6 herein.

(b) Said report shall explain in detail the allocation of funds, a justification of the use of the funds, and any operating interests of the various entities, if any, using the PEG Access facilities.

(c) If upon review of the report, the Licensee finds that any use of the funds by the access provider have been inappropriately related to PEG Access, the Licensee may submit a written request for a hearing before the Issuing Authority. After such hearing, the Issuing Authority shall submit a written response to the Licensee stating its assessment of the use of funds. If the Issuing Authority and Licensee agree that funds have not been used appropriately, the Issuing Authority shall take the necessary measures to assure future funds are expended appropriately.

(d) If upon receipt of a subsequent report, the Licensee determines that the use of funds again have not been appropriate, the Licensee may, in writing, request another hearing before the Issuing Authority. Providing the Issuing Authority finds in accordance with the Licensee's

determination, the Issuing Authority shall direct the Licensee to withhold an amount of PEG Access support and or PEG Access capital payments, an amount corresponding to the subject of the dispute, until such a time safeguards are in place to assure the appropriate use of the funds.

(e) If following the Licensee's second request for the Issuing Authority's remedial action, the Issuing Authority disagrees with the Licensee, regarding the inappropriate use of funds, the matter may be referred to the Cable Division, or its successor, upon written request of the Licensee, or to such other arbiter as may be agreeable to the parties.

SECTION 6.7 - PROGRAMMING EXCLUSIVITY AND NON-COMPETITION

The Issuing Authority, or its designee, agrees that it will not use its designated PEG Access Channels, equipment, or other facilities to provide for-profit commercial services which have the effect of competing with the Licensee's business. In addition, any Video Programming cablecast under the provisions of this Article 6 shall not be commercially distributed to a competing Multichannel Video Programming Distributor without the written consent of the Licensee.

SECTION 6.8 – PEG ACCESS CABLECASTING

(a) In order that the Issuing Authority and/or the Access Provider can cablecast PEG Access Programming over the PEG Access Channels, all PEG Access programming shall be modulated, then transmitted by the Licensee from a location on the I-Net with origination capability as listed in Exhibit A to the Licensee headend, on one of the Upstream Channels made available for such purpose. At the Licensee's headend, said Access programming shall be retransmitted by the Licensee in the downstream direction on the appropriate downstream PEG Access Channel.

(b) The Licensee shall continue to provide and maintain and/or replace all necessary existing switching equipment at the headend in order to automatically switch upstream signals

from any remote locations with Origination Capability to the designated Downstream PEG Access Channel. Any manual switching shall be the responsibility of the Issuing Authority or its designee(s). The demarcation point between the part of the system maintained by the Licensee and the part of the system maintained by the access provider shall be the output of the modulator(s), which shall be owned by the Town or the Access Provider, located at the origination site(s).

(c) To the extent permitted by federal law and regulation, Licensee shall be allowed to recover the costs, if any, of the operation and maintenance of the I-Net incurred during the term of this Renewal License, and to include such costs as a separately billed line-item on each Subscriber's bill.

ARTICLE 7

CUSTOMER SERVICE AND CONSUMER PROTECTION

SECTION 7.1 - CUSTOMER SERVICE

The Licensee shall comply with all customer service regulations of the FCC (47 CFR §76.309) as they exist or as they may be amended from time to time. Likewise, the Licensee shall comply with the customer service regulations promulgated by the Cable Division as they exist or as they may be amended from time to time.

SECTION 7.2 - CONSUMER COMPLAINT PROCEDURES [SEE M.G.L.c. 166A §10]

Complaints by any Person as to the operation of the Cable System may be filed in writing with the Cable Division or with the Issuing Authority, each of which shall within ten (10) days forward copies of such complaints to the other. The Issuing Authority and the Cable Division shall be notified by the Licensee on forms to be prescribed by the Cable Division not less than annually, of the complaints of subscribers received during the reporting period and the manner in which they have been met, including the time required to make any necessary repairs or adjustments.

SECTION 7.3 - SUBSCRIBERS' ANTENNAS - SWITCHING DEVICES [SEE M.G.L.c. 166 §5(h)]

The Licensee shall not remove any television antenna of any Subscriber but shall, at the Licensee's actual cost, plus reasonable rate of return offer an adequate switching device to allow the Subscriber to choose between cable television and non-cable reception.

SECTION 7.4 - SERVICE INTERRUPTIONS [SEE M.G.L.c. 166A §5(1)]

In the event that the Licensee's Service to any Subscriber is completely interrupted for twenty-four (24) or more consecutive hours, the Licensee will grant such Subscriber a pro rata credit or rebate upon request, on a daily basis, of that portion of the Service charge during the next consecutive billing cycle, or at its option, apply such credit to any outstanding balance then currently due. In the instance of other individual Subscriber Service interruptions, credits shall be applied as described above after due notice to the Licensee from the Subscriber.

SECTION 7.5 - SUBSCRIBER TELEVISION SETS [SEE M.G.L.c. 166A §5(d)]

The Licensee shall not engage directly or indirectly in the business of selling or repairing television sets; provided however that the Licensee may make adjustments to television sets in the course of normal maintenance.

SECTION 7.6 - PROTECTION OF SUBSCRIBER PRIVACY

The Licensee shall comply with all applicable federal and state privacy laws and regulations, including 47 U.S.C. 551 and regulations adopted pursuant thereto.

SECTION 7.7 – MONITORING [SEE 47 USC 551]

Neither the Licensee nor its designee nor the Issuing Authority nor its designee shall, without a court order, tap, monitor, arrange for the tapping or monitoring, or permit any person to tap or monitor, any cable, line, signal, input device, or Subscriber Outlet or receiver for any purpose, without the prior written authorization of the affected Subscriber or user, unless otherwise required by applicable law, provided, however, that the Licensee may conduct system-wide or individually addressed “sweeps” solely for the purpose of verifying system integrity, checking for illegal taps, controlling return-path transmission, billing for pay Services or monitoring channel usage in a manner not inconsistent with the Cable Act. The Licensee shall

report to the affected parties any instances of monitoring or tapping of the Cable Television System, or any part thereof, of which it has knowledge, whether or not such activity has been authorized by the Licensee. The Licensee shall not record or retain any information transmitted between a Subscriber or user and any third party, except as required for lawful business purposes.

SECTION 7.8 – POLLING [SEE 47 USC 551]

No poll or other upstream response of a Subscriber or user shall be conducted or obtained, unless: 1) the program of which the upstream response is a part contains an explicit disclosure of the nature, purpose and prospective use of the results of the poll or upstream response, and 2) the program has an informational, entertainment or educational function which is self-evident. The Licensee or its designees shall release the results of upstream responses only in the aggregate and without individual references.

SECTION 7.9 – PROPRIETARY INFORMATION

Notwithstanding anything to the contrary set forth in this License, the Licensee shall not be required to disclose information which it reasonably deems to be proprietary or confidential in nature. The Issuing Authority agrees to treat any information disclosed by the Licensee as confidential and only to disclose it to those employees, representatives, and agents of the Issuing Authority that have a need to know in order to enforce this License and who shall agree to maintain the confidentiality of all such information, except as may otherwise be provided by law. The Licensee shall not be required to provide Subscriber information in violation of 47 U.S.C. 551 or any other applicable federal or state privacy law. For purposes of this Section, the terms “proprietary or confidential” include, but are not limited to, information relating to the Cable System design, customer lists, marketing plans, financial information unrelated to the calculation of franchise fees or rates pursuant to FCC rules, or other information that is reasonably determined

by the Licensee to competitively sensitive. In the event that the Issuing Authority receives a request under a state "sunshine," public records or similar law for the disclosure of information the Licensee has designated as confidential, trade secret or proprietary, the Issuing Authority shall notify Licensee of such request and cooperate with Licensee in opposing such request, to the extent permitted by law.

SECTION 7.10 - EMPLOYEE IDENTIFICATION CARDS

All of the Licensee's employees, including repair and sales personnel, entering private property shall be required to carry an employee picture identification card issued by the Licensee.

**ARTICLE 8
PRICES AND CHARGES**

SECTION 8.1 - PRICES AND CHARGES

(a) All rates, fees, charges, deposits and associated terms and conditions to be imposed by the Licensee or any affiliated Person for any Cable Service as of the Effective Date shall be in accordance with applicable FCC's rate regulations [47 U.S.C. 543]. Before any new or modified rate, fee, or charge is imposed, the Licensee shall follow the applicable FCC and State notice requirements and rules and notify affected Subscribers, which notice may be by any means permitted under applicable law. Nothing contained herein shall prohibit the Licensee from offering bulk discounts, promotional discounts, package discounts, or other such pricing strategies as part of its business practice.

(b) The Issuing Authority acknowledges that under the 1992 Cable Television Consumer Protection and Competition Act, certain costs of PEG Access and other cable television license requirements, may be passed through to the Subscribers in accordance with federal law.

ARTICLE 9

REGULATORY OVERSIGHT

SECTION 9.1 - INDEMNIFICATION [SEE M.G.L.c. 166A §5(b)]

(a) The Licensee shall indemnify, defend and hold harmless the Issuing Authority, its officers, employees, and agents from and against any liability or claims resulting from property damage or bodily injury (including accidental death) that arise out of the Licensee's construction, operation, maintenance or removal of the Cable System, including, but not limited to, reasonable attorney's fees and costs, provided that the Issuing Authority shall give the Licensee timely written notice so as not to prejudice its obligation to indemnify and defend the Issuing Authority after receipt of a claim or action pursuant to this Section. If the Issuing Authority determines that it is necessary for it to employ separate counsel, the costs for such separate counsel shall be the responsibility of the Issuing Authority.

(b) The Issuing Authority and/or its designee shall indemnify Licensee for any liability, loss, or damage it may suffer due to violation of the intellectual property rights of third parties or arising out of the content of programming shown on any PEG channel and from claims arising out of the Issuing Authority's rules for or administration of access.

SECTION 9.2 - INSURANCE [SEE M.G.L.c. 166A §5(c)]

(a) The Licensee shall carry insurance throughout the term of this Renewal License and any removal period pursuant to M.G.L.c. 166A, § 5(f) with an insurance company authorized to conduct business in Massachusetts satisfactory to the Issuing Authority protecting, as required in this Renewal License, the Licensee and listing the Town as an additional insured, against any and all claims for injury or damage to persons or property, both real and personal, caused by the construction, installation, operation, maintenance or removal of its Cable System. The amount of

such insurance against liability for damage to property shall be no less than One Million Dollars (\$1,000,000) as to any one occurrence. The amount of such insurance for liability for injury or death to any person shall be no less than One Million Dollars (\$1,000,000). The amount of such insurance for excess liability shall be Five Million Dollars (\$5,000,000) in umbrella form. Policy will contain a provision that the Issuing Authority will receive thirty (30) days' written notice prior to any cancellation.

(b) The Licensee shall carry insurance against all claims arising out of the operation of motor vehicles and general tort or contract liability in the amount of One Million Dollars (\$1,000,000). Policy will contain a provision that the Issuing Authority will receive thirty (30) days' written notice prior to any cancellation.

(c) All insurance coverage, including Workers' Compensation, shall be maintained throughout the period of this Renewal License. All expenses incurred for said insurance shall be at the sole expense of the Licensee. Policy will contain a provision that the Issuing Authority will receive thirty (30) days' written notice prior to any cancellation.

(d) The Licensee shall provide Issuing Authority with certificate(s) of insurance for all policies required herein upon expiration of policies.

SECTION 9.3 - PERFORMANCE BOND [SEE M.G.L.c. 166A §5(k)]

(a) The Licensee has submitted and shall maintain throughout the duration of this Renewal License and any removal period pursuant to M.G.L.c. 166A, § 5(f) a performance bond in the amount of Twenty-five Thousand Dollars (\$25,000) running to the Town with a surety company satisfactory to the Issuing Authority to guarantee the following terms:

- (1) the satisfactory completion of the installation and operation of the Cable System in the time schedule provided herein and otherwise of M.G.L.c. 166A, § 5(a), (m) and (n);

- (2) the satisfactory restoration of pavements, sidewalks and other improvements in accordance with M.G.L.c. 166A, § 5(g);
- (3) the indemnity of the Town in accordance with M.G.L.c. 166A, § 5(b);
and
- (4) the satisfactory removal or other disposition of the Cable System in accordance with M.G.L.c. 166A, § 5(f).

(b) The Licensee shall not reduce the amount or cancel said bond, or materially change the terms of said bond from the provisions of Section 9.3(a) herein without the Issuing Authority's prior written consent. The Issuing Authority shall not unreasonably withhold its consent.

SECTION 9.4 – FRANCHISE AND LICENSE FEES [SEE M.G.L.c. 166A §9]

(a) During the term of the Renewal License the annual License Fee payable to the Town shall be the maximum allowable by law, per Subscriber served as of the last day of the preceding calendar year, payable on or before March 15th of the said year. Pursuant to M.G.L.c. 166A, § 9, this fee is currently fifty cents (\$.50) per Subscriber, but not less than Two Hundred Fifty Dollars (\$250) annually.

(b) In accordance with Section 622(b) of the Cable Act, the Licensee shall not be liable for total franchise fees pursuant to this Renewal License and applicable law in excess of five percent (5%) of its Gross Annual Revenues; provided, however, that said five percent (5%) shall also include (i) the PEG Access Annual Support (Section 6.3) and (ii) any amounts included in the term "Franchise Fee" pursuant to Section 622(g)(1) of the Cable Act), but shall not include the following: (i) PEG Access Capital Support (Section 6.4); (ii) interest due herein to the Issuing Authority because of late payments; and (iii) any other exclusion to the term "Franchise Fee" pursuant to Section 622(g)(2) of the Cable Act.

(c) All payments by the Licensee to the Town pursuant to this Section shall be made payable to the Town and deposited with the Town Treasurer unless otherwise agreed to in writing by the parties.

SECTION 9.5 - REPORTS [SEE M.G.L.c. 166A §8 and §10]

(a) The Licensee shall file annually with the Cable Division on forms prescribed by the Cable Division, a sworn statement of its revenues and expenses for official use only. In addition, the Licensee shall also file with the Cable Division, a financial balance sheet and statement of ownership which shall be supplied upon written request of the Issuing Authority. These requirements shall be subject to the regulations of the Cable Division.

(b) In addition, the Licensee shall maintain for public inspection all records required by the FCC and as specified in 47 CFR §76.305 in the manner prescribed therein.

SECTION 9.6 - EQUAL EMPLOYMENT OPPORTUNITY

The Licensee is an Equal Opportunity Employer and shall comply with applicable FCC regulations with respect to Equal Employment Opportunities.

SECTION 9.7 - REVOCATION OF LICENSE [SEE M.G.L.c. 166A §11]

(1) The License issued hereunder may, after due written notice and hearing, be revoked by the Issuing Authority or the Cable Division for any of the following reasons:

(a) For false or misleading statements in, or material omissions from, the application submitted under M.G.L.c. 166A, § 4;

(b) For failure to file and maintain the performance bond as described in Section 9.3 (Performance Bond) or to maintain insurance as described in Section 9.2 (Insurance);

- (c) For repeated violations, as determined by the Cable Division, of commitments of the license as set forth in M.G.L.c. 166A, § 5(j);
- (d) For repeated failure, as determined by the Cable Division, to maintain signal quality pursuant to the standards provided for by the FCC and/or Cable Division;
- (e) For any transfer or assignment of the Renewal License or control thereof without consent of the Issuing Authority in violation of Section 9.9 herein;
- (f) For repeated failure to comply with the material terms and conditions herein requires by this M.G.L.c. 166A, § 5; and
- (g) For failure to complete construction in accordance with the provisions of the Renewal License.

SECTION 9.8 - NOTICE AND OPPORTUNITY TO CURE

In the event that the Issuing Authority has reason to believe that the Licensee has defaulted in the performance of any or several provisions of this Renewal License, except as excused by Force Majeure, the Issuing Authority shall notify the Licensee in writing, by certified mail, of the provision or provisions which the Issuing Authority believes may have been in default and the details relating thereto. The Licensee shall have thirty (30) days from the receipt of such notice to:

(a) respond to the Issuing Authority in writing, contesting the Issuing Authority's assertion of default and providing such information or documentation as may be necessary to support the Licensee's position; or

(b) cure any such default (and provide written evidence of the same), or, in the event that by nature of the default, such default cannot be cured within such thirty (30) day period, to take reasonable steps to cure said default and diligently continue such efforts until said default is cured. The Licensee shall report to the Issuing Authority, in writing, by certified mail, at forty-five (45) day

intervals as to the Licensee's efforts, indicating the steps taken by the Licensee to cure said default and reporting the Licensee's progress until such default is cured.

(c) In the event that (i) the Licensee fails to respond to such notice of default; and/or (ii) the Licensee fails to cure the default or to take reasonable steps to cure the default within the required forty-five (45) day period; the Issuing Authority or its designee shall promptly schedule a public hearing no sooner than fourteen (14) days after written notice, by certified mail, to the Licensee. The Licensee shall be provided reasonable opportunity to offer evidence, question witnesses, if any, and be heard at such public hearing.

(d) Within thirty (30) days after said public hearing, the Issuing Authority shall issue a written determination of its findings. In the event that the Issuing Authority determines that the Licensee is in such default, the Issuing Authority may determine to pursue any lawful remedy available to it.

(e) In the event that (i) the Issuing Authority fails to issue a written reply within 30 days accepting or rejecting Licensees' response pursuant to 9.8(a) above; (ii) the Issuing Authority fails to issue a written acknowledgement after Licensee's notice that it cured said default pursuant to 9.8(b) above; and/or (iii) the Issuing Authority fails to schedule a public hearing no later than thirty (30) days of having sent a written notice consistent with Section 9.8(c) above and/or (iv) the Issuing authority fails to issue a written determination with thirty (30) days after the public hearing pursuant to Section 9.8(d) above , then the issue of said default against the Licensee by the Issuing Authority shall be considered null and void.

SECTION 9.9 – LIQUIDATED DAMAGES

For the violation of any of the following provisions of this Final License, liquidated damages shall be paid by the Licensee to the Issuing Authority. Any such liquidated damages shall be assessed as of the date that the Licensee received written notice of the provision or provisions

which the Issuing Authority believes are in default, provided that the Issuing Authority has first made a determination of default in accordance with the procedures set forth in Section 9.8 above. On an annual basis from the Effective Date, the Licensee shall not be liable for liquidated damages that exceed five thousand dollars (\$5,000). The liquidated damages shall be assessed as follows:

(1) For failure to obtain the advance, written approval of the Issuing Authority for any transfer of the Final License in accordance with Section 9.9 herein, Two Hundred Fifty Dollars (\$250.00) per day, for each day that any such non-compliance continues;

(2) For failure to comply with the PEG Access provisions in accordance with Article 6 herein, One Hundred and Fifty Dollars (\$150.00) per day, for each day that any such non-compliance continues;

(3) For failure to comply with the customer service standards in accordance with Section 7.1 herein, One Hundred and Fifty Dollars (\$150.00) per day that any such non-compliance continues.

Such liquidated damages shall not be a limitation upon any other provision of this Final License and applicable law, including revocation, or any other statutorily or judicially imposed penalties or remedies; provided, however, that in the event that the Issuing Authority collects liquidated damages for a specific breach for a specific period of time, pursuant to this section, the collection of such liquidated damages shall be deemed to be the exclusive remedy for said specific breach for such specific period of time only. Each of the above-mentioned cases of non-compliance shall result in damage to the Town, its residents, businesses and institutions, compensation for which will be difficult to ascertain. The Licensee agrees that the liquidated damages in the amounts set forth above are fair and reasonable compensation for such damage. The Licensee agrees that said foregoing amounts are liquidated damages, not a penalty or forfeiture, and are within one or more exclusions to the term "franchise fee" provided by Section 622(g)(2)(A)-(D) of the Cable Act.

SECTION 9.10 - TRANSFER OR ASSIGNMENT [SEE M.G.L.c. 166A §7]

This Renewal License or control hereof shall not be transferred or assigned without the prior written consent of the Issuing Authority, which consent shall not be arbitrarily or unreasonably withheld or delayed. A transfer or assignment of a license or control thereof between commonly controlled entities, between affiliated companies, or between parent and subsidiary corporations, shall not constitute a transfer or assignment of a license or control thereof under M.G.L.c.166A, section 7. An “affiliated company” is any Person or entity that directly or indirectly, or through one or more intermediaries, controls, is controlled by, or is under common control with another Person or entity. The consent of the Issuing Authority shall be given only after a hearing upon written application therefor on forms prescribed by the Cable Division. The application for consent to an assignment or transfer shall be signed by the Licensee and by the proposed assignee or transferee or by their representatives, evidence of whose authority shall be submitted with the application. Within thirty (30) days of receiving a request for consent, the Issuing Authority shall, in accordance with State and FCC rules and regulations, notify the Licensee in writing of the additional information, if any, it requires to determine the legal, financial, technical and managerial qualifications of the transferee or new controlling party. If the Issuing Authority has not taken action on the Licensee’s request for consent within one hundred twenty (120) days after receiving such request, consent shall be deemed given.

SECTION 9.11 - REMOVAL OF SYSTEM [SEE M.G.L.c. 166A §5(f)]

Upon termination of this Renewal License or of any renewal hereof by passage of time or otherwise, the Licensee shall remove its supporting structures, poles, transmission and distribution systems and other appurtenances from the streets, ways, lanes, alleys, parkways, bridges, highways, and other public and private places in, over, under, or along which they are installed and shall restore the areas to their original condition. If such removal is not completed within six (6)

months of such termination, the Issuing Authority or property owner may deem any property not removed as having been abandoned.

SECTION 9.12 - INCORPORATION BY REFERENCE

(a) All presently and hereafter applicable conditions and requirements of federal, state and local laws, including but not limited to M.G.L.c. 166A, and the rules and regulations of the FCC and the Cable Division, as they may be amended from time to time, are incorporated herein by reference, to the extent not enumerated herein. All such general laws, rules, and regulations, as amended, shall control the interpretation and performance of this Renewal License to the extent that any provision of this Renewal License conflicts with or is inconsistent with such laws, rules or regulations.

(b) Should the Commonwealth of Massachusetts, the federal government or the FCC require the Licensee to perform or refrain from performing any act the performance or non-performance of which is inconsistent with any provisions herein, the Issuing Authority and the Licensee will thereupon, if they determine that a material provision herein is affected, modify any of the provisions herein to reflect such government action.

ARTICLE 10

MISCELLANEOUS

SECTION 10.1 - SEVERABILITY

If any section, subsection, sentence, clause, phrase, or other portion of this Renewal License is, for any reason, declared illegal, invalid, or unconstitutional in whole or in part, by any court, agency, commission, legislative body, or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

SECTION 10.2 - FORCE MAJEURE

If for any reason of force majeure the Licensee is unable in whole or in part to carry out its obligations hereunder, said Licensee shall not be deemed in violation or default during the continuance of such inability. Unless further limited elsewhere in this License, the term "force majeure" as used herein shall have the following meaning: strikes; acts of god; acts of public enemies, orders of any kind of the government of the United States of America or of the Commonwealth of Massachusetts or any of their departments, agencies, political subdivisions, or officials, or any civil or military authority; insurrections; riots, epidemics; landslides; lightning; earthquakes; tornados; fires; hurricanes; volcanic activity; storms; floods; washouts; droughts, arrests; civil disturbances; explosions; partial or entire failure of utilities; unavailability of materials and/or essential equipment, environmental restrictions or any other cause or event not reasonably within the Licensee's control.

SECTION 10.3 - NOTICES

(a) Every notice to be served upon the Issuing Authority shall be delivered or sent by certified mail (postage prepaid) to the following address or such other address as the Issuing Authority may specify in writing to the Licensee.

Town of North Reading
Attn: Board of Selectmen
29 Center Street
North Reading, MA, 01803

(b) Every notice served upon the Licensee shall be delivered or sent by certified mail (postage prepaid) to the following address or such other address as the Licensee may specify in writing to the Issuing Authority.

Comcast Cable Communications, Inc.
Attn: Sr. Director of Government & Community Relations
55 Concord Street
North Reading, MA 01864

with copies to:

Comcast Cable Communications, Inc.
Attn: Vice President, Government Affairs
676 Island Pond Road
Manchester, NH 03109

Comcast Cable Communications, Inc.
Attn: Government Affairs
1500 Market Street
Philadelphia, PA 19102

(c) Delivery of such notices shall be equivalent to direct personal notice, direction or order, and shall be deemed to have been given at the time of receipt.

SECTION 10.4 - ENTIRE AGREEMENT

This instrument contains the entire agreement between the parties, supersedes all prior agreements or proposals except as specifically incorporated herein, and cannot be changed without written amendment.

SECTION 10.5 - CAPTIONS

The captions to sections throughout this Renewal License are intended solely to facilitate reading and reference to the sections and provisions of the Renewal License. Such sections shall not affect the meaning or interpretation of the Renewal License.

SECTION 10.6 - WARRANTIES

The Licensee warrants, represents and acknowledges that, as of the Effective Date of this Renewal License:

(a) The Licensee is duly organized, validly existing and in good standing under the laws of the State;

(b) The Licensee has the requisite power and authority under applicable law and its by-laws and articles of incorporation and/or other organizational documents, is authorized by resolutions of its Board of Directors or other governing body, and has secured all consents which are required to be obtained as of the date of execution of this Renewal License, to enter into and legally bind the Licensee to this Renewal License and to take all actions necessary to perform all of its obligations pursuant to this Renewal License;

(c) This Renewal License is enforceable against the Licensee in accordance with the provisions herein; and

(d) There is no action or proceedings pending or threatened against the Licensee which would interfere with performance of this Renewal License.

SECTION 10.7 - APPLICABILITY OF RENEWAL LICENSE

All of the provisions in this Renewal License shall apply to the Town, the Licensee, and their respective successors and assigns.

WITNESS OUR HANDS AND OFFICIAL SEAL, THIS 17 DAY OF
December 2007.

TOWN OF NORTH READING

By:



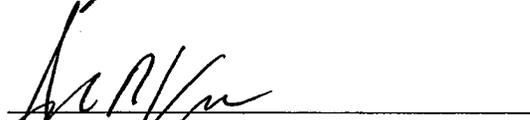
Selectman



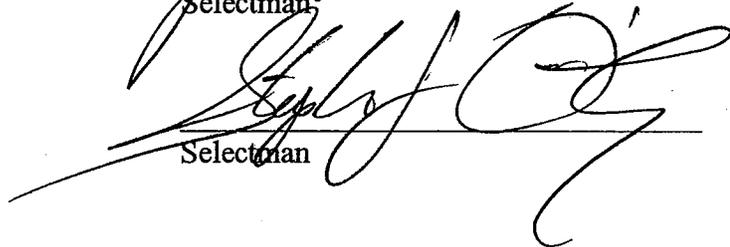
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COMCAST OF MASSACHUSETTS I, INC.

By:



Kevin M. Casey
President
NorthCentral Division

EXHIBIT A

INSTITUTIONAL NETWORK ORIGINATION LOCATIONS

Public School Buildings:

High School, 191 Park Street

Middle School, Sherman Road

Little School, 7 Barberry Street

Hood School, 298 Haverhill Street

Batchelder School, 175 Park Street

Municipal Buildings:

Town Hall, 235 North Street

DPW Garage, Chestnut Street

Library, 147 Park Street

Police Department, 152 Park Street

Fire Department, 152 Park Street

Senior Citizen Center, 157 Park Street

EXHIBIT B

PUBLIC BUILDINGS RECEIVING SUBSCRIBER NETWORK CABLE DROPS

Public School Buildings:

High School, 191 Park Street

Middle School, Sherman Road

Little School, 7 Barberry Street

Hood School, 298 Haverhill Street

Batchelder School, 175 Park Street

Municipal Buildings:

Town Hall, 235 North Street

DPW Garage, Chestnut Street

Library, 147 Park Street

Police Department, 152 Park Street

Fire Department, 152 Park Street

Senior Citizen Center, 157 Park Street

EXHIBIT C

PROGRAMMING

Licensee shall provide the following broad categories of Video Programming:

- News Programming;
- Sports Programming;
- Public Affairs Programming;
- Children's Programming;
- Entertainment Programming; and
- Local Programming.

EXHIBIT D
EXISTING STUDIO EQUIPMENT

(Certain pieces of this equipment are located at the Middle School for coverage of School Cmt. Meetings)

Location: _Massachusetts

Personal Property Asset Listings

N Reading School	LO/OP		1	modulator	cadco	360hl
N Reading School	LO/OP		1	mic mixer	shure	m267
N Reading School	LO/OP		1	camera	Panasonic	d-5000/wv-gr12
N Reading School	LO/OP		1	tripod	quickset	4-74810-9
N Reading Studio	LO/OP		1			
N Reading Studio	LO/OP		1			
N Reading Studio	LO/OP		1	Deskjet Printer	Hewlet Packard	710C
N Reading Studio	LO/OP		1	Fax Machine	Panasonic	kxfm210
N Reading Studio	LO/OP		1	Answering Machine	Panasonic	kx-tm80d-w
N Reading Studio	LO/OP		1	Television/monitor	Videotek	rm-12
N Reading Studio	LO/OP		1	A/C Camera adaptor	JVC	RA-c19u
N Reading Studio	LO/OP		1	Tripod	Bogen	302
N Reading Studio	LO/OP		2	Tripod	Quickset	n/a
N Reading Studio	LO/OP		2	Tripod	Quickset	Husky
N Reading Studio	LO/OP		1	Mac G3 based editing	Media100	QX 5.1
N Reading Studio	LO/OP		2	Speakers	Roland	ma12c
N Reading Studio	LO/OP		2	Speakers	ElectroVoice	sentry 100a
N Reading Studio	LO/OP		1	vid monitor	sony	pvm-804q
N Reading Studio	LO/OP		2	vid monitor	Panasonic	bt-s1300n
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		1	Mac Monitor	Optiquest	V115
N Reading Studio	LO/OP		2	DV Deck	Panasonic	ag-dv2000
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		1	miniDV camera	Panasonic	ag-ez30up
N Reading Studio	LO/OP		2	svhs camera	Panasonic	ag-456
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		1	CG Computer	Amiga	A2000
N Reading Studio	LO/OP		1	Computer Monitor	Amiga	
N Reading Studio	LO/OP		2	Camera Batteries	Panasonic	ag-bp20p

*Renewal Cable Television License for the Town of North Reading, MA
Term: January 5, 2008 through January 4, 2018 (10 yrs)*

N Reading Studio	LO/OP		1	mic mixer	shure	m267
N Reading Studio	LO/OP		1	audio mixer	yamaha	802
N Reading Studio	LO/OP		1	cd player	sylvania	cd1490
N Reading Studio	LO/OP		1	cassette deck	jvc	kdu111
N Reading Studio	LO/OP		1	video switcher	Panasonic	wj-mx-50a
N Reading Studio	LO/OP		1	edit controller	Panasonic	ag-a350p
N Reading Studio	LO/OP		1	audio amp	yamaha	p2050
N Reading Studio	LO/OP		1	waveform monitor	hitatchi	v-099
N Reading Studio	LO/OP		1	vectorscope	hitatchi	v-089
N Reading Studio	LO/OP		1	svhs deck	Panasonic	ag-ds555p
N Reading Studio	LO/OP		1	svhs deck	Panasonic	ag-ds545p
N Reading Studio	LO/OP		3	Camera Control Unit	Panasonic	wv-rc37
N Reading Studio	LO/OP		1	vhs deck	Panasonic	pv2401
N Reading Studio	LO/OP		2	video monitor	Panasonic	bt-s901yn
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		2	video monitor	Panasonic	ct-1386yd
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		1	video dist. Amp	sigma	vda26a
N Reading Studio	LO/OP		1	audio dist. Amp	sigma	ada2110
N Reading Studio	LO/OP		2	video monitor	Panasonic	tr-930u
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		2	video monitor	Panasonic	wv-5350
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		2	headset power supply	clear-com	pk5
N Reading Studio	LO/OP		4	headsets	clear-com	que-com
N Reading Studio	LO/OP					
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		1	tripod	bogen	3063/3046
N Reading Studio	LO/OP		2	Tripod	Bogen	3063/3046
N Reading Studio	LO/OP		1	portable light stand	smith victor	sa28
N Reading Studio	LO/OP		1	portable light stand	smith victor	Sgr
N Reading Studio	LO/OP		1	portable light kit	smith victor	n/a
N Reading Studio	LO/OP		1	video monitor	Panasonic	wv5350
N Reading Studio	LO/OP		1	receiver	realistic	sta19
N Reading Studio	LO/OP		1	modulator	cadco	m-369
N Reading Studio	LO/OP		1	modulator	standard	tvm450
N Reading Studio	LO/OP		1	video monitor	Panasonic	ct-1386vyd
N Reading Studio	LO/OP		1	playback	leightronix	pro8
N Reading Studio	LO/OP		1	video switcher	Panasonic	wj-220r
N Reading Studio	LO/OP		4	vhs/s playback decks	Panasonic	ag-1330
N Reading Studio	LO/OP		1	modulator	jerrald	c6m
N Reading Studio	LO/OP		1	tripod dolly	Bogen	3127
N Reading Studio	LO/OP		1	time base corrector	fortel	Ccdhp
N Reading Studio	LO/OP		4	mic floor stands w/arm	atlas sound	ms10c

*Renewal Cable Television License for the Town of North Reading, MA
Term: January 5, 2008 through January 4, 2018 (10 yrs)*

N Reading Studio	LO/OP		1	video switcher	Panasonic	wjmx20
N Reading Studio	LO/OP		1	edit controller	Panasonic	nv-a500
N Reading Studio	LO/OP		2	chairs black w/chrome	n/a	n/a
N Reading Studio	LO/OP		1	audio snake	carvin	
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		4	handheld mics	shure	vp64a
N Reading Studio	LO/OP		1	handheld mics	ElectroVoice	635a
N Reading Studio	LO/OP		4	lav mics	shure	mx183bp
N Reading Studio	LO/OP		1	video dist. Amp	sigma	vda100a
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		2	fixed ch. Output modulators	phasecom	106
N Reading Studio	LO/OP					
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		3	dollies	bogen	3067
N Reading Studio	LO/OP		3	tripods	Bogen	3061/3066
N Reading Studio	LO/OP		3	cameras	Panasonic	wv-f260
N Reading Studio	LO/OP					
N Reading Studio	LO/OP					
N Reading Studio	LO/OP		3	viewfinders	panasonic	wv-wf65b
N. Reading Studio	LO/OP		1	CBB	Alphagen Magic Box	Image Capt.
N. Reading Studio	LO/OP		1	UPS	Tripp-Lite	BCPRO600
N. Reading Studio	LO/OP		3	mic mixer	shure	scm410
N. Reading Studio	LO/OP					
N. Reading Studio	LO/OP		9	gooseneck mic shure		mx412d/c
N Reading Studio	LO/OP					
N Reading Studio	LO/OP					
N Reading T.Hall	LO/OP		1	television	rca	e133235e
N Reading T.Hall	LO/OP		1	mic mixer	shure	m267
N Reading T.Hall	LO/OP		1	modulator	cadco	369hl
N Reading T.Hall	LO/OP		1	camera	Panasonic	d-5000/wv-gr12
N Reading T.Hall	LO/OP		1	tripod	quickset	Husky
N Reading T.Hall	LO/OP		3	mic stands	n/a	
N Reading T.Hall	LO/OP		1	table mic stand	n/a	
N Reading T.Hall	LO/OP		3	mics	sennheiser	k3/me20
N Reading T.Hall	LO/OP		1	shotgun mic	sennheiser	n/a