

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

**CABLE TELEVISION RENEWAL LICENSE**

**GRANTED TO**

**COMCAST OF MASSACHUSETTS II, INC.**

**CITY OF HOLYOKE, MASSACHUSETTS**

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

**TABLE OF CONTENTS**

<b>AGREEMENT .....</b>	<b>5</b>
<b>ARTICLE 1 DEFINITIONS .....</b>	<b>6</b>
Section 1.1---DEFINITIONS .....	6
<b>ARTICLE 2 GRANT OF RENEWAL LICENSE .....</b>	<b>11</b>
Section 2.1---GRANT OF RENEWAL LICENSE.....	11
Section 2.2---TERM OF RENEWAL LICENSE .....	11
Section 2.3---COMPETITIVE EQUITY .....	11
Section 2.4---POLICE AND REGULATORY POWERS.....	12
Section 2.5---REMOVAL OR ABANDONMENT .....	13
Section 2.6---TRANSFER OF THE RENEWAL LICENSE .....	13
Section 2.7---EFFECT OF UNAUTHORIZED TRANSFER ACTION .....	14
<b>ARTICLE 3 CABLE SYSTEM DESIGN.....</b>	<b>15</b>
Section 3.1---SUBSCRIBER NETWORK .....	15
Section 3.2---EMERGENCY ALERT OVERRIDE CAPACITY .....	15
Section 3.3---PARENTAL CONTROL CAPABILITY .....	15
<b>ARTICLE 4 CABLE SYSTEM LOCATION, MAINTENANCE AND OPERATIONAL STANDARDS .....</b>	<b>16</b>
Section 4.1---SERVICE AVAILABLE TO ALL RESIDENTS.....	16
Section 4.2---LOCATION OF THE CABLE TELEVISION SYSTEM .....	16
Section 4.3---UNDERGROUND FACILITIES.....	16
Section 4.4---TREE TRIMMING .....	17
Section 4.5---RESTORATION TO PRIOR CONDITION.....	17
Section 4.6---TEMPORARY RELOCATION .....	17
Section 4.7---DISCONNECTION AND RELOCATION .....	18
Section 4.8---SAFETY STANDARDS.....	18
Section 4.9---PEDESTALS .....	18
Section 4.10---PRIVATE PROPERTY .....	18
Section 4.11---RIGHT TO INSPECTION OF CONSTRUCTION .....	19
Section 4.12---CABLE SYSTEM MAPS.....	19
Section 4.13---COMMERCIAL ESTABLISHMENTS.....	19
Section 4.14---DIG SAFE.....	19
Section 4.15---SERVICE INTERRUPTION .....	19
<b>ARTICLE 5 SERVICES AND PROGRAMMING .....</b>	<b>20</b>

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

Section 5.1---BASIC SERVICE .....	20
Section 5.2---PROGRAMMING .....	20
Section 5.3---LEASED CHANNELS FOR COMMERCIAL USE.....	20
Section 5.4---CONTINUITY OF SERVICE .....	20
Section 5.5---DROPS & MONTHLY SERVICE TO PUBLIC BUILDINGS AND PUBLIC SCHOOLS WITHOUT CHARGE(S).....	21
<b>ARTICLE 6 PUBLIC, EDUCATIONAL AND GOVERNMENTAL ACCESS FACILITIES AND SUPPORT .....</b>	<b>22</b>
Section 6.1---PUBLIC, EDUCATIONAL AND GOVERNMENTAL ACCESS .....	22
Section 6.2---PEG ACCESS CORPORATION.....	22
Section 6.3---PEG ACCESS CHANNELS.....	22
Section 6.4---PEG ACCESS EQUIPMENT/FACILITIES FUNDING.....	23
Section 6.5---EQUIPMENT OWNERSHIP .....	24
Section 6.6---CENSORSHIP .....	24
Section 6.7---ACCESS CORPORATION ANNUAL REPORT .....	24
Section 6.8---PEG ACCESS CABLECASTING.....	24
<b>ARTICLE 7 LICENSE FEE PAYMENTS.....</b>	<b>26</b>
Section 7.1---LICENSE FEE PAYMENTS.....	26
Section 7.2---PEG ACCESS/CABLE-RELATED FUNDING .....	26
Section 7.3---OTHER PAYMENT OBLIGATIONS AND EXCLUSIONS.....	27
Section 7.4---RECOMPUTATION .....	28
Section 7.5---AFFILIATES USE OF SYSTEM.....	28
Section 7.6---METHOD OF PAYMENT .....	28
<b>ARTICLE 8 RATES AND CHARGES.....</b>	<b>29</b>
Section 8.1---RATE REGULATION .....	29
Section 8.2---NOTIFICATION OF RATES AND CHARGES .....	29
Section 8.3---PUBLICATION AND NON-DISCRIMINATION .....	29
Section 8.4---CREDIT FOR SERVICE INTERRUPTION.....	29
<b>ARTICLE 9 INSURANCE AND BOND .....</b>	<b>30</b>
Section 9.1---INSURANCE.....	30
Section 9.2---PERFORMANCE BOND.....	30
Section 9.3---REPORTING .....	31
Section 9.4---INDEMNIFICATION.....	31
<b>ARTICLE 10 ADMINISTRATION AND REGULATION .....</b>	<b>32</b>
Section 10.1---REGULATORY AUTHORITY .....	32
Section 10.2---PERFORMANCE EVALUATION HEARINGS .....	32
Section 10.3---NONDISCRIMINATION.....	32

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

Section 10.4---EMERGENCY REMOVAL OF PLANT .....	33
Section 10.5---REMOVAL AND RELOCATION.....	33
Section 10.6---JURISDICTION.....	33
<b>ARTICLE 11 DETERMINATION OF BREACH - LIQUIDATED DAMAGES AND LICENSE REVOCATION.....</b>	<b>34</b>
Section 11.1---DETERMINATION OF BREACH .....	34
Section 11.2---LIQUIDATED DAMAGES .....	35
Section 11.3---REVOCATION OF THE RENEWAL LICENSE.....	36
Section 11.4---TERMINATION.....	36
Section 11.5---NOTICE TO CITY OF LEGAL ACTION .....	36
Section 11.6---NON-EXCLUSIVITY OF REMEDY .....	36
Section 11.7---NO WAIVER-CUMULATIVE REMEDIES .....	37
<b>ARTICLE 12 SUBSCRIBER RIGHTS AND CONSUMER PROTECTION.....</b>	<b>38</b>
Section 12.1---TELEPHONE ACCESS .....	38
Section 12.2---CUSTOMER SERVICE CALL CENTER .....	38
Section 12.3---INSTALLATION VISITS-SERVICE CALLS-RESPONSE TIME.....	39
Section 12.4---FCC CUSTOMER SERVICE OBLIGATIONS .....	39
Section 12.5---BUSINESS PRACTICE STANDARDS.....	39
Section 12.6---COMPLAINT RESOLUTION PROCEDURES .....	40
Section 12.7---REMOTE CONTROL DEVICES .....	40
Section 12.8---EMPLOYEE IDENTIFICATION CARDS .....	41
Section 12.9---PROTECTION OF SUBSCRIBER PRIVACY .....	41
Section 12.10---PRIVACY WRITTEN NOTICE.....	41
<b>ARTICLE 13 REPORTS AND AUDITS .....</b>	<b>42</b>
Section 13.1---GENERAL .....	42
Section 13.2---FINANCIAL REPORTS.....	42
Section 13.3---SUBSCRIBER COMPLAINT REPORT.....	42
Section 13.4---QUALITY OF SERVICE .....	42
Section 13.5---DUAL FILINGS .....	42
Section 13.6---ADDITIONAL INFORMATION.....	43
Section 13.7---INVESTIGATION.....	43
<b>ARTICLE 14 EMPLOYMENT.....</b>	<b>44</b>
Section 14.1---EQUAL EMPLOYMENT OPPORTUNITY .....	44
Section 14.2---NON-DISCRIMINATION .....	44
<b>ARTICLE 15 MISCELLANEOUS PROVISIONS .....</b>	<b>45</b>
Section 15.1---ENTIRE AGREEMENT .....	45

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

Section 15.2---CAPTIONS .....	45
Section 15.3---SEPARABILITY .....	45
Section 15.4---ACTS OR OMISSIONS OF AFFILIATES.....	45
Section 15.5---RENEWAL LICENSE EXHIBITS.....	45
Section 15.6---WARRANTIES .....	45
Section 15.7---FORCE MAJEURE .....	46
Section 15.8---APPLICABILITY OF RENEWAL LICENSE .....	46
Section 15.9---NOTICES.....	47
Section 15.10---NO RECOURSE AGAINST THE ISSUING AUTHORITY .....	47
Section 15.11---CITY'S RIGHT OF INTERVENTION.....	48
Section 15.12---TERM .....	48
<b>EXHIBIT 1 PROGRAMMING AND SIGNAL CARRIAGE .....</b>	<b>50</b>
<b>EXHIBIT 2 FREE DROPS AND MONTHLY SERVICE TO PUBLIC BUILDINGS AND SCHOOLS .....</b>	<b>51</b>
<b>EXHIBIT 3 GROSS ANNUAL REVENUES REPORTING FORM.....</b>	<b>52</b>
<b>EXHIBIT 4 CABLE DIVISION FORM 500 .....</b>	<b>53</b>
<b>EXHIBIT 5 VIDEO ORIGINATION LOCATION .....</b>	<b>55</b>
<b>SIGNATURE PAGE.....</b>	<b>56</b>

**-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034**

**AGREEMENT**

This Cable Television Renewal License entered into by and between the Mayor of the City of Holyoke, Massachusetts, as Issuing Authority for the grant of the cable television license(s) pursuant to M.G.L. c. 166A, and Comcast of Massachusetts II, Inc. ("Comcast" or the "Licensee").

**WITNESSETH**

WHEREAS, the Issuing Authority of the City of Holyoke, Massachusetts, pursuant to M.G.L. c. 166A, is authorized to grant one or more nonexclusive cable television licenses to construct, operate and maintain a Cable Television System within the City of Holyoke; and

WHEREAS, the Issuing Authority conducted two (2) public ascertainment hearings, pursuant to Section 626 of the Cable Act, on June 27, 2023 and September 14, 2023 in order to (1) ascertain the future cable related community needs and interests of Holyoke, and (2) review the performance of Comcast and its predecessors during its then-current license term; and

WHEREAS, the Issuing Authority and Comcast engaged in good faith negotiations pursuant to Section 626(h) of the Cable Act and did agree thereto on terms and provisions for Comcast's continued operations and maintenance of its Cable Television System in the City of Holyoke.

NOW THEREFORE, in consideration of the mutual covenants herein contained and intending to be legally bound, the parties agree as follows:

**ARTICLE 1  
DEFINITIONS**

**Section 1.1---DEFINITIONS**

For the purpose of this Renewal License, the following words, terms, phrases and their derivations and abbreviations shall have the meanings given herein, unless the context clearly requires a different meaning. When not inconsistent with the context, the masculine pronoun includes the feminine pronoun, words used in the present tense include the future tense, words in the plural number include the singular number and words in the singular number include the plural number. The word shall is always mandatory and not merely directory.

(1) Access: The right or ability of any Holyoke resident and/or any Persons affiliated with a Holyoke institution to use designated Public, Education and Government ("PEG") Access facilities, equipment and/or PEG Access channels of the Cable Television System, subject to the conditions and procedures established for such use.

(2) Access Channel: A video channel which the Licensee owns and makes available, without charge, for the purpose of transmitting non-commercial programming by members of the public, City departments and agencies, public schools, educational, institutional and/or similar organizations.

(3) Access Corporation: The entity, designated by the Issuing Authority from time to time, for the purpose of operating and managing the use of Public, Educational and Governmental ("PEG") Access funding, equipment and channels on the Cable Television System.

(4) Affiliate or Affiliated Person: When used in relation to any Person, means another Person who owns or controls, is owned or controlled by, or is under common ownership or control with, such Person, but does not include affiliates that are not involved with the use, management, operation, construction, or repair and/or maintenance of comcast corporation's cable systems.

(5) Basic Service: Any service tier which includes the retransmission of local television broadcast signals.

(6) CMR: The Code of Massachusetts Regulations.

(7) Cable Act: Public Law No. 98-549, 98 Stat. 2779 (1984) (the Cable Communications Policy Act of 1984), as amended by Public Law No. 102-385, 106 Stat. 1460 (1992) (the Cable Television Consumer Protection and Competition Act of 1992, and as further amended by Public Law No. 104-458, 110 Stat. 110 (1996) (the Telecommunications Act of 1996).

(8) Cable Division: The Cable Television Division of the Massachusetts Department of Telecommunications and Cable.

(9) Cable Service or Service: The one-way transmission to Subscribers of Video Programming or other Programming services, together with Subscriber interaction, if any, which is required for the selection of

**-City of Holyoke Cable Television Renewal License-**  
**March 12, 2024 - March 11, 2034**

such Video Programming or other Programming services, which the Licensee may make available to all Subscribers generally.

(10) **Cable Television System or Cable System:** A facility consisting of a set of closed transmission paths and associated signal generation, reception, and control equipment that is designed to provide Cable Service which includes video programming and which is provided to multiple Subscribers within the City, 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; (D) an open video system that complies with section 653 of the Communications Act; or (E) any facilities of any electric utility used solely for operating its electric utility systems.

(11) **City:** The City of Holyoke, Massachusetts.

(12) **City Solicitor:** The City Solicitor of Holyoke, Massachusetts.

(13) **Commercial Subscriber:** A commercial, non-residential Subscriber to Cable Service.

(14) **Complaint:** Any written or verbal contact with the Licensee in connection with subscription in which a Person expresses dissatisfaction with an act, omission, product or service that is (1) within the Licensee's control, and (2) requires a corrective measure on the part of the Licensee.

(15) **Converter:** Any device changing the frequency of a Signal. A Subscriber Converter may expand reception capacity and/or unscramble coded Signals distributed over the Cable System.

(16) **Department of Public Works ("DPW"):** The Department of Public Works of the City of Holyoke, Massachusetts.

(17) **Downstream Channel:** A channel over which Signals travel from the Cable System Headend or Hub Site to an authorized recipient of Programming.

(18) **Drop or Cable Drop:** The cable that connects an Outlet to feeder cable of the Cable System.

(19) **Educational Access Channel:** A specific channel(s) on the Cable System owned and made available by the Licensee to the Issuing Authority, educational institutions and/or the Access Corporation to present non-commercial educational programming and information to the public.

(20) **Effective Date of Renewal License (the "Effective Date"):** March 12, 2024.

(21) **FCC:** The Federal Communications Commission, or any successor agency.

(22) **Government Access Channel:** A specific channel(s) on the Cable System owned and made available by the Licensee to the Issuing Authority and/or his or her designees for the presentation of non-commercial programming and/or information to the public.



-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

(23) Gross Annual Revenues: All revenues derived by the Licensee and/or its Affiliates, calculated in accordance with Generally Accepted Accounting Principles ("GAAP"), from the operation of the Cable Television System for the provision of Cable Service(s) over the Cable Television System including, without limitation: the distribution of any Cable Service over the Cable System; Basic Service monthly fees and all other Cable Service fees; any and all Cable Service fees and/or charges received from Subscribers; installation, reconnection, downgrade, upgrade and any similar fees; all digital Cable Service revenues; interest collected on Subscriber fees and/or charges; fees paid on all Subscriber fees ("Fee-on-Fee"); all Commercial Subscriber revenues; all Pay Cable, Pay-Per-View revenues; any other services now or in the future deemed to be lawful for purposes of computing Gross Annual Revenues by a court or forum of appropriate jurisdiction; video-on-demand Cable Services; fees paid for channels designated for commercial use; home-shopping revenues; Converter, remote control and other cable-related equipment rentals and/or leases and/or sales; and advertising revenues. In the event that an Affiliate is responsible for advertising, advertising revenues shall be deemed to be the pro-rata portion of advertising revenues, attributed to the Cable System by that Affiliate for said Affiliate's carriage of advertising. Gross Annual Revenues shall also include the gross revenue of any other Person which is received directly or indirectly from or in connection with the operation of the Cable System to the extent that said revenue is received, through a means which has the effect of avoiding payment of License Fees to the City that would otherwise be paid herein. It is the intention of the parties hereto that Gross Annual Revenues shall only include such revenue of such Affiliates and/or Persons relating to Signal carriage over the Cable System and not the gross revenues of any such Affiliate(s) and/or Person(s) itself, where unrelated to such Signal carriage. Gross Annual Revenues shall not include actual bad debt that is written off, consistent with GAAP; provided, however, that all or any part of any such actual bad debt that is written off, but subsequently collected, shall be included in Gross Annual Revenues in the period so collected.

(24) Headend: The electronic control center of the Cable System containing equipment that receives, amplifies, filters and converts incoming Signals for distribution over the Cable System.

(25) Hub or Hub-Site: A sub-Headend, generally located within a cable television community, used for the purpose of Signal processing.

(26) Issuing Authority: The Mayor of the City of Holyoke, Massachusetts.

(27) Leased Channel or Leased Access: A video channel that the Licensee shall make available pursuant to Section 612 of the Cable Act.

(28) License Fee or Franchise Fee: The payments to be made by the Licensee to the City of Holyoke and/or its designee(s), which shall have the meaning as set forth in Section 622(g) of the Cable Act and M.G.L. Ch. 166A.

(29) Licensee: Comcast of Massachusetts II, Inc. or any successor or transferee in accordance with

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

the terms and conditions in this Renewal License.

(30) Normal Business Hours: Those hours during which most similar businesses in Holyoke are open to serve customers. In all cases, Normal Business Hours must include some evening hours at least one night per week and/or some weekend hours.

(31) Origination Capability or Origination Point: An activated cable and connection to an Upstream Channel, allowing a User(s) to transmit a Signal(s) upstream to a designated location.

(32) Outlet: An interior or exterior receptacle, generally mounted in a wall that connects a Subscriber's set or Subscriber-owned equipment to the Cable System.

(33) Pay Cable or Premium Services: Programming delivered for a fee or charge to Subscribers on a per-channel or group-of-channels basis.

(34) Pay-Per-View: Programming delivered for a fee or charge to Subscribers on a per-program or per-event basis.

(35) Pedestal: An environmental protection unit used in housing Cable Television System isolation units and/or distribution amplifiers.

(36) PEG: The acronym for "public, educational and governmental," used in conjunction with Access Channels, support and facilities.

(37) PEG Access Channels: Any Licensee-owned channel(s) made available by the Licensee and provided for use for the presentation of PEG Access Programming.

(38) Person: Any corporation, partnership, limited partnership, association, trust, organization, other business entity, individual or group of individuals acting in concert.

(39) Prime Rate: The prime rate of interest at the Federal Reserve Bank.

(40) Public Access Channel: A specific channel(s) on the Cable System owned and made available by the Licensee to the Issuing Authority and/or the Access Corporation for use by, among others, Holyoke residents and/or organizations wishing to present non-commercial Public Access Programming and/or information to the public.

(41) Public Way or Street: The surface of, as well as the spaces above and below, any and all public streets, avenues, highways, boulevards, concourses, driveways, bridges, tunnels, parks, parkways, waterways, bulkheads, piers, dedicated public utility easements, and public grounds or waters and all other publicly owned real property within or belonging to the City, now or hereafter existing. Reference herein to "Public Way" or "Street" shall not be construed to be a representation or guarantee by the City that its property rights are sufficient to permit its use for any purpose, or that the Licensee shall gain or be permitted to exercise any rights to use property in the City greater than those already possessed by the City.

(42) Renewal License: The non-exclusive Cable Television License granted to the Licensee by this instrument.

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

(43) Scrambling/encoding: The electronic distortion of a Signal(s) in order to render it unintelligible or unreceivable without the use of a Converter or other decoding device.

(44) Signal: Any transmission of electromagnetic or optical energy which carries Programming from one location to another.

(45) State: The Commonwealth of Massachusetts.

(46) Subscriber: Any Person, firm, corporation or other entity, who or which contracts with the Licensee and lawfully receives, for any purpose, a Cable Service provided or distributed by the Licensee by means of, or in connection with, Cable Television System.

(47) Subscriber Network: The 750 MHz, bi-directional network, owned and operated by the Licensee, over which Signals can be transmitted to Subscribers.

(48) Trunk and Distribution System: That portion of the Cable System for the delivery of Signals, but not including Drops to Subscriber's residences.

(49) Upstream Channel: A channel over which Signals travel from an authorized location to the Cable System Headend.

(50) PEG Access User: A Person utilizing the Cable Television System for the purposes of producing PEG Access Programming.

(51) Video Programming or Programming: Programming provided by, or generally considered comparable to programming provided by, a television broadcast station.

**ARTICLE 2**  
**GRANT OF RENEWAL LICENSE**

**Section 2.1---GRANT OF RENEWAL LICENSE**

Pursuant to the authority of Chapter 166A of the General Laws of the Commonwealth of Massachusetts, and subject to the terms and conditions set forth herein, the Mayor of the City of Holyoke, Massachusetts, as the Issuing Authority of the City, hereby grants a non-exclusive Cable Television Renewal License to the Licensee authorizing the Licensee to operate and maintain a Cable Television System within the corporate limits of the City of Holyoke.

This Renewal License is subject to the terms and conditions contained in Chapter 166A of the laws of Massachusetts; the regulations of the FCC; the Cable Act; and all City, State and federal statutes and ordinances of general application, as all may be amended.

Subject to the terms and conditions herein, the Issuing Authority hereby grants to the Licensee the right to lawfully operate and maintain a Cable Television System in, under, over, along, across or upon the Streets, lanes, avenues, alleys, sidewalks, bridges, highways and other public places under the jurisdiction of the City of Holyoke within the municipal boundaries and subsequent additions thereto, including property over, under or on which the City has an easement or right-of-way in accordance with the laws of the United States of America, the Commonwealth of Massachusetts and the City of Holyoke. In exercising rights pursuant to this Renewal License, the Licensee shall not endanger the lives of Persons, or interfere with any installations of the City, any public utility serving the City or any other Persons permitted to use Public Ways and places. Nothing herein shall preclude Licensee from offering any other service over the Cable System as may be lawfully allowed.

Grant of this Renewal License does not establish priority for use over other present or future permit holders or the City's own use of Public Ways or Streets. Disputes between the Licensee and other parties regarding use of Public Ways or Streets shall be resolved in accordance with any applicable regulations of the City and any special laws or City ordinances and/or regulations enacted hereafter.

**Section 2.2---TERM OF RENEWAL LICENSE**

The term of this Renewal License shall commence on March 12, 2024 and shall expire on March 11, 2034, unless sooner terminated as provided herein.

**Section 2.3---COMPETITIVE EQUITY**

(a) This Renewal License shall not affect the right of the Issuing Authority to grant to any other Person a license or right to occupy or use the Public Ways or Streets, or portions thereof, for the

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

construction, upgrade, installation, operation or maintenance of a Cable Television System within the City of Holyoke; or the right of the Issuing Authority to permit the use of the Public Ways and places of the City for any purpose(s) whatsoever. The Licensee hereby acknowledges the Issuing Authority's right to make such grants and permit such uses.

(b) In the event that the Licensee believes that any additional cable television license(s) or other authorization(s) to provide similar wireline video service have been granted on terms and conditions more favorable or less burdensome, on the whole, than those contained in this Renewal License, the Licensee may request, in writing, that the Issuing Authority convene a public hearing on that issue. 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 cable television license(s) or other authorization are on terms more favorable or less burdensome, on the whole, than those contained in this Renewal License. The Licensee shall provide the Issuing Authority with such financial or other relevant information as is requested.

(c) Should the Licensee demonstrate that any such additional cable television license(s) or other authorizations to provide similar wireline video service have been granted on terms and conditions more favorable or less burdensome, on the whole, than those contained in this Renewal License, the Issuing Authority shall consider and negotiate, in good faith, equitable amendments to this Renewal License.

(d) The issuance of additional license(s) shall be subject to applicable federal law(s), M.G.L. Chapter 166A and applicable regulations promulgated thereunder.

#### **Section 2.4---POLICE AND REGULATORY POWERS**

By executing the Renewal License, the Licensee acknowledges that its rights are subject to the powers of the City to adopt and enforce general ordinances necessary to the safety and welfare of the public. The Licensee shall comply with all applicable State and City laws, ordinances of general applicability, and not specific to this Renewal License, the Cable System or the Licensee, rules, and regulations governing construction within a Public Way and shall apply all of such standards to construction within a private way in the City. In the event of any conflict between this License and any Issuing Authority ordinance or regulation that is not generally applicable, this License shall control. Notwithstanding any other provision of this License, Licensee reserves the right to challenge provisions of any ordinance, rule, regulation, or other enactment of the Issuing Authority that conflicts with its contractual rights under this License, either now or in the future.

**Section 2.5---REMOVAL OR ABANDONMENT**

Subject to applicable law, upon termination of the Renewal License by passage of time or otherwise, and unless (1) the Licensee has its license renewed for another term or (2) the Licensee has transferred the Cable Television System to a transferee approved by the Issuing Authority, pursuant to applicable law, the Licensee shall remove all of its supporting structures, poles, Trunk and Distribution System, and all other appurtenances from the Public Ways and places and shall restore all areas. If such removal is not complete within six (6) months after such termination, the Issuing Authority may deem any property not removed as having been abandoned.

**Section 2.6---TRANSFER OF THE RENEWAL LICENSE**

(a) Subject to applicable law, neither this Renewal License, nor control thereof, shall be transferred, assigned or disposed of in any manner, voluntarily or involuntarily, directly or indirectly, or by transfer of control of any Person, company and/or other entity holding such Renewal License to any other Person, company and/or other entity, without the prior written consent of the Issuing Authority, which consent shall not be arbitrarily or unreasonably withheld or delayed. Such consent shall be given only after a public hearing upon a written application therefore on forms as may be prescribed by the Cable Division and/or the FCC. An application for consent to a transfer or assignment, if required, shall be signed by the Licensee and by the proposed transferee or assignee or by their representatives, evidence of whose authority shall be submitted with the application.

(b) Pursuant to applicable federal and State law(s), in considering a request to transfer control of the Renewal License, the Issuing Authority may consider such factors as the transferee's financial capability, management experience, technical expertise, legal ability to operate the Cable System under the existing license and any other criteria allowable under such applicable law(s) and/or regulation(s).

(c) For purposes of this Section 2.6, the word "control" shall comply with the definition of such in 207 CMR 4.01, as may be amended from time to time. Pursuant to 207 CMR 4.01(2), a transfer or assignment of this Renewal 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 this Renewal License or control thereof under M.G.L. c. 166A, Section 7. For purposes of this Section 2.6(c) only, under 207 CMR 4.00, 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.

(d) The consent or approval of the Issuing Authority to any assignment or transfer of the Renewal License granted to the Licensee shall not constitute a waiver or release of the rights of the City in and to the streets and Public Ways or any other rights of the City under the Renewal License, and any such transfer

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

shall, by its terms, be expressly subordinate to the terms and conditions of this Renewal License.

(e) The Licensee shall promptly notify the Issuing Authority of any action requiring the consent of the Issuing Authority pursuant to this Section 2.6.

(f) Subject to applicable law, the Licensee shall submit to the Issuing Authority an original and three (3) copies, unless otherwise required, of the application and FCC Form 394 requesting such transfer or assignment consent.

(g) The consent of the Issuing Authority shall be given only after a public hearing to consider the written application for transfer. Unless otherwise allowed by applicable law(s), the Issuing Authority shall make a decision on said written application within 120 days of receipt of said application. After 120 days, the application shall be deemed approved.

(h) Any proposed controlling or owning Person or transferee approved by the Issuing Authority shall be subject to all of the terms and conditions contained in the Renewal License.

**Section 2.7---EFFECT OF UNAUTHORIZED TRANSFER ACTION**

(a) Any transfer of the Cable System without complying with Section 2.6 above shall be null and void, and shall be deemed a material breach of this Renewal License.

(b) If the Issuing Authority denies its consent to any such action and a transfer has nevertheless been effected, the Issuing Authority may revoke and terminate the Renewal License, unless such transfer is otherwise allowable by applicable law.

(c) The grant or waiver of any one or more of such consents shall not render unnecessary any subsequent consent or consents, nor shall the grant of any such consent constitute a waiver of any other rights of the City.

**ARTICLE 3**  
**CABLE SYSTEM DESIGN**

**Section 3.1---SUBSCRIBER NETWORK**

(a) The Licensee shall continue to own, operate, maintain and make available to all residents of the City a minimum 750 MHz Subscriber Network.

(b) The Licensee shall transmit all of its Signals to Holyoke Subscribers in stereo, provided that such Signals are available and furnished to the Licensee in stereo.

(c) The Cable Television System shall conform to applicable FCC technical specifications. At all times throughout the Renewal License, the Licensee shall meet all applicable FCC technical standards.

**Section 3.2---EMERGENCY ALERT OVERRIDE CAPACITY**

The Subscriber Network described in Section 3.1 herein shall comply with the FCC's Emergency Alert System ("EAS") regulations.

**Section 3.3---PARENTAL CONTROL CAPABILITY**

The Licensee shall comply with all requirements of federal law(s) governing Subscribers' capability to control the reception of any channels being received on their television sets.



**ARTICLE 4**  
**CABLE SYSTEM LOCATION, MAINTENANCE AND OPERATIONAL STANDARDS**

**Section 4.1---SERVICE AVAILABLE TO ALL RESIDENTS**

(a) Subject to paragraph (b) below, the area to be served is the entire City of Holyoke. Service shall be provided to every dwelling occupied by a Person requesting Cable Service that can be reached by the Cable System via the public right of way in the City or easements in the City over which the City has control, provided that the Licensee is able to obtain from owners of private property any necessary easements and/or permits in accordance with applicable law(s).

(b) The Licensee shall make its Cable System available to residents of the City, unless legally prevented from doing so, subject only to the installation charges herein; provided, however, that the Licensee shall not be obligated to extend the Cable System into any area where there are fewer than twenty (20) dwelling units per aerial strand mile of cable and forty (40) dwelling units per underground mile of cable, calculated from the last dwelling unit to the end of the nearest feeder or trunk line from which a usable Cable Service signal can be obtained.

(c) Installation charges shall be non-discriminatory. A standard aerial installation charge shall be established by the Licensee which shall apply to any residence located not more than One Hundred Fifty Feet (150') from the existing aerial Trunk and Distribution System and additions thereto. The Licensee may charge residents located more than One Hundred Fifty Feet (150') from the existing aerial Trunk and Distribution System, and additions thereto, time and materials charges. The Licensee shall have up to, but not more than, ninety (90) days, in order to survey, design and install non-standard installations that are more than One Hundred Fifty Feet (150') from the existing aerial Trunk and Distribution System and additions thereto. Underground installations shall be considered non-standard installations. All non-standard installations shall be provided at a rate established by the Licensee in accordance with applicable federal and state law and regulations.

**Section 4.2---LOCATION OF THE CABLE TELEVISION SYSTEM**

The Licensee shall own, install, operate and maintain the Cable Television System within the City of Holyoke. Poles, towers, if any, and other obstructions shall be erected so as not to interfere with vehicular or pedestrian traffic over Public Ways. The erection and location of all Licensee-owned poles, towers, if any, and other obstructions shall be in accordance with all applicable State and local laws and regulations.

**Section 4.3---UNDERGROUND FACILITIES**

(a) In the areas of the City having telephone lines and electric utility lines underground, or in the

**-City of Holyoke Cable Television Renewal License-**  
**March 12, 2024 - March 11, 2034**

future specified to be, underground, whether required by law or not, all of the Licensee's lines, cables and wires shall be underground. At such time as these facilities are placed underground by the telephone and electric utility company, the Licensee shall likewise place its facilities underground at no cost to the City. Any costs incurred by Licensee for relocating the Cable System shall be reimbursed to Licensee in the event public or private funds are raised for the project and made available to other users of the Public Way. If funds are not reimbursed, Licensee reserves the right to pass through its costs to Subscribers.

(b) Pursuant to Section 4.3(a) above, underground cable lines shall be placed beneath the pavement subgrade in compliance with applicable City by-laws, rules, regulations and/or standards. It is the policy of the City that existing poles for electric and communication purposes be utilized wherever possible and that underground installation is preferable to the placement of additional poles.

(c) Nothing in this Section 4.3 shall be construed to require the Licensee to construct, operate, or maintain underground any ground-mounted appurtenances such as Subscriber taps, line extenders, system passive devices, amplifiers, power supplies, pedestals, or other related equipment.

**Section 4.4---TREE TRIMMING**

In installing, operating and maintaining equipment, cable and wires, the Licensee shall avoid all unnecessary damage and/or injury to any and all shade and ornamental trees in and along the streets, alleys, Public Ways and places in the City. The Licensee shall be subject to M.G.L. Chapter 87 and shall comply with all rules established by the Issuing Authority and/or his or her designee(s) during the term of the Renewal License. All tree and/or root trimming and/or pruning provided for herein shall be done pursuant to appropriate regulations of the City.

**Section 4.5---RESTORATION TO PRIOR CONDITION**

Whenever the Licensee takes up or disturbs any pavement, sidewalk or other improvement of any Public Way or public place, the same shall be replaced and the surface restored in as reasonably good condition 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 performance thereof. Upon failure of the Licensee to comply within the specified time period, the Issuing Authority may cause proper restoration and repairs to be made and the reasonable expense of such work shall be paid by the Licensee upon demand by the Issuing Authority.

**Section 4.6---TEMPORARY RELOCATION**

The Licensee shall temporarily raise or lower its wires or other equipment upon the reasonable

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

request of any Person holding a building moving permit issued by the City at no cost to the City, unless otherwise required or permitted by applicable law. The Licensee shall be given reasonable notice necessary to maintain continuity of service.

**Section 4.7---DISCONNECTION AND RELOCATION**

The Licensee shall, upon reasonable advance notice, without cost to the City, protect, support, temporarily disconnect, relocate in the same street or other Public Way and place, or remove from any Street or any other Public Ways and places, any of its property as required by the Issuing Authority or his or her designee(s) 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 City department acting in a governmental capacity.

**Section 4.8---SAFETY STANDARDS**

The Licensee shall construct, install, operate, maintain and remove the Cable Television System in conformance with Occupational Safety and Health Administration regulations, the Massachusetts Electrical Code, the National Electrical Code, the National Electrical Safety Code, the rules and regulations of the Cable Division and the FCC, all State and local laws, any other generally applicable regulations, and all land use restrictions as the same exist or may be amended hereafter. Enforcement of such codes shall be by the appropriate regulatory authority.

**Section 4.9---PEDESTALS**

Pedestals housing passive devices may be installed and utilized by the Licensee in and on the City's Public Way(s) for the provision of Cable Service(s), subject to the Licensee applying for and receiving a permit for such installation and/or utilization. In any cases in which Pedestals housing passive devices are to be utilized, in City Public Ways or within the City public lay-out, such equipment must be installed in accordance with applicable DPW regulations; provided, however, that the Licensee may place active devices (amplifiers, line extenders, power supplies, etc.) in a low profile electronic control box at City-approved locations to be determined when the Licensee applies for a permit(s).

**Section 4.10---PRIVATE PROPERTY**

The Licensee shall be subject to all laws, by-laws and/or regulations regarding private property in the course of constructing, upgrading, installing, operating and maintaining the Cable Television System in the City. The Licensee shall promptly repair or replace all private property, real and personal, damaged or destroyed as a result of the construction, installation, operation or maintenance of the Cable System at its

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

sole cost and expense.

**Section 4.11---RIGHT TO INSPECTION OF CONSTRUCTION**

The Issuing Authority or his or her designee(s) shall have the right, at its cost, to inspect all construction and installation work performed subject to the provisions of this Renewal license in order to ensure compliance with the terms and conditions of the Renewal License and all other applicable law. Any such inspection shall not interfere with the Licensee's operations. Except for emergency situations, the Issuing Authority shall provide the Licensee with timely notice of any such inspection(s). The Licensee shall have the right to have a representative present at any such inspection. Both parties shall make a good faith effort to work with each other to schedule any such inspections at a mutually convenient time.

**Section 4.12---CABLE SYSTEM MAPS**

The Licensee shall provide, upon written request, not more than once annually, the Issuing Authority or his or her designee with up-to-date strand maps of the Cable System plant.

**Section 4.13---COMMERCIAL ESTABLISHMENTS**

The Licensee shall be required to make Cable Service(s) available to any commercial establishments in the City, provided that said establishment(s) agrees to pay for installation and subscription costs as established by the Licensee.

**Section 4.14---DIG SAFE**

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

**Section 4.15---SERVICE INTERRUPTION**

Except where there exists an emergency situation necessitating a more expeditious procedure, the Licensee may interrupt Service for the purpose of repairing or testing the Cable Television System only during periods of minimum use and, when practical, only after a minimum of forty- eight (48) hours notice to all affected Subscribers.

**ARTICLE 5**  
**SERVICES AND PROGRAMMING**

**Section 5.1---BASIC SERVICE**

The Licensee shall provide a Basic Service which shall include all Signals which are required to be carried by a Cable Television System serving the City pursuant to applicable federal statute or regulation.

**Section 5.2---PROGRAMMING**

(a) Pursuant to Section 624 of the Cable Act, the Licensee shall maintain the mix, quality and broad categories of Programming set forth in **Exhibit 1**, attached hereto and made a part hereof. Pursuant to applicable federal law, all Programming decisions, including the Programming listed in **Exhibit 1**, attached hereto, are at the sole discretion of the Licensee.

(b) Pursuant to the rules and regulations of the Cable Division, the Licensee shall provide the Issuing Authority and all Subscribers with notice of its intent to substantially change the Holyoke Programming line-up at least thirty (30) days before any such change is to take place. Advance notice is not required for the launch of new channels when offered on a subscription basis or added to an existing service tier at no additional cost to the customer.

(c) The written notices required by this section may be provided electronically as permitted by 47 C.F.R. § 76.1600.

**Section 5.3---LEASED CHANNELS FOR COMMERCIAL USE**

(a) Pursuant to Section 612 (b)(1)(B) of the Cable Act, the Licensee shall make available channel capacity for commercial use by Persons unaffiliated with the Licensee.

(b) The Licensee reserves its right to Scramble or otherwise encode any cable channel(s), as is reasonably necessary, in the Licensee's judgment, to protect the Licensee from unauthorized reception of its Signals, in accordance with applicable law(s).

**Section 5.4---CONTINUITY OF SERVICE**

It shall be the right of all Subscribers to receive Cable Service insofar as their financial and other obligations to the Licensee are honored; provided, however, that the Licensee shall have no obligation to provide Cable Service to any Person who or which the Licensee has a reasonable basis to believe is utilizing an unauthorized Converter and/or is otherwise obtaining any Cable Service without required payment thereof. The Licensee shall ensure that all Subscribers receive continuous, uninterrupted Cable Service, except for necessary Service interruptions or as a result of Cable System or equipment failures. When

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

necessary, non-routine Service interruptions can be anticipated, the Licensee shall notify Subscribers of such interruption(s) in advance.

**Section 5.5---DROPS & MONTHLY SERVICE TO PUBLIC BUILDINGS AND PUBLIC SCHOOLS WITHOUT CHARGE(S)**

(a) Subject to applicable law, the Licensee shall continue to provide a single Cable Drop, an Outlet and monthly Cable Service along its cable routes at no cost to all public schools, police and fire stations, public libraries, and other public buildings receiving such service as of the Effective Date of this Renewal License, as listed in **Exhibit 2** attached hereto. Thereafter, the Licensee shall provide a single Cable Drop, an Outlet and such monthly Cable Service along its cable routes at no cost to public schools, police and fire stations, public libraries, and other Public Buildings designated in writing by the Issuing Authority.

(b) In the event that the Licensee intends to charge for the Cable Drop(s) and Outlet(s) required herein, the parties shall adhere to the procedures and timelines in accordance with the FCC's 2019 Third Report and Order in the Matter of Implementation of Section 621 of the Cable Act (the "621 Order"), as such 621 Order may be amended from time to time.

**ARTICLE 6**  
**PUBLIC, EDUCATIONAL AND GOVERNMENTAL ACCESS**  
**FACILITIES AND SUPPORT**

**Section 6.1---PUBLIC, EDUCATIONAL AND GOVERNMENTAL ACCESS**

The Access Corporation, as designated by the Issuing Authority, shall continue to be responsible for the provision of Public, Educational and Governmental ("PEG") Access Programming to Subscribers, pursuant to the provisions of this Article 6 herein.

**Section 6.2---PEG ACCESS CORPORATION**

The Access Corporation shall provide services to PEG Access Users and the City, as follows:

- (1) Schedule, operate and program the PEG Access Channels provided in accordance with Section 6.3 below;
- (2) Manage PEG Access annual funding;
- (3) Purchase, maintain and/or lease PEG Access equipment, with the funds allocated for such purposes in Section 6.4 below;
- (4) Conduct training programs in the skills necessary to produce quality PEG Access programming;
- (5) Provide technical assistance, pre-production services, post-production services and production services to PEG Access Users, using Access Corporation staff and volunteers;
- (6) Establish rules, procedures and guidelines for use of the PEG Access Channels;
- (7) Accomplish such other tasks relating to the operation, scheduling and/or management of PEG Access Channels, facilities and equipment as appropriate and necessary; and
- (8) Produce or assist Users in the production of original, non-commercial PEG Access Programming of interest to Subscribers and focusing on City issues, events and activities.

**Section 6.3---PEG ACCESS CHANNELS**

(a) On the Effective Date of this Renewal License, the Licensee shall continue to make available for use by the Issuing Authority and/or the Access Corporation three (3) Downstream Channels for PEG Access purposes, which shall be used to transmit non-commercial PEG Access Programming to Subscribers, at no cost to the City and/or the Access Corporation and shall be subject to the control and management of the Issuing Authority and/or the Access Corporation.

(b) The Licensee shall not move or otherwise relocate the channel locations of the PEG Access Channels, referenced in paragraph (a) above, without advance written notice to the Issuing Authority and

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

the Access Corporation.

(c) Said PEG Access Channel(s) shall be made available and operated by the City, the Access Corporation, and/or the Holyoke Public Schools at no charge to Users.

(d) The Licensee shall monitor the three (3) PEG Access Channels for technical quality and shall ensure that they are maintained at FCC standards commensurate with those which apply to the Cable System's commercial channels.

(e) Within ninety (90) days of the Effective Date, Licensee shall make available to the City two (2) PEG Access Channels in High Definition (HD). The Licensee shall have the right to reclaim the two (2) Standard Definition (SD) PEG Access Channels after activation of the two (2) HD channels. Within thirty-six (36) months of the Effective Date, Licensee shall make available to the City a third PEG Access Channel in High Definition (HD). The Licensee shall have the right to reclaim the third Standard Definition (SD) PEG Access Channel after activation of the third HD Channel. The net result shall then be three (3) HD PEG Access Channels, for a total of three (3) PEG Access Channels.

(f) The City or its PEG Access Designee shall be responsible for providing the HD PEG Channel signal in an HD format compatible with Licensee's equipment in the Cable System at the applicable demarcation point.

(g) The City acknowledges that HD programming may require special viewer equipment and subscription to advance services and that by agreeing to make PEG Channels available in HD format, Licensee shall not be required to provide free HD equipment to Subscribers, or for the City or the public schools, nor modify its equipment or pricing policies in any manner, except as otherwise expressly provided for in this Agreement. The City acknowledges that not every Subscriber may be able to view HD PEG Access Programming on every TV, and additional costs may be required for the reception of HD programming.

(h) Licensee may implement HD carriage of the PEG Channel in any manner (including selection of compression, utilization of IP (Internet Protocol), or other processing characteristics) that produce a signal from the perspective of the viewer that is substantially equivalent to similar commercial HD channels on the Cable System.

(i) Subject to applicable law and other than the upgrade and equipment costs identified in this section, there shall be no charge to the City, its Issuing Authority, the Access Provider or Access users for the provision of PEG Access origination, video return or cablecasting, as required by or provided pursuant to this Section 6.3.

**Section 6.4---PEG ACCESS EQUIPMENT/FACILITIES FUNDING**

The Licensee shall provide funding to the Issuing Authority and/or the Access Corporation, as



**-City of Holyoke Cable Television Renewal License-**  
**March 12, 2024 - March 11, 2034**

directed by the Issuing Authority to the Licensee in writing in an amount of Eight Hundred Thousand Dollars (\$800,000.00), payable as follows: Eighty Thousand Dollars (\$80,000.00) payable annually on July 1st of each year of this renewal License, for a total of ten (10) such payments.

**Section 6.5---EQUIPMENT OWNERSHIP**

The City and/or the Access Corporation shall own all PEG Access equipment purchased with funding pursuant to Section 6.4 supra. The Licensee shall have no obligation for maintenance, repair or replacement of such equipment.

**Section 6.6---CENSORSHIP**

Neither the Issuing Authority, the City, the Licensee or the Access Corporation shall engage in any program censorship or other control of the content of the PEG Access Programming on the Cable System, except as otherwise required or permitted by applicable law.

**Section 6.7---ACCESS CORPORATION ANNUAL REPORT**

Upon the written request of the Licensee, the Issuing Authority shall provide the Licensee with a copy of the Access Corporation's annual Form PC submitted to the Division of Public Charities and the Form 990.

**Section 6.8---PEG ACCESS CABLECASTING**

(a) In order that PEG Access Programming can be cablecast over Licensee's downstream PEG Access Channel, all PEG Access Programming shall be encoded, then transmitted from the origination location listed in **Exhibit 5** to Licensee-owned headend or hub-site on a Licensee-owned upstream channel made available, without charge, to the City for its use. At Licensee-owned headend, said PEG Access Programming shall be retransmitted in the downstream direction on one Licensee-owned Subscriber Network downstream PEG Access Channels.

(b) Licensee shall provide and maintain all necessary switching and/or processing equipment located at its hub-site or headend in order to switch upstream signals carrying PEG Access Programming from the location listed in **Exhibit 5** to the designated Licensee-owned Subscriber Network downstream PEG Access Channel.

(c) Licensee shall own, maintain, repair and/or replace any Licensee-owned headend or hub-site audio and/or video signal processing equipment. The City and/or PEG Access Provider shall own, maintain, repair and/or replace studio and/or portable modulators and demodulators. The demarcation point

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

between Licensee's equipment and the City's or PEG Access Provider's equipment shall be at the input of the Licensee's equipment device at the origination location in **Exhibit 5**.

**ARTICLE 7**  
**LICENSE FEE PAYMENTS**

**Section 7.1—LICENSE FEE PAYMENTS**

(a) Pursuant to Massachusetts General Laws Chapter 166A, Section 9, the Licensee shall pay to the City, throughout the term of this Renewal License, a License Fee equal to fifty cents (\$.50) per Subscriber per year or such other amount as may in the future be allowed pursuant to State and/or federal law. The number of Subscribers, for purposes of this section, shall be calculated in compliance with applicable law(s). Said Licensee Fees shall be paid to the City no later than March 15<sup>th</sup> of each year of this Renewal License, unless provided for otherwise by applicable law.

(b) The Licensee shall not be liable for a total financial commitment 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 include the following: (i) the PEG Access/Cable-Related Funding pursuant to Section 7.2 below and (ii) any License Fees that may be payable to the City and/or the State. Said five percent (5%) shall not include the following: (i) the PEG Access equipment/facilities funding pursuant to Section 6.4 supra; (ii) any interest due herein to the City and/or the Access Corporation because of late payments; (iii) the costs related to any liquidated damages pursuant to Section 11.2 infra; and/or (iv) any exclusion to the term "franchise fee" pursuant to Section 622(g)(2) of the Cable Act.

**Section 7.2—PEG ACCESS/CABLE-RELATED FUNDING**

(a) The Licensee shall continue to make License Fee payments to the Issuing Authority equal to five percent (5%) of the Licensee's Gross Annual Revenues, as defined in Section 1.1(23) *supra*.

(b) Said payments in Section 7.2(a) above shall be made directly to the Issuing Authority and/or his or her designees (i) on or before May 15<sup>th</sup> of each year of this Renewal License for the previous (3) month period of January, February and March; (ii) on or before August 15<sup>th</sup> of each year of this Renewal License for the previous three (3) month period of April, May and June; (iii) on or before November 15<sup>th</sup> of each year of this Renewal License for the previous three (3) month period of July, August and September; and (iv) on or before February 15<sup>th</sup> of each year of this Renewal License for the previous three (3) month period of October, November and December.

(i) The first payment of five percent (5%) of the Licensee's Gross Annual Revenues payable under this Section 7.2 shall be made on or before May 15, 2024 for the period from the Effective Date through March 31, 2024.

(ii) The last payment of five percent (5%) of the Licensee's Gross Annual Revenues, less applicable fees, shall be made on or before May 15, 2034 for the period from

**-City of Holyoke Cable Television Renewal License-**  
**March 12, 2024 - March 11, 2034**

January 1, 2034 through March 11, 2034.

(c) The Licensee shall file with each of said quarterly payments a statement certified by an authorized representative of the Licensee documenting, in reasonable detail, the total of all Gross Annual Revenues of the Licensee during the preceding three (3) month reporting period(s), as well as a completed Gross Annual Revenues Reporting Form, substantially consistent with the form which is attached hereto as **Exhibit 3**. If the Licensee's quarterly payments to the Issuing Authority were less than the required percentages of the Licensee's Gross Annual Revenues, in accordance with paragraph (as) herein, for the reporting period, the Licensee shall pay any balance due to the Issuing Authority no later than the quarterly payment subsequent to the discovery of such underpayment. Said statement shall list all of the categories comprising Gross Annual Revenues as defined in Section 1.1(23) supra.

(d) In no case shall such payment(s) pursuant to Section 7.2(a)(i) & (ii) include (i) applicable License Fee payments to the City, the State and/or the FCC. Said payments shall be considered a Franchise Fee(s), unless otherwise provided for by applicable law.

(e) In the event that the PEG Access/Cable-Related Funding payments herein required are not tendered on or before the dates fixed in paragraph (a) above, interest due on such fee shall accrue from the date due at two percent (2%) above the Prime Rate, on the last day of business of the prior month. Any such late payments to the Issuing Authority pursuant to this Section 7.2(d) shall not be deemed to be part of the funding to be paid to the Issuing Authority pursuant to this Section 7.2 and shall be within the exclusion to the term "franchise fee" for requirements incidental to enforcing the Renewal License pursuant to Section 622(g)(2)(D) of the Cable Act.

**Section 7.3---OTHER PAYMENT OBLIGATIONS AND EXCLUSIONS**

(a) The License Fees shall be in addition to and shall not constitute an offset or credit against any and all taxes or other fees or charges of general applicability which the Licensee and/or any Affiliated Person shall be required to pay to the City, or to any State or federal agency or authority, as required herein or by law; the payment of said taxes, fees or charges shall not constitute a credit or offset against the License Fee which shall be a separate and distinct obligation of the Licensee and each Affiliated Person. The Licensee herein agrees that no such taxes, fees or charges shall be used as offsets or credits against the License Fee, except as permitted by applicable law.

(b) In accordance with Section 622(h) of the Cable Act, nothing in the Cable Act or the Renewal License shall be construed to limit any authority of the Issuing Authority to impose a tax, fee or other assessment of any kind on any Person (other than the Licensee) with respect to Cable Service or other communications Service provided by such Person over the Cable System for which charges are assessed to

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

Subscribers but not received by the Licensee. For any twelve (12) month period, the fees paid by such Person with respect to any such Cable Service or any other communications Service shall not exceed five percent (5%) of such Person's gross revenues derived in such period from the provision of such service over the System.

**Section 7.4---RECOMPUTATION**

(a) Tender or acceptance of any payment shall not be construed as an accord that the amount paid pursuant to this Renewal License is correct, nor shall such acceptance of payment be construed as a release of any claim that the Issuing Authority may have, including interest, pursuant to Section 6.4 and/or Section 7.1 supra. All amounts paid shall be subject to audit and recomputation by the Issuing Authority, which shall be based on the Licensee's fiscal year and shall occur in no event later than two (2) years after the License Fees are tendered with respect to such fiscal year.

(b) If the Issuing Authority has reason to believe that any such payment(s) are incorrect, the Licensee shall have thirty (30) days to provide the Issuing Authority with additional information documenting and verifying the accuracy of any such payment(s). In the event that the Issuing Authority does not believe that such documentation supports the accuracy of such payment(s), the Issuing Authority may conduct an audit of such payment(s). Upon reasonable written notice, the Issuing Authority shall have the right to inspect any records relating to Gross Annual Revenues, as defined herein, in order to establish the accuracy of any payments to the Issuing Authority tendered hereunder.

(c) If, after such audit and recomputation, an additional fee is owed to the Issuing Authority, such fee shall be paid within thirty (30) days after such audit and recomputation. The interest on such additional fee shall be charged from the due date at the Prime Rate during the period that such additional amount is owed. If, after such audit and recomputation, the Licensee has overpaid, such overpayment shall be credited against the next required PEG Access payment to the Issuing Authority, without interest charges of any kind.

**Section 7.5---AFFILIATES USE OF SYSTEM**

Use of the Cable System by Affiliates shall be in compliance with applicable State and/or federal laws, and shall not detract from Services provided to Subscribers.

**Section 7.6---METHOD OF PAYMENT**

The License Fee payments by the Licensee to the City pursuant to Section 7.2 herein shall be made payable to the City and deposited with the City Treasurer.

**ARTICLE 8  
RATES AND CHARGES**

**Section 8.1---RATE REGULATION**

The City reserves the right to regulate the Licensee's Basic Service rates and charges to the extent allowable under State and federal laws.

**Section 8.2---NOTIFICATION OF RATES AND CHARGES**

(a) In accordance with applicable law, the Licensee shall file with the Issuing Authority schedules which shall describe all Services offered by the Licensee, all rates and charges of any kind, and all terms or conditions relating thereto. At least thirty (30) days prior to implementing a change in one of its billing practices, the Licensee shall notify the Cable Division, the Issuing Authority and all affected Subscribers of the change and include a description of the changed practice.

(b) At the time of initial solicitation or installation of Service, the Licensee shall also provide each Subscriber with an explanation of downgrade and upgrade policies and the manner in which Subscribers may terminate Cable Service. Subscribers shall have at least thirty (30) days prior to the effective date of any rate increase to either downgrade service or terminate service altogether without any charge. Change of service policies shall be in compliance with 207 CMR 10.00 et seq.

**Section 8.3---PUBLICATION AND NON-DISCRIMINATION**

All rates for Subscriber services shall be published and non-discriminatory. A written schedule of all rates shall be available upon request during business hours at the Licensee's business office. Nothing in the Renewal License shall be construed to prohibit the reduction or waiver of charges in conjunction with promotional campaigns for the purpose of attracting or maintaining Subscribers.

**Section 8.4---CREDIT FOR SERVICE INTERRUPTION**

Pursuant to applicable law, in the event its service to any Subscriber is interrupted for twenty-four (24) or more consecutive hours, the Licensee will grant such Subscriber a pro rata credit or rebate in accordance with applicable law.

**ARTICLE 9  
INSURANCE AND BOND**

**Section 9.1---INSURANCE**

(a) The Licensee shall carry insurance throughout the term of this Renewal License and any removal period, pursuant to M.G.L. Chapter 166A, §5(f), with the City as an additional insured, with an insurance company satisfactory to the Issuing Authority, indemnifying the City and the Licensee from and against all claims for injury or damage to Persons or property, both real and personal, caused by the construction, installation, operation, maintenance and/or removal of the Cable Television System. The amount of such insurance against liability for damage to property shall be no less than One Million Dollars (\$1,000,000.00) 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 per occurrence (\$1,000,000.00). The amount of such insurance for excess liability shall be Five Million Dollars (\$5,000,000.00) in umbrella form.

(b) The Licensee shall carry insurance against all claims arising out of the operation of motor vehicles and general tort or contract liability in an amount not less than One Million Dollars (\$1,000,000.00) combined single limit per occurrence.

(c) All insurance coverage, including Workers' Compensation in amounts as required by applicable law, shall be maintained throughout the entire term of this Renewal License. All expenses incurred for said insurance shall be at the sole cost and expense of the Licensee.

(d) The following conditions shall apply to the insurance policies required herein:

- (i) Such insurance shall commence no later than the Effective Date of this Renewal License.
- (ii) Such insurance shall be primary with respect to any insurance maintained by the City and shall not call on the City's insurance for contributions.
- (iii) Such insurance shall be obtained from brokers or carriers authorized to transact insurance business in the State.

**Section 9.2---PERFORMANCE BOND**

(a) The Licensee shall maintain at its sole cost and expense throughout the term of this Renewal License a faithful performance bond running to the City, with good and sufficient surety licensed to do business in the State in the sum of Twenty-Five Thousand Dollars (\$25,000.000). Said bond shall be conditioned upon the faithful performance and discharge of all of the obligations imposed by this Renewal License.

(b) The performance bond shall be effective throughout the term of the Renewal License, including the time for removal of all of the facilities provided for herein, and shall be conditioned that in

the event that the Licensee shall fail to comply with any one or more provisions of the Renewal License, the City shall recover from the surety of such bond all damages suffered by the City as a result thereof, pursuant to the provisions of Section 11.1 and 11.2 infra.

(c) Said bond shall be a continuing obligation of the Renewal License, and thereafter until the Licensee has satisfied all of its obligations to the City that may have arisen from the grant of the Renewal License or from the exercise of any privilege herein granted. In the event that the City recovers from said surety, the Licensee shall take immediate steps to reinstate the performance bond to the appropriate amount required herein. Neither this section, any bond accepted pursuant thereto, nor any damages recovered thereunder shall limit the liability of the Licensee under the Renewal License.

### **Section 9.3---REPORTING**

Upon written request of the Issuing Authority, the Licensee shall submit to the Issuing Authority, or his or her designee, copies of all current certificates regarding (i) all insurance policies as required herein, and (ii) the performance bond as required herein.

### **Section 9.4---INDEMNIFICATION**

The Licensee shall, at its sole cost and expense, indemnify and hold harmless the Issuing Authority, the City, its officials, boards, commissions, committees, agents and/or employees against all claims for damage due to the actions of the Licensee, its employees, officers or agents arising out of the construction, installation, maintenance, operation, and/or removal of the Cable Television System under the Renewal License, including without limitation, damage to Persons or property, both real and personal, caused by the maintenance, operation, and/or removal of any structure, equipment, wire or cable installed. Indemnified expenses shall include all reasonable attorneys' fees and costs incurred up to such time that the Licensee assumes defense of any action hereunder. The Issuing Authority shall give the Licensee written notice of its obligation to indemnify and defend the Issuing Authority within ten (10) business days of receipt of a claim or action pursuant to this section. Licensee shall have no obligation to indemnify the Issuing Authority for any claims resulting from acts of willful misconduct or negligence on the part of the City or for the content of PEG Access programming on the PEG Channels.



**ARTICLE 10**  
**ADMINISTRATION AND REGULATION**

**Section 10.1---REGULATORY AUTHORITY**

The Issuing Authority and/or his or her designee(s) shall be responsible for the day to day regulation of the Cable Television System. The Issuing Authority and/or his or her designee(s) shall monitor and enforce the Licensee's compliance with the terms and conditions of this Renewal License. The Issuing Authority shall notify the Licensee in writing of any instance of non-compliance pursuant to Section 11.1 infra.

**Section 10.2---PERFORMANCE EVALUATION HEARINGS**

(a) The Issuing Authority may hold a performance evaluation hearing in each year of the Renewal License, conducted by the Issuing Authority and/or his or her designee(s). All such evaluation hearings shall be open to the public. The purpose of said evaluation hearing shall be to, among other things, (i) review the Licensee's compliance with the terms and conditions of the Renewal License, with emphasis on PEG Access Channels, facilities and support, customer service and Complaint response; and (ii) hear comments, suggestions and/or Complaints from the public.

(b) The Issuing Authority and/or his or her designee(s) shall have the right to question the Licensee on any aspect of the Renewal License including, but not limited to, the maintenance, operation and/or removal of the Cable Television System. During review and evaluation by the Issuing Authority, the Licensee shall fully cooperate with the Issuing Authority and/or his or her designee(s) and produce such documents or other materials relevant to such review and evaluation as are reasonably requested from the City. Any Subscriber or other Person may submit comments during such review hearing that are reasonably related to the License, either orally or in writing, and such comments shall be duly considered by the Issuing Authority.

(c) Within sixty (60) days after the conclusion of such review hearing(s), the Issuing Authority shall issue a written report with respect to the Licensee's compliance and send one (1) copy to the Licensee and file one (1) copy with the City Clerk's Office. If noncompliance is found which could result in a violation of any of the provisions of the Renewal License, the Licensee shall respond and propose a plan for implementing any changes or improvements necessary, pursuant to Section 11.1 infra.

**Section 10.3---NONDISCRIMINATION**

The Licensee shall not discriminate against any Person in accordance with all applicable federal and State laws or regulations, through the term of the Renewal License. This Section 10.3 shall not affect

the right of the Licensee to offer discounts.

#### **Section 10.4---EMERGENCY REMOVAL OF PLANT**

If, at any time, in case of fire or disaster in the City, it shall become necessary in the reasonable judgment of the Issuing Authority or any designee(s), to cut or move any of the wires, cables, amplifiers, appliances or appurtenances of the Cable Television System, the City shall have the right to do so at the sole cost and expense of the Licensee.

#### **Section 10.5---REMOVAL AND RELOCATION**

The Issuing Authority shall have the power at any time to order and require the Licensee to remove or relocate any pole, wire, cable or other structure owned by the Licensee that is dangerous to life or property. In the event that the Licensee, after notice, fails or refuses to act within a reasonable time, the Issuing Authority shall have the power to remove or relocate the same at the sole cost and expense of the Licensee, which cost shall be summarized by the Issuing Authority.

#### **Section 10.6---JURISDICTION**

Jurisdiction and venue over any dispute, action or suit shall be in any court of appropriate venue and subject matter jurisdiction located in the Commonwealth of Massachusetts and the parties by the instrument subject themselves to the personal jurisdiction of said court for the entry of any such judgment and for the resolution of any dispute, action, or suit.

**ARTICLE 11**  
**DETERMINATION OF BREACH -**  
**LIQUIDATED DAMAGES AND LICENSE REVOCATION**

**Section 11.1---DETERMINATION OF BREACH**

In the event that the Issuing Authority has reason to believe that the Licensee has defaulted in the performance of any material provisions of the 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.

(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 twenty-one (21) 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 the Licensee fails to respond to such notice of default and to cure the default or to take reasonable steps to cure the default within the required thirty (30) 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 and be heard at such public hearing.

(d) Within thirty (30) days after said public hearing, the Issuing Authority shall determine whether or not the Licensee is in default of any provision of the Renewal License and shall issue a written determination of its findings. In the event that the Issuing Authority, after such hearings, determines that the Licensee is in such default, the Issuing Authority may determine to pursue any of the following remedies:

- (i) Seek specific performance of any provision in the Renewal License that reasonably lends itself to such remedy as an alternative to damages;
- (ii) Assess liquidated damages in accordance with the schedule set forth in Section 11.2 below;
- (iii) Commence an action at law for monetary damages;

- (iv) Foreclose on all or any appropriate part of the security provided pursuant to Section 9.2 herein;
- (v) Declare the Renewal License to be revoked subject to Section 11.3 below and applicable law;
- (vi) Invoke any other lawful remedy available to the City.

#### **Section 11.2---LIQUIDATED DAMAGES**

(a) For the violation of any of the following provisions of the Renewal License, liquidated damages shall be paid by the Licensee to the Issuing Authority, subject to Section 11.1 above. Any such liquidated damages shall be assessed as of the date that the Licensee received written notice, by certified mail or overnight mail, of the provision or provisions which the Issuing Authority believes are in default, provided that the Issuing Authority made a determination of default pursuant to Section 11.1(d) above.

(1) For failure to operate and maintain the Subscriber Network in accordance with Section 3.1 herein, Two Hundred Twenty-Five Dollars (\$225.00) per day, for each day that any such non-compliance continues.

(2) For failure to obtain the advance, written approval of the Issuing Authority for any transfer of the Renewal License in accordance with Section 2.6 herein, Three Hundred Dollars (\$300.00) per day, for each day that any such non-compliance continues.

(3) For failure to comply with the PEG Access provisions in accordance with the provisions in Article 6 herein, Two Hundred Fifty Dollars (\$250.00) per day, for each day that any such non-compliance continues; provided, however, that Section 6.4 supra is not subject to assessment of liquidated damages only during such time that interest charges are being levied.

(4) For failure to comply with the FCC's Customer Service Obligations in accordance with Section 12.4 infra, One Hundred Twenty-Five Dollars (\$125.00) per day that any such non-compliance continues.

(5) For failure to provide, install and/or fully activate the Subscriber Network Drops and/or Outlets in accordance with Section 5.5 herein and/or **Exhibit 2**, One Hundred Dollars (\$100.00) per day that any of such Drops and/or Outlets are not provided, installed and/or activated as required.

(6) For failure to submit reports, pursuant to Article 13 herein, Fifty Dollars (\$50.00) per day per report, that each and any of said reports are not submitted as required.

(b) Such liquidated damages shall not be a limitation upon, any other provisions of the Renewal License and applicable law, including revocation, or any other statutorily or judicially imposed penalties or

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

remedies.

(c) Each of the above-mentioned cases of non-compliance shall result in damage to the City, 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. Any violations or failures resulting from the same factual event and the same date shall be assessed as a single per diem violation.

(d) Liquidated damages in any calendar year shall not exceed a cap of \$20,000, provided however that the Issuing Authority retains all other legal rights and remedies, including without limitation specific performance and injunction, for failure to comply with the License Agreement.

#### **Section 11.3---REVOCATION OF THE RENEWAL LICENSE**

To the extent permitted by applicable law and subject to the provisions of Section 11.1 supra, in the event that the Licensee fails to comply with any material provision of the Renewal License, the Issuing Authority may revoke the Renewal License granted herein.

#### **Section 11.4---TERMINATION**

The termination of the Renewal License and the Licensee's rights herein shall become effective upon the earliest to occur of: (i) the revocation of the Renewal License by action of the Issuing Authority, pursuant to Section 11.1 and 11.3 above; (ii) the abandonment of the Cable System, in whole or material part, by the Licensee without the express, prior approval of the Issuing Authority; or (iii) the expiration of the term of the Renewal License. In the event of any termination, the City shall have all of the rights provided in the Renewal License unless the Licensee is otherwise permitted to continue operating the Cable System pursuant to applicable law(s).

#### **Section 11.5---NOTICE TO CITY OF LEGAL ACTION**

Except in an emergency situation, in the event that the Licensee or the Issuing Authority intends to take legal action against the other party for any reason, it shall first give the other party reasonable notice that an action will be filed.

#### **Section 11.6---NON-EXCLUSIVITY OF REMEDY**

No decision by the Issuing Authority or the City to invoke any remedy under the Renewal License or under any statute, law or by-law shall preclude the availability of any other such remedy.

**Section 11.7---NO WAIVER-CUMULATIVE REMEDIES**

(a) No failure on the part of the Issuing Authority or the City, or the Licensee to exercise, and no delay in exercising, any right in the Renewal License shall operate as a waiver thereof, nor shall any single or partial exercise of any such right preclude any other right, all subject to the conditions and limitations contained in the Renewal License.

(b) The rights and remedies provided herein are cumulative and not exclusive of any remedies provided by law, and nothing contained in the Renewal License shall impair any of the rights of the Issuing Authority or the City or the Licensee under applicable law, subject in each case to the terms and conditions in the Renewal License.

(c) No waiver of, nor failure to exercise any right or remedy by the Issuing Authority, the City or the Licensee at any one time shall affect the exercise of such right or remedy or any other right or remedy by the City at any other time. In order for any waiver of the Issuing Authority, City or the Licensee to be effective, it shall be in writing.

(d) The failure of the Issuing Authority or the City to take any action in the event of any breach by the Licensee shall not be deemed or construed to constitute a waiver of or otherwise affect the right of the Issuing Authority or the City to take any action permitted by this Renewal License at any other time in the event that such breach has not been cured, or with respect to any other breach by the Licensee.

**ARTICLE 12**  
**SUBSCRIBER RIGHTS AND CONSUMER PROTECTION**

**Section 12.1---TELEPHONE ACCESS**

(a) The Licensee shall comply with the FCC's Customer Service Obligations at 47 C.F.R. §76.309, as amended from time to time, during Normal Business Hours, as defined therein.

(b) The Licensee's customer service call center shall have a publicly listed local or toll-free telephone number for Subscribers.

(c) Pursuant to 47 C.F.R. §76.309(c)(1)(B), under Normal Operating Conditions, as defined, telephone answer time by a customer service representative, including wait time, shall not exceed thirty (30) seconds when the connection is made. If the call needs to be transferred, transfer time shall not exceed thirty (30) seconds. Said standards shall be met no less than ninety (90) percent of the time under normal operating conditions, measured on a quarterly basis.

(d) A Subscriber shall receive a busy signal less than three (3%) of the time, measured on a quarterly basis, under normal operating conditions.

(e) The Licensee shall not be required to acquire equipment or perform surveys to measure compliance with the telephone answering standards above unless an historical record of complaints indicates a clear failure to comply.

**Section 12.2---CUSTOMER SERVICE CALL CENTER**

(a) The Licensee shall maintain and operate its customer service call center twenty-four (24) hours a day, seven (7) days a week, including holidays. The Licensee reserves the right to modify its business operations with regard to such customer service call center. The Licensee shall comply with all State and federal requirements pertaining to the hours of operation of such customer service call center.

(b) In the event that the Licensee does not maintain and operate its customer service call center twenty-four (24) hours a day, seven (7) days a week, the Licensee shall maintain a telephone answering service to handle Subscriber inquiries, Complaints and emergencies, and provide proper referral regarding billing and other Subscriber information. The Licensee shall log all such after- hours calls. Said answering service shall (i) forward all inquiries and/or Complaints to the Licensee the morning of the next business day and (ii) inform each Subscriber calling that his or her Complaint will be referred to the Licensee's Customer Service Department for response. If requested, or reasonably warranted by the reported nature of the Subscriber's problem or inquiry, the Licensee shall promptly contact each individual Subscriber to follow-up on their individual problem and/or inquiry.

**Section 12.3---INSTALLATION VISITS-SERVICE CALLS-RESPONSE TIME**

(a) The Licensee shall provide Cable Service(s), for new aerial installations, to Holyoke residents who request Service within seven (7) business days of said request, or at such time as is mutually agreed-upon by the Licensee and said Subscriber. Underground installations shall be completed as expeditiously as possible, weather permitting. If arranging appointments for installation, the Licensee shall specify in advance whether such will occur in the morning or afternoon, or a more narrow interval, if possible, and the Licensee shall make reasonable efforts to install at times convenient to Subscribers (including times other than 9:00 a.m. to 5:00 p.m. weekdays).

(b) A Subscriber Complaint or request for Service received after Normal Business Hours shall be responded to the next business day.

(c) The Licensee shall ensure that there are stand-by technician(s) on-call at all times after Normal Business Hours. The answering service shall be required to notify the stand-by technician(s) of (i) any emergency situations, (ii) an unusual number of calls and/or (iii) a number of similar Complaint calls or a number of calls coming from the same area.

(d) System outages shall be responded to promptly by technical personnel. For purposes of the section, an outage shall be considered to occur when three (3) or more calls are received from any one neighborhood, concerning such an outage, or when the Licensee has reason to know of such an outage.

(e) The Licensee shall remove all Subscriber Drop Cables, within fifteen (15) days of receiving a request from a Subscriber to do so.

**Section 12.4---FCC CUSTOMER SERVICE OBLIGATIONS**

The Licensee shall comply with the FCC's Customer Service Obligations, codified at 47 U.S.C. Section 76.309, as may be amended from time to time.

**Section 12.5---BUSINESS PRACTICE STANDARDS**

The Licensee shall provide the Issuing Authority, the Cable Division and all of its Subscribers with the following information in accordance with 207 CMR 10.00 et seq. and made a part hereof, as the same may exist or as may be amended from time to time:

- (i) Billing Practices Notice;
- (ii) Services, Rates and Charges Notice;
- (iii) Form of Bill;
- (iv) Advance Billing and Issuance of Bills;
- (v) Billing Due Dates, Delinquency, Late Charges and Termination of Service;
- (vi) Charges for Disconnection or Downgrading of Service;



-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

- (vii) Billing Disputes; and
- (viii) Security Deposits.

**Section 12.6---COMPLAINT RESOLUTION PROCEDURES**

- (a) The Licensee shall establish a procedure for resolution of Complaints by Subscribers.
- (b) Upon reasonable notice, the Licensee shall expeditiously investigate and resolve all Complaints regarding the quality of Service, equipment malfunctions and similar matters. In the event that a Subscriber is aggrieved, the Issuing Authority or his or her designee(s) shall be responsible for receiving and acting upon such Subscriber Complaints/inquiries, as follows:

Upon the written request of the Issuing Authority or his or her designee(s), and subject to applicable privacy laws, the Licensee shall, within fourteen (14) business days after receiving such request, send a written report to the Issuing Authority with respect to any Complaint. Such report shall provide a full explanation of the investigation, finding and corrective steps taken by the Licensee. Should a Subscriber have an unresolved Complaint regarding cable television operations, the Subscriber shall be entitled to file his or her Complaint with the Issuing Authority or his or her designee(s), who shall have primary responsibility for the continuing administration of the Renewal License and the implementation of Complaint procedures. Thereafter, if the Subscriber wishes to participate in further processing of the Complaint, the Subscriber shall meet jointly in Holyoke with the Issuing Authority or his or her designee(s) and a representative of the Licensee, within thirty (30) days of the Subscriber's filing of his or her Complaint, in order to fully discuss and attempt to resolve such matter.

- (c) Notwithstanding the foregoing and subject to applicable privacy laws, if the Issuing Authority or his or her designee(s) determines it to be in the public interest, the Issuing Authority or his or her designee(s) may investigate any Complaints or disputes brought by Subscribers arising from the operations of the Licensee.

**Section 12.7---REMOTE CONTROL DEVICES**

The Licensee shall allow its Subscribers to purchase, from legal and authorized parties other than the Licensee, own, utilize and program remote control devices that are compatible with the Converter(s) provided by the Licensee. The Licensee takes no responsibility for changes in its equipment that might make inoperable the remote control devices acquired by Subscribers.

**Section 12.8---EMPLOYEE IDENTIFICATION CARDS**

All of the Licensee's employees entering, or seeking entrance, upon private property, in connection with the construction, installation, maintenance and/or operation of the Cable System, including repair and sales personnel, shall be required to wear an employee identification card issued by the Licensee and bearing a picture of said employee.

**Section 12.9---PROTECTION OF SUBSCRIBER PRIVACY**

(a) The Licensee shall respect the rights of privacy of every Subscriber of the Cable Television System and shall not violate such rights through the use of any device or Signal associated with the Cable Television System, and as hereafter provided.

(b) The Licensee shall comply with all privacy provisions contained in this Article 12 and all other applicable federal and state laws including, but not limited to, the provisions of Section 631 of the Cable Act.

(c) The Licensee shall be responsible for carrying out and enforcing the Cable System's privacy policy, and shall at all times maintain adequate physical, technical and administrative security safeguards to ensure that personal subscriber information is handled and protected strictly in accordance with the policy.

**Section 12.10---PRIVACY WRITTEN NOTICE**

At the time of entering into an agreement to provide any Cable Service or other service to a Subscriber, and annually thereafter to all Cable System Subscribers, the Licensee shall provide Subscribers with written notice, as required by Section 63 l(a)(l) of the Cable Act, which, at a minimum, clearly and conspicuously explains the Licensee's practices regarding the collection, retention, uses, and dissemination of personal subscriber information, and describing the Licensee's policy for the protection of subscriber privacy.

## **ARTICLE 13 REPORTS AND AUDITS**

### **Section 13.1---GENERAL**

(a) Upon written request of the Issuing Authority, the Licensee shall promptly submit to the City any information in such form and containing such information as may be reasonably requested by the Issuing Authority, which may be reasonably required to establish the Licensee's compliance with its obligations pursuant to the Renewal License.

(b) If the Licensee believes that the documentation requested by the Issuing Authority involves proprietary information, then the Licensee shall submit the information to its counsel, who shall confer with the City Solicitor for a determination of the validity of the Licensee's claim of a proprietary interest.

(c) The Licensee shall file reports in electronic format where and when possible.

### **Section 13.2---FINANCIAL REPORTS**

(a) Upon written request, no later than one hundred twenty (120) days after the end of the Licensee's fiscal year, the Licensee shall furnish the Issuing Authority and/or his or her designee(s) with Cable Division Forms 200 showing a balance sheet sworn to by an authorized representative of the Licensee. Said forms shall contain such financial information as required by applicable law.

(b) The Licensee shall provide any other reports required by State and/or federal law.

### **Section 13.3---SUBSCRIBER COMPLAINT REPORT**

In accordance with the regulations of the Cable Division, the Licensee shall submit a completed copy of Cable Division Form 500, attached hereto as Exhibit 4 to the Issuing Authority, or his or her designee(s), as required by the Cable Division.

### **Section 13.4---QUALITY OF SERVICE**

Where there is evidence which, in the reasonable judgment of the Issuing Authority, casts doubt upon the reliability or technical quality of Cable Service(s), the Issuing Authority shall cite specific facts which cast such doubt(s), in a notice to the Licensee. The Licensee shall submit a written report to the Issuing Authority, within thirty (30) days of receipt of any such notice from the Issuing Authority, setting forth in detail its explanation of the problem(s).

### **Section 13.5---DUAL FILINGS**

To extent required by applicable law, either party shall notify the other of any petitions,

**-City of Holyoke Cable Television Renewal License-**  
**March 12, 2024 - March 11, 2034**

communications, and/or requests for waiver or advisory opinion with any State or federal agency or commission pertaining to any material aspect of the Cable System operation hereunder, subject to Section 13.1 above, and upon the other party's written request, shall make available at its own expense to the other party copies of any such petitions, communications or requests.

**Section 13.6---ADDITIONAL INFORMATION**

At any time during the term of the Renewal License, upon the reasonable request of the Issuing Authority, the Licensee shall not unreasonably deny any requests for further information which may be required to establish the Licensee's compliance with its obligations pursuant to the Renewal License and subject to Section 13.1 supra.

**Section 13.7---INVESTIGATION**

Subject to applicable law and regulation, the Licensee and any Affiliated Person(s) shall cooperate fully and faithfully with any lawful investigation, audit or inquiry conducted by a City governmental agency; provided, however, that any such investigation, audit, or inquiry is for the purpose of establishing the Licensee's compliance with its obligations pursuant to this Renewal License.

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

**ARTICLE 14  
EMPLOYMENT**

**Section 14.1---EQUAL EMPLOYMENT OPPORTUNITY**

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

**Section 14.2---NON-DISCRIMINATION**

The Licensee shall adhere to all federal and State laws prohibiting discrimination in employment practices.

**ARTICLE 15**  
**MISCELLANEOUS PROVISIONS**

**Section 15.1---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 orally but only by an instrument in writing executed by the parties.

**Section 15.2---CAPTIONS**

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

**Section 15.3---SEPARABILITY**

If any section, sentence, paragraph, term or provision of the Renewal License is determined to be illegal, invalid or unconstitutional, by any court of competent jurisdiction or by any State or federal regulatory agency having jurisdiction thereof, such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which shall remain in full force and effect for the term of the Renewal License.

**Section 15.4---ACTS OR OMISSIONS OF AFFILIATES**

During the term of the Renewal License, the Licensee shall be liable for the acts or omission of its Affiliates while such Affiliates are involved directly or indirectly in the construction, upgrade, installation, maintenance or operation of the Cable System as if the acts or omissions of such Affiliates were the acts or omissions of the Licensee.

**Section 15.5---RENEWAL LICENSE EXHIBITS**

The Exhibits to the Renewal License attached hereto, and all portions thereof, are incorporated herein by the reference and expressly made a part of the Renewal License, unless such Exhibits are noted for informational purposes only.

**Section 15.6---WARRANTIES**

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

**-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034**

- (i) The Licensee is duly organized, validly existing and in good standing under the laws of the State;
- (ii) 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 Effective Date of the Renewal License, to enter into and legally bind the Licensee to the Renewal License and to take all actions necessary to perform all of its obligations pursuant to the Renewal License;
- (iii) The Renewal License is enforceable against the Licensee in accordance with the provisions herein, subject to applicable State and federal law;
- (iv) There are no actions or proceedings pending or threatened against the Licensee as of the Effective Date of this Renewal License that would interfere with its performance of the Renewal License; and
- (v) Pursuant to Section 625(f) of the Cable Act, the performance of all terms and conditions in this Renewal License is commercially practicable, as of the Effective Date of this Renewal License,

**Section 15.7---FORCE MAJEURE**

If by reason of Force Majeure either party hereto is unable in whole or in part to carry out its obligations hereunder, said party shall not be deemed in violation or default during the continuance of such inability. The term "Force Majeure" as used herein shall mean the following: acts of God; acts of public enemies; orders of any kind of the government of the United States of America or of the State or any of their departments, agencies, political subdivision, or officials, or any civil or military authority; insurrections; riots; pandemics; epidemics; public health emergencies; landslides; lightning; earthquakes; tornados; fires; hurricanes; volcanic activity; storms; floods; washouts; droughts; civil disturbances; explosions; strikes; applicable environmental restrictions; unavailability of essential equipment, services and/or materials and/or other matters beyond the control of the Licensee, the Issuing Authority and/or the City; and any other matters beyond the reasonable control of the Licensee, the Issuing Authority and/or the City.

**Section 15.8---APPLICABILITY OF RENEWAL LICENSE**

All of the provisions in the Renewal License shall apply to the City, the Licensee, and their respective successors and assignees.

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

**Section 15.9---NOTICES**

(a) Every notice to be served upon the Issuing Authority shall be delivered, or sent by certified mail (postage prepaid) or by nationally recognized overnight courier service or other means as allowed by applicable law and providing for a receipt as proof of delivery to the Office of the Mayor, City of Holyoke, City Hall, 536 Dwight Street, Holyoke, Massachusetts 01040, with one (1) copy to the City Solicitor at the Holyoke City Hall, or such other address as the Issuing Authority may specify in writing to the Licensee. The delivery shall be equivalent to direct personal notice, direction or order, and shall be deemed to have been given at the time of mailing.

(b) Every notice served upon the Licensee shall be delivered or sent by certified mail (postage prepaid) or by nationally recognized overnight courier service or other means as allowed by applicable law and providing for a receipt as proof of delivery to the following addresses. The delivery shall be equivalent to direct personal notice, direction or order, and shall be deemed to have been given at the time of receipt:

Comcast Cable Communications, Inc.  
Attn: Vice President, Government & Regulatory Affairs  
3303 Main Street  
Springfield, Massachusetts 01107

with one (1) copy to:

Comcast Cable Communications, Inc.  
Vice President, Government & Regulatory Affairs  
676 Island Pond Road  
Manchester, New Hampshire 03109

and one (1) copy to:

Comcast Cable Communications, Inc.  
Attn: Government Affairs  
One Comcast Center  
Philadelphia, Pennsylvania 19103

(c) Whenever notice of any public hearing relating to the Cable System is required by law, regulation or the Renewal License, the Issuing Authority shall publish notice of the same, sufficient to identify its time, place and purpose, in a Holyoke newspaper of general circulation.

(d) Subject to subsection (c) above, all required notices shall be in writing.

**Section 15.10---NO RECOURSE AGAINST THE ISSUING AUTHORITY**

In accordance with Section 635A(a) of the Cable Act, the Licensee shall have no recourse



-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

whatsoever against the Issuing Authority, the City and/or its officials, boards, commissions, committees, advisors, designees, agents, and/or its employees other than injunctive relief or declaratory relief, arising out of any provision or requirements of the Renewal License or because of enforcement of the Renewal License.

**Section 15.11---CITY'S RIGHT OF INTERVENTION**

The City hereby reserves to itself, as authorized by applicable law and/or regulation, to intervene in any suit, action or proceeding involving the Renewal License, or any provision in the Renewal License; provided, however, that this section shall not restrict the right of the Licensee to oppose such intervention, pursuant to applicable law.

**Section 15.12---TERM**

All obligations of the Licensee and the Issuing Authority set forth in the Renewal License shall commence upon the execution of the Renewal License and shall continue for the term of the Renewal License except as expressly provided for otherwise herein.

**-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034**

**EXHIBITS**

**EXHIBIT 1**  
**PROGRAMMING AND SIGNAL CARRIAGE**

The Licensee shall provide the following broad categories of Programming:

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

**EXHIBIT 2**  
**FREE DROPS AND MONTHLY SERVICE TO**  
**PUBLIC BUILDINGS AND SCHOOLS**

1. Holyoke Police Department	138 Appleton Street
2. Auxiliary Police	310 Appleton Street
3. Fire Department Station 3	1591 Northampton Street
4. Fire Department Station 5	33 Whiting Farm Road
5. Fire Department Station 6	640 Homestead Road
6. Fire Department Headquarters	600 High Street
7. Holyoke Media	One Court Plaza
8. Holyoke Water Works	20 Commercial Street
9. Holyoke High School	500 Beech Street
10. Lawrence School	156 Cabot Street
11. E.N. White School	1 Jefferson Street
12. Metcalf School	2019 Northampton Street
13. Kelly School	216 West Street
14. McMahon School	75 Kane Road
15. Morgan School	596 South Bridge Street
16. Sullivan School	400 Jarvis Avenue
17. Peck Middle School	1916 Northampton Street
18. School Department	57 Suffolk Street
19. Holyoke Water Works	45 Upland Road
20. Holyoke Public Works	63 Canal Street
21. Department of Health	20 Korean War Plaza
22. Holyoke City Hall	536 Dwight Street
23. Holyoke City Annex	20 Korean Veterans Plaza
24. Public Library	335 Maple Street
25. Dean Tech	1045 Main Street
26. Senior Center	291 Pine Street
27. War Memorial	312 Appleton Street

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

**EXHIBIT 3**  
**GROSS ANNUAL REVENUES REPORTING FORM**  
**COMCAST OF MASSACHUSETTS II, INC.**  
**PEG ACCESS AND CABLE-RELATED FUNDING**

System Name:  
Email:  
Phone:

Vendor ID:

Contract Name:  
Statement Period:  
Payment Amount:  
Statement Number:  
CUID:  
System ID:

Office of the Mayor  
City of Holyoke  
City Hall  
536 Dwight Street  
Holyoke, MA 01040

This statement represents your  
payment for the period listed  
above.

Revenue Category	Amount
Expanded Basic Video Service	
Limited Basic Video Service	
Digital Video Service	
Pay	
PPV / VOD	
Digital Video Equipment	
Video Installation / Activation	
Franchise Fees	
State Assessment	
Guide	
Other	
Late Fees	
Write-offs / Recoveries	
Ad Sales	
Home Shopping Commissions	
Total	

Franchise Fee %

Franchise Fee

To the best of my knowledge and belief, the above is a true and correct statement for the accounting of the gross revenues received by this corporation for the period.

\_\_\_\_\_  
Analyst

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

**EXHIBIT 4**  
**CABLE DIVISION FORM 500**

(See Attached)

-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

**Form 500 Complaint Data - Paper Filing**

City/Town:

Cable Company:

Filing Year:

Address:

Number of Subscribers:

Address:

Contact:

Phone:

E-Mail:

Average Resolution Time:

<1> Less than 1 Day, <2> 1-3 Days, <3> 4-7 Days, <4> 8-14 Days, <5> 15-30 Days, <6> > 30 Days

Manner of Resolution:

A. Resolved to the satisfaction of both parties, B. Resolved, customer dissatisfied, C. Not Resolved.

	Total Complaints	Avg. Resolution Time (see code above)	Manner of Resolution (see code key above for the manner represented by the letters below) The number below each letter indicates the number of complaints resolved in that manner.		
			A.	B.	C.
Advertising/Marketing					
Appointment/Service call					
Billing					
Customer Service					
Defective Notice					
Equipment					
Installation					
Reception					
Service Interruption					
Unable to Contact					
Failure to Respond to Original Complaint					
Other:					

**EXHIBIT 5**  
**VIDEO ORIGINATION LOCATION**

One Court Plaza      Holyoke, MA

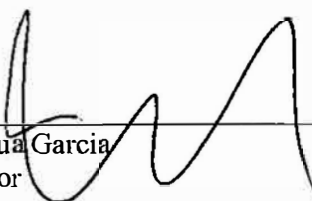


-City of Holyoke Cable Television Renewal License-  
March 12, 2024 - March 11, 2034

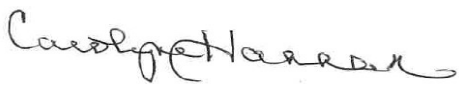
**SIGNATURE PAGE**

In Witness Whereof, this Renewal Cable Television License is hereby issued by the Mayor of the City of Holyoke, Massachusetts, as Issuing Authority, this 2<sup>nd</sup> day of ~~April~~<sup>May</sup>, 2024, and all terms and conditions are hereby agreed to by Comcast of Massachusetts II, Inc.

**The City of Holyoke**

  
\_\_\_\_\_  
Joshua Garcia  
Mayor

**Comcast of Massachusetts II, Inc.**

  
\_\_\_\_\_  
Carolyne Hamman  
Regional Senior Vice President  
New England Region

