

CABLE TELEVISION

RENEWAL LICENSE

GRANTED TO

Comcast of Massachusetts I, Inc.

Granted By

**CITY OF MARLBOROUGH
MASSACHUSETTS**

**Renewal Term
October 5, 2016 – October 4, 2026**

Table of Contents

INTRODUCTION.....	5
ARTICLE 1 DEFINITIONS.....	6
SECTION 1.1 – DEFINITIONS.....	6
ARTICLE 2 GRANT OF RENEWAL LICENSE.....	12
SECTION 2.1 – GRANT OF RENEWAL LICENSE	12
SECTION 2.2 – TERM: NON-EXCLUSIVITY	12
SECTION 2.3 – RENEWAL.....	12
SECTION 2.4 – RESERVATION OF AUTHORITY	14
SECTION 2.5 – NON-EXCLUSIVITY OF LICENSE	14
SECTION 2.6 – POLICE AND REGULATORY POWERS.....	15
SECTION 2.7 – REMOVAL OR ABANDONMENT.....	15
SECTION 2.8 – TRANSFER OF THE RENEWAL LICENSE	16
SECTION 2.9 – EFFECT OF UNAUTHORIZED TRANSFER ACTION	17
ARTICLE 3 SYSTEM SPECIFICATIONS AND CONSTRUCTION	18
SECTION 3.1 – AREA TO BE SERVED	18
SECTION 3.2 – INSTALLATION CHARGES	18
SECTION 3.3 – SUBSCRIBER NETWORK	19
SECTION 3.4 – LOCATION OF THE CABLE TELEVISION SYSTEM	19
SECTION 3.5 – FREE DROPS AND MONTHLY SERVICE TO PUBLIC BUILDINGS AND SCHOOLS ..	19
SECTION 3.6 – PARENTAL CONTROL CAPABILITY.....	20
SECTION 3.7 – EMERGENCY ALERT OVERRIDE CAPACITY.....	20
SECTION 3.8 – SYSTEM TECHNICAL SPECIFICATIONS	21
ARTICLE 4 TECHNOLOGICAL AND SAFETY STANDARDS	22
SECTION 4.1 – SYSTEM MAINTENANCE.....	22
SECTION 4.2 – REPAIRS AND RESTORATION	23
SECTION 4.3 – UNDERGROUND FACILITIES.....	23
SECTION 4.4 – TREE TRIMMING	24
SECTION 4.5 – STRAND MAPS.....	24
SECTION 4.6 – BUILDING MOVES	24
SECTION 4.7 – DIG SAFE.....	25
SECTION 4.8 – DISCONNECTION AND RELOCATION.....	25
SECTION 4.9 – EMERGENCY REMOVAL OF PLANT.....	25
SECTION 4.10 –REMOVAL AND RELOCATION.....	26
SECTION 4.11 – RIGHT TO INSPECTION	26
SECTION 4.12 – PRIVATE PROPERTY.....	26
SECTION 4.13 – PEDESTALS	27
SECTION 4.14 – SERVICE INTERRUPTIONS	27
ARTICLE 5 PROGRAMMING.....	28
SECTION 5.1 – BASIC CABLE SERVICE.....	28
SECTION 5.2 – PROGRAMMING	28
SECTION 5.3 – REMOTE CONTROLS	28
SECTION 5.4 – STEREO TV TRANSMISSIONS	28
SECTION 5.5 – CABLE CHANNELS FOR COMMERCIAL USE.....	29
SECTION 5.6 – CONTINUITY OF SERVICES	29
SECTION 5.7 – COMMERCIAL ESTABLISHMENTS.....	29

ARTICLE 6 PEG ACCESS CHANNEL(S) AND SUPPORT	30
SECTION 6.1 – PEG ACCESS CHANNEL(S)	30
SECTION 6.2 – PEG ACCESS PROVIDER	31
SECTION 6.3 – PEG ACCESS VIDEO RETURN SITES AND CABLECASTING.....	32
SECTION 6.4 – PEG ACCESS/TECHNOLOGY ANNUAL SUPPORT	34
SECTION 6.5 – PEG ACCESS CAPITAL PAYMENTS	35
SECTION 6.6 – NON-COMMERCIAL PROGRAMMING.....	35
SECTION 6.7 – INTERCONNECTION WITH COMPETING CABLE LICSE.....	36
SECTION 6.8 - PEG ACCESS COSTS.....	36
ARTICLE 7 FRANCHISE FEES AND LICENSE FEES.....	37
SECTION 7.1 – LICENSE FEE PAYMENTS	37
SECTION 7.2 – FRANCHISE FEE	37
SECTION 7.3 – PAYMENT	37
SECTION 7.4 – OTHER PAYMENT OBLIGATIONS AND EXCLUSIONS.....	38
SECTION 7.5 – LATE PAYMENT	38
SECTION 7.6 – RECOMPUTATION	39
SECTION 7.7 – AFFILIATES USE OF SYSTEM	39
SECTION 7.8 – METHOD OF PAYMENT.....	40
ARTICLE 8 RATES AND CHARGES.....	41
SECTION 8.1 – RATES AND CHARGES	41
SECTION 8.2 – RATE REGULATION.....	42
SECTION 8.3 – CREDIT FOR SERVICE INTERRUPTION	42
ARTICLE 9 CUSTOMER SERVICE, SUBSCRIBER RIGHTS AND CONSUMER PROTECTION.....	43
SECTION 9.1 – CUSTOMER SERVICE	43
SECTION 9.2 – INSTALLATION VISITS-SERVICE CALLS-RESPONSE TIME	43
SECTION 9.3 – FCC CUSTOMER SERVICE OBLIGATIONS.....	44
SECTION 9.4 – BUSINESS PRACTICE STANDARDS	44
SECTION 9.5 – COMPLAINT RESOLUTION PROCEDURES.....	45
SECTION 9.6 – EMPLOYEE IDENTIFICATION CARDS.....	46
SECTION 9.7 – PROTECTION OF SUBSCRIBER PRIVACY.....	46
SECTION 9.8 – PRIVACY WRITTEN NOTICE.....	46
SECTION 9.9 – MONITORING.....	47
SECTION 9.10 – SUBSCRIBER'S RIGHT TO INSPECT AND VERIFY INFORMATION	47
SECTION 9.11 – RESPECT FOR PRIVATE PROPERTY	47
ARTICLE 10 INSURANCE AND BONDS	48
SECTION 10.1 – INSURANCE.....	48
SECTION 10.2 – PERFORMANCE BOND.....	50
SECTION 10.3 – INDEMNIFICATION.....	51
ARTICLE 11 ADMINISTRATION AND REGULATION.....	52
SECTION 11.1 – REGULATORY AUTHORITY.....	52
SECTION 11.2 – PERFORMANCE EVALUATION HEARINGS.....	52
SECTION 11.3 – NONDISCRIMINATION.....	52
SECTION 11.4 – JURISDICTION/VENUE.....	52
ARTICLE 12 DETERMINATION OF BREACH - LICENSE REVOCATION	54
SECTION 12.1 – NOTICE AND OPPORTUNITY TO CURE.....	54
SECTION 12.2 – REVOCATION OF THE RENEWAL LICENSE.....	55
SECTION 12.3 – NON-EXCLUSIVITY OF REMEDY	55
SECTION 12.4 – NO WAIVER-CUMULATIVE REMEDIES.....	55

ARTICLE 13 REPORTS, AUDITS AND PERFORMANCE TESTS.....	57
SECTION 13.1 – GENERAL.....	57
SECTION 13.2 – FINANCIAL REPORTS.....	57
SECTION 13.3 – CABLE SYSTEM INFORMATION.....	58
SECTION 13.4 – IN-HOUSE TELEPHONE REPORTS.....	58
SECTION 13.5 – SUBSCRIBER COMPLAINT REPORTS.....	58
SECTION 13.6 – ANNUAL PERFORMANCE TESTS.....	58
SECTION 13.7 – QUALITY OF SERVICE.....	59
SECTION 13.8 – DUAL FILINGS.....	59
SECTION 13.9 – INVESTIGATION.....	59
ARTICLE 14 MISCELLANEOUS.....	60
SECTION 14.1 – SEVERABILITY.....	60
SECTION 14.2 – FORCE MAJEURE.....	60
SECTION 14.3 – ACTS OR OMISSIONS OF AFFILIATES.....	60
SECTION 14.4 – NOTICES.....	61
SECTION 14.5 – RENEWAL LICENSE EXHIBITS.....	62
SECTION 14.6 – ENTIRE AGREEMENT.....	62
SECTION 14.7 – CAPTIONS.....	62
SECTION 14.8 – WARRANTIES.....	62
SECTION 14.9 – NO RECOURSE AGAINST THE ISSUING AUTHORITY.....	62
SECTION 14.10 – CITY'S RIGHT OF INTERVENTION.....	63
SECTION 14.11 – TERM.....	64
SECTION 14.12 – APPLICABILITY OF RENEWAL LICENSE.....	64
SECTION 14.13 – NO THIRD PARTY BENEFICIARIES.....	64
SIGNATURE PAGE.....	65

EXHIBITS

EXHIBIT 3.5 - CABLE DROPS TO PUBLIC BUILDINGS.....	66
EXHIBIT 5.2 - PROGRAMMING.....	67
EXHIBIT 9.3 - FCC CUSTOMER SERVICE OBLIGATIONS.....	68
EXHIBIT 9.4 - BILLING AND TERMINATION OF SERVICE.....	70
EXHIBIT 13.5 - FORM 500 COMPLAINT DATA.....	73

RENEWAL LICENSE

INTRODUCTION

WHEREAS, Comcast of Massachusetts I, Inc., (hereinafter "Licensee"), is the duly authorized holder of a renewal license to operate a cable television system in the City of Marlborough, Massachusetts (hereinafter the "City"), said license having commenced on October 6, 2005;

WHEREAS, Licensee filed a written request for a renewal of its license by letter dated August 27, 2013 in conformity with the Cable Communications Policy Act of 1984 ("Cable Act");

WHEREAS, there has been an opportunity for public comment, as required by Section 626(h) of the Cable Act;

WHEREAS, The Issuing Authority finds that Licensee has complied with the terms of its previous license;

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

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

**ARTICLE 1
DEFINITIONS**

SECTION 1.1 – DEFINITIONS

For the purpose of this Renewal License, the following words, terms, phrases and their derivations 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.

(a) Access - shall mean the right or ability of any Marlborough resident and/or any Persons affiliated with a Marlborough institution to use designated Public, Education and Government (“PEG”) access facilities and equipment and/or Access Channels of the Cable Television System, subject to the conditions and procedures established for such use by the City and/or its designee.

(b) Access Provider – shall mean the entity designated by the Issuing Authority for the purpose of operating and managing the use of Public, Educational and Governmental Access funding, equipment and channels on the cable television system in accordance with this Renewal License and 47 U.S.C. 531.

(c) Affiliate or Affiliated Person – When used in relation to any Person, shall mean another Person who owns or controls, is owned or controlled by, or is under common ownership or control with, such Person.

(d) Basic Cable Service – shall mean the lowest tier of service which includes the retransmission of local television broadcast signals.

(e) Cable Act – shall mean the Cable Communications Policy Act of 1984, Public Law No. 98-549, 98 Stat. 2779 (1984), 47 U.S.C. 521 et. seq., amending the Communications Act of

1934, as further amended by the 1992 Cable Consumer Protection and Competition Act, Public Law No. 102-385 and the Telecommunications Act of 1996, Public Law No. 104-458, 110 Stat. 56 (1996) and as may be further amended.

(f) Cable Television System or Cable System – shall mean the facility owned, constructed, installed, operated and maintained by Licensee in the City of Marlborough, 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 this title, or (e) any facilities of any electric utility used solely for operating its electric utility systems.

(g) Cable Division – shall mean the Competition Division of the Massachusetts Department of Telecommunications and Cable established pursuant to Massachusetts General Laws Chapter 166A (M.G.L. Chapter 166A).

(h) Cable Service or Service – shall mean the one-way transmission to subscribers of (i) video programming, or (ii) other programming service, and subscriber interaction, if any, which is required for the selection or use of such video programming or other programming service.

(i) Drop – shall mean the coaxial cable or fiber that connects a home or building to the feeder cable of the Subscriber Network.

(j) Effective Date – shall mean October 5, 2016.

(k) FCC – shall mean the Federal Communications Commission or any successor governmental entity.

(l) Franchise Fee – shall mean the payments to be made by Licensee to the Issuing Authority, the City of Marlborough and or any other governmental subdivision, such as an Access Provider, which shall have the meaning as set forth in Section 622(g) of the Cable Act.

(m) Gross Annual Revenues – shall mean the revenues received by the Licensee and/or its Affiliates derived from the operation of the Cable System to provide Cable Service, accrued in accordance with generally accepted accounting principles (GAAP) in the United States, and shall include, without limitation: the revenues derived from 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 charges; interest earned on all Subscriber fees and/or charges collected; all digital Cable Service revenues; fees paid on all Subscriber fees (“Fee-on Fee”); all Commercial Subscriber Cable Service revenues (including bulk account revenues); Pay Cable, Premium Services and Pay-Per-View revenues; converter, remote control and other Cable Service-related equipment rentals and/or leases or sales; fees paid for channels designated for commercial use; home shopping revenues; and advertising revenues. In the event that an Affiliate and/or any other Person is responsible for advertising, advertising revenues for purposes herein shall be deemed to be the pro-rata portion of the advertising revenues accrued by such Affiliate or other Person for such Affiliate’s or other Person’s use of the Cable System for the carriage of advertising. Gross Annual Revenues shall also include the gross revenue of any other Person which is derived directly from or in connection with the operation of the Cable System to the extent that said revenue is derived through a means which has the effect of avoiding payment of Franchise Fees to the City that would otherwise be paid herein. 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.

(n) Issuing Authority – shall mean the Mayor of the City of Marlborough, Massachusetts, or the lawful designee thereof.

(o) Licensee – shall mean Comcast of Massachusetts I, Inc., or any successor or transferee in accordance with the terms and conditions in this Renewal License.

(p) License Fee – shall mean the payments to be made by Licensee to the City of Marlborough and the Commonwealth of Massachusetts, which shall have the meaning as set forth in M.G.L. c. 166A, § 9.

(q) Normal Business Hours – shall mean those hours during which most similar businesses in Marlborough are open to serve customers. In all cases, Normal Business Hours must include some evening hours and at least one night per week and/or some weekend hours.

(r) Outlet – shall mean an interior receptacle that connects a television set to the Cable Television System.

(s) Pay Cable or Premium Services – shall mean programming delivered for a fee or charge to Subscribers on a per-channel or group-of-channels basis.

(t) Pay-Per-View: – shall mean programming delivered for a fee or charge to Subscribers on a per-program or per-event basis.

(u) PEG Access User – shall mean a Person utilizing the Cable Television System, including any related facilities for purposes of production and/or transmission of PEG Access Programming, as opposed to utilization solely as a Subscriber.

(v) PEG Access Programming – shall mean non-commercial programming produced by any Marlborough residents or organizations, schools and government entities and the use of designated facilities, equipment and/or channels of the Cable System in accordance with 47 U.S.C. 531 and this Renewal License.

(w) Person – shall mean any natural person or any association, firm, partnership, joint venture, corporation, or other legally recognized entity, whether for-profit or not-for profit, but shall not mean the Issuing Authority or City.

(x) Prime Rate – shall mean the prime rate of interest as reported by the Federal Reserve or its successor, however, if a prime rate is reported by the Federal Reserve Bank of Boston it shall be the “Prime Rate” for purposes of this Renewal License.

(y) Public, Educational and Governmental (PEG) Access Channel – shall mean a video channel which the Licensee shall make available to the City of Marlborough and designees of the City of Marlborough, including Access users without charge, for the purpose of transmitting non-commercial programming by members of the public, City departments and agencies, public schools, educational, institutional and similar organizations.

(z) Public Buildings – shall mean those buildings owned or leased by the Issuing Authority for municipal government purposes, and shall not include buildings owned by Issuing Authority but leased to third parties or buildings such as storage facilities at which government employees are not regularly stationed.

(aa) Renewal License or License – shall mean this Renewal License and any amendments or modifications in accordance with the terms herein.

(ab) Standard Installation – shall mean the installation which can be completed using a Drop of up to one hundred twenty-five feet (125’) aerial or one hundred twenty-five feet (125’) underground.

(ac) State – The Commonwealth of Massachusetts.

(ad) Subscriber – shall mean any Person, firm, corporation or other entity who or which contracts with the Licensee for or lawfully receives, Cable Service provided by the Licensee.

(ae) Subscriber Network – shall mean the trunk and feeder signal distribution network over which video and audio signals are transmitted to Subscribers.

(af) City – shall mean the City of Marlborough, Massachusetts.

(ag) Trunk and Distribution System – shall mean that portion of the Cable System for the delivery of Cable Services, but not including Drop Cable(s) to Subscriber’s residences.

(ah) Video Programming or Programming – shall mean 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

(a) Pursuant to the authority of M.G.L. c. 166A, and the Cable Act the Issuing Authority hereby grants a non-exclusive Renewal License to Comcast of Massachusetts I, Inc., a Massachusetts Corporation, authorizing and permitting Licensee to construct, operate and maintain a Cable Television System in the Public Way within the municipal limits of the City of Marlborough.

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

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

SECTION 2.2 - TERM: NON-EXCLUSIVITY

This non-exclusive Renewal License shall be for a period of ten (10) years, commencing on October 5, 2016 through midnight October 4, 2026.

SECTION 2.3 - RENEWAL

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

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

SECTION 2.4 - RESERVATION OF AUTHORITY

Nothing in this Renewal License shall (a) abrogate the right of the Issuing Authority to perform any public works or public improvements of any description; (b) be construed as a waiver of any codes or ordinances/regulations of general applicability and not specific to the Cable Television System, Licensee, or this License; or (c) be construed as a waiver or release of the rights of the Issuing Authority in and to the Public Ways. Any conflict between the terms of this Renewal License and any present or future exercise of the municipality's police and regulatory powers shall be resolved by a court of appropriate jurisdiction.

SECTION 2.5 - NON-EXCLUSIVITY OF LICENSE

(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 construction, upgrade, installation, operation or maintenance of a Cable Television System within the City of Marlborough; 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) The grant of any additional cable television license(s) shall be at the sole discretion of the Issuing Authority.

(i) In the event that the Licensee believes that any additional cable television license(s) have been granted on terms and conditions more favorable or less burdensome 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) are on terms more favorable or less burdensome than those contained in this Renewal License. The Licensee shall provide the Issuing Authority with such financial or other relevant information as is requested.

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

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

(d) In the event an application for a new cable television license is filed with the Issuing Authority, proposing to serve the City, in whole or in part, the Issuing Authority shall serve a copy of such application upon the Licensee by certified mail or via nationally recognized overnight courier services within a reasonable time thereafter.

(e) In the event that the Licensee believes that in the future another Licensee which has been granted a cable television license in the City, has been provided relief by the Issuing Authority from a material obligation(s) of its license, which may include amendments to the license, that causes said other cable television license to be more favorable or less burdensome than 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. The Licensee shall provide the Issuing Authority with such financial or other relevant information as is requested. At the public hearing, the Issuing Authority shall afford the Licensee an opportunity to demonstrate that such relief causes said other cable license to be favorable or less burdensome than this Renewal License. Should the Licensee demonstrate that any such relief causes said other cable television license to be more favorable or less burdensome than the Renewal License, the Issuing Authority shall consider and negotiate, in good faith, equitable amendments to this Renewal License.

SECTION 2.6 – POLICE AND REGULATORY POWERS

By executing this Renewal License, the Licensee acknowledges that its rights are subject to the powers of the City and its right to adopt and enforce generally applicable by-laws in the lawful exercise of its police powers to the extent permitted by applicable law, with respect to the safety and welfare of the public. The Licensee shall comply with all applicable federal and State laws and regulation, and City ordinances and lawful regulations, provided such City ordinances and regulations are not specific to this License, the Licensee and/or Cable System. Any conflict between the terms of this Renewal License and any present or future lawful exercise of the City's police and regulatory powers shall be resolved in a court of competent jurisdiction. Nothing in this Section 2.6 shall be deemed to prohibit the right of the Licensee to challenge the legality of a City by-law or regulation.

SECTION 2.7 – REMOVAL OR ABANDONMENT

Upon termination of this Renewal License by passage of time or otherwise, unless (1) the Licensee has its license renewed for another term or (2) the ownership of the Cable Television System is transferred to another Person with written approval by the Issuing Authority in accordance with applicable law and pursuant to Section 2.8 below or (3) unless otherwise operating under the terms of this Renewal License as allowed by applicable law, the Licensee shall remove all of its supporting structures, poles, transmission and distribution systems, and other appurtenances from the Public Ways and shall restore the areas to their original condition as is reasonably possible and as soon as reasonably possible. If such removal is not complete within six (6) months of such termination, the Issuing Authority may deem any property not removed as having been abandoned. Upon written request of the Licensee, the Issuing Authority may waive this requirement for good cause shown.

SECTION 2.8 – TRANSFER OF THE RENEWAL LICENSE

(a) Pursuant to M.G.L. c. 166A, Section 7, as may be amended from time to time, neither the 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. Such consent shall be given only after a public hearing upon a written application therefore on forms as may be prescribed by the FCC and/or the Cable Division. 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. A transfer or assignment of a license or control thereof between commonly controlled entities, between affiliated companies, or between parent and subsidiary corporations, shall not constitute a transfer or assignment of a license or control thereof under this Renewal License, unless otherwise provided by applicable federal or State law. An “affiliated company” is any Person or entity who owns or controls, is owned or controlled by, or is under common ownership or control with, such Person or entity.

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

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

(d) The Licensee shall submit to the Issuing Authority an original and one (1) copy, unless otherwise required by applicable law, of the application and FCC Form 394 requesting such transfer or assignment consent.

(e) 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 one hundred and twenty (120) days of receipt of said application. After 120 days, the application shall be deemed approved, unless said 120 day period is extended in writing by mutual agreement of the parties pursuant to applicable law.

(f) 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 2.9 – EFFECT OF UNAUTHORIZED TRANSFER ACTION

(a) Any transfer of the Cable System without the Licensee and the transferee complying with Section 2.8 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 this 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

SYSTEM SPECIFICATIONS AND CONSTRUCTION

SECTION 3.1 - AREA TO BE SERVED

(a) Licensee shall continue to make Cable Service available to every residential dwelling unit within the City that currently has Cable Service available to it from the Licensee. The Licensee shall make Cable Service available to every residential dwelling unit within the City where the minimum density is (i) twenty-five (25) dwelling units per aerial mile or (ii) forty (40) dwelling units per underground mile. For non-Standard Installations, the Licensee shall offer Cable Service within ninety (90) days of a Subscriber requesting such for aerial installations and one hundred eighty (180) days, weather permitting, of a Subscriber requesting such for underground installations, subject to Force Majeure and the completion of utility pole make ready.

(b) Provided Licensee has at least ninety (90) days prior written notice concerning the opening of residential subdivision trenching, or of the installation of conduit for the location of utilities, it shall install its cable in such trenching or conduits or may seek permission to utilize alternative trenching or conduits within a comparable time frame. If a substantial quantity of cable is required for a large subdivision and said quantity is not in stock, the Licensee shall be allowed additional time for said installation so long as such additional time does not result in additional cost to the project developer or the City. The Issuing Authority, or its designee, shall exercise reasonable efforts to have the Planning Board and developers give timely written notice of trenching and underground construction to the Licensee. The Developer shall be responsible for the digging and back-filling of all trenches.

SECTION 3.2 – INSTALLATION CHARGES

Any dwelling unit within one hundred twenty-five feet (125') aerial or one hundred twenty-five feet (125') underground from the feeder cable shall be entitled to a Standard Installation rate,

unless the sub-surface of an underground installation is a hard surface or requires boring through rock or a similar hard surface (i.e. concrete, asphalt, etc.). All other installations are considered non-standard installations. For underground installations more than one hundred and twenty-five feet (125'), not involving a hard surface, the first one hundred twenty-five feet (125') shall be at the Standard Installation rate. For aerial installations more than one hundred twenty-five feet (125'), the first one hundred twenty-five feet (125') shall be at the Standard Installation rate.

SECTION 3.3 – SUBSCRIBER NETWORK

Licensee shall own, operate and maintain the Cable Television System, to a minimum bandwidth of 750MHz to Marlborough Subscribers.

SECTION 3.4 – LOCATION OF THE CABLE TELEVISION SYSTEM

The Licensee shall own, operate and maintain the Cable Television System within the City. Poles, towers 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 poles, towers and other obstructions shall be in accordance with all applicable and legally enforceable State and local laws and regulations.

SECTION 3.5 - FREE DROPS AND MONTHLY SERVICE TO PUBLIC BUILDINGS AND SCHOOLS

(a) Licensee shall continue to maintain the existing Drop, Outlet and Basic Cable Service, at no charge to the City, to each Public Building, public school, police and fire stations, public libraries and other Public Buildings as listed in **Exhibit 3.5** attached hereto.

(b) Upon written request by the Issuing Authority, Licensee shall provide one (1) Drop, Outlet and Basic Cable Service as referenced in Section 3.5(a) above, at no charge to any new Public Buildings and other City owned Public Buildings, along its Cable System route. The Licensee shall discuss the location of each Drop and/or Outlet with the proper officials in each of the buildings,