



20130814000330580 1/9 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/14/2013 10:30:13 AM FILED/CERT

**After recording, return to:**

Hartman Simons & Wood LLP  
6400 Powers Ferry Road, Suite 400  
Atlanta, Georgia 30339  
Attn: Yvette Fallone-Tietje, Esq.

**Cross Reference:**

Instrument#20121115000439300  
Probate Office of Shelby County,  
Alabama

**ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY LEASE**  
**(CIG0233AL – Lay Lake)**

THIS ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY LEASE (this “Assignment”), is made effective as of the 31 day of July, 2013 (“Effective Date”), by and between **SOUTHERN TOWER ANTENNA RENTAL II, L.L.C.**, a Louisiana limited liability company having an address of 119 Veterinarian Road, Lafayette, LA 70507 (“Assignor”), and **CIG COMP TOWER, LLC**, a Delaware limited liability company, with an address of Five Concourse Parkway, Suite 3150, Atlanta, Georgia 30328 (“Assignee”).

**RECITALS:**

**WHEREAS**, Elsie Jones, as landlord (“Landlord”), and Assignor, as tenant, entered into that certain Option and Lease Agreement having an effective date of May 17, 2011, as evidenced by that certain Memorandum of Lease dated May 17, 2011 and recorded as Instrument #20121115000439300 in the Probate Office of Shelby County, Alabama (as assigned and as amended or modified from time to time, the “Real Property Lease”);

**WHEREAS**, the Real Property Lease covers the property more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Leased Premises”); and

**WHEREAS**, Assignor, Southern Tower Antenna Rental, L.L.C. and Assignee have entered into that certain Asset Purchase Agreement dated as of May 17, 2013 (as assigned and as amended or modified from time to time, the “Purchase Agreement”), providing for, among other things, the transfer and assignment of the Real Property Lease;

**WHEREAS**, in accordance with the terms and conditions of the Purchase Agreement, Assignor and Assignee desire to execute this Assignment for the purpose of evidencing the assignment by Assignor to Assignee of the Real Property Lease.



## **AGREEMENT:**

**NOW, THEREFORE**, for and in consideration of the covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows:

1. Recitals; Defined Terms. The Recitals in this Assignment are true and correct, constitute an integral part of this Assignment, and are incorporated herein by this reference. Capitalized terms used but not otherwise defined in this Assignment shall have the meanings given to them in the Purchase Agreement.

2. Representations and Warranties. Assignor hereby represents and warrants to Assignee that Assignor is the absolute owner of the Real Property Lease, that the Real Property Lease is in full force and effect and that Assignor has full right, power and authority to transfer and assign the Real Property Lease to Assignee. Assignor and Assignee each represent and warrant that this Assignment is the legal, valid and binding obligations of each party and will be enforceable against them in accordance with its terms.

3. Assignment of Real Property Lease. As of the Effective Date, Assignor does hereby convey, grant, assign and transfer to Assignee all of Assignor's rights, title and interest in and to the Real Property Lease, including, without limitation, all of Assignor's right, title and interest in and to (i) the leasehold estate as set forth in the Real Property Lease, (ii) all rights to easements and/or licenses which authorize ingress and egress to the property described in the Real Property Lease and/or the placement of utilities, (iii) all other rights, privileges and appurtenances owned by Assignor, reversionary or otherwise, and in any way related to the Real Property Lease, and (iv) all security deposits, rents or other sums paid by Assignor in connection with the Real Property Lease.

4. Assumption of Real Property Lease. Assignee does hereby agree, assume and accept to be bound by all the terms and conditions which are the responsibility of the lessee or tenant under the Real Property Lease first arising from and after the Effective Date and all the terms and conditions of all related easements and ancillary agreements with respect to the Real Property Lease first arising from and after the Effective Date.

5. Indemnity. Assignee agrees, at its sole cost and expense, to indemnify, defend and hold harmless Assignor from and against any and all losses, costs, claims, liabilities, expenses (including cost of litigation and reasonable attorneys' fees), judgments, proceedings, actions of action or demand of whatever nature ("Claims") whatsoever arising out of or in any way connected to this Assignment or the assignment and transfer of Assignor's obligations under the Real Property Lease to Assignee as herein provided which arise from and after the Effective Date of this Assignment, except for Claims arising out of Assignor's failure to perform and discharge all of the terms, covenants, conditions and agreements as lessee or tenant under the Real Property Lease prior to the Effective Date.

6. Attorneys' Fees. In the event of any dispute hereunder or of any action to interpret or enforce this Assignment, any provision hereof or any matter arising therefrom, the



prevailing party is entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, in any bankruptcy action, at trial or on appeal.

7. Other Documentation. Assignor agrees without additional consideration to execute and deliver to Assignee any and all additional forms of assignment and other instruments and documentation as that may be reasonably necessary or desirable to transfer or evidence the transfer to Assignee of any of Assignor's right, title and interest to the Real Property Lease transferred by this Assignment.

8. Counterparts; Successors and Assigns. This Assignment may be executed in separate counterparts, each of which shall be deemed to be an original, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

9. Notices. Any notice, communication, request or reply (hereinafter collectively, any "Notice") in this Assignment which is required or permitted to be given shall be given in writing and shall be deemed to have been delivered and effective to the receiving party as follows: (i) upon three (3) business days after deposit, when sent by certified first-class or return receipt requested, postage prepaid, (ii) upon one (1) business day after deposit, when sent overnight by nationally recognized courier service, postage prepaid, or (iii) upon delivery when personally delivered to the receiving party (which if other than an individual shall be an officer or other responsible person of the receiving party). All Notices shall be addressed to the parties as set forth below. Either party may change the address to which Notice to be given under this Assignment is to be delivered by giving the other party notice of such change in accordance with this section.

Notices to Assignor shall be addressed as follows:

SOUTHERN TOWER RENTAL II, L.L.C.  
119 Veterinarian Road  
Lafayette, LA 70507  
Attention: Carrol Castille

Notices to Assignee shall be addressed as follows:

CIG Comp Tower, LLC  
Five Concourse Parkway, Suite 3150  
Atlanta, Georgia 30328  
Attention: Chief Executive Officer

With a mandatory copy to:

CIG Wireless Corp.  
Five Concourse Parkway, Suite 3100  
Atlanta, Georgia 30328  
Attention: Legal Department

10. Governing Law. This Assignment shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Alabama without giving effect to any of its conflict of laws principles.

11. Partial Invalidity. The provisions hereof shall be deemed independent and severable, and the invalidity or enforceability of any one provision shall not affect the validity or enforceability of any other provision hereof.

12. Joint Work Product. Should any provision of this Assignment require judicial interpretation, it is agreed that the court interpreting or construing same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared same. The parties agree that each has participated equally in the preparation of this Assignment.

13. Notice Address Under the Real Property Lease. The name and notice address of Assignee ("Tenant") under the Real Property Lease shall now be as follows:

CIG Comp Tower, LLC  
Five Concourse Parkway, Suite 3150  
Atlanta, Georgia 30328  
Attention: Chief Executive Officer

With a mandatory copy to:

CIG Wireless Corp.  
Five Concourse Parkway, Suite 3100  
Atlanta, Georgia 30328  
Attention: Legal Department

14. Entire Agreement; Amendment; Waiver. This Assignment, the Purchase Agreement and the documents executed in connection therewith contain the entire understanding and agreement among the parties hereto with respect to the subject matter hereof, and supersedes all prior discussions, understandings, and agreements (whether oral or written) between them with respect thereto. No amendment to, or modification or waiver of, any of the terms of this Assignment shall be valid unless in writing and signed by the party against whom enforcement of such amendment, modification or waiver is sought.



IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed pursuant to due authority as of the Effective Date.

Signed, sealed and delivered  
in the presence of:

Witness

Witness

**ASSIGNOR:**

**SOUTHERN TOWER ANTENNA  
RENTAL II, L.L.C.**, a Louisiana limited  
liability company

By:

Name: Carrol Castille

Title: Manager

State of Louisiana  
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Carrol Castille the Manager of SOUTHERN TOWER ANTENNA RENTAL II, L.L.C., a Louisiana limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand, at office, this 29 day of July, 2013.

Notary Public

My Commission Expires



**GINA B. SWEENEY**  
NOTARY ID # 92122  
STATE OF LOUISIANA  
PARISH OF ST. LANDRY  
My Commission is for Life

NOTARY SEAL



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Signed, sealed and delivered  
in the presence of:

*Danna Alford*  
Witness

*Shette Fallone Lietz*  
Witness

**ASSIGNEE:**

**CIG COMP TOWER, LLC**, a Delaware  
limited liability company

By: Specialty Towers Management, LLC, a  
Delaware limited liability company, its  
Manager

By: *[Signature]*  
Name: Paul McGinn  
Title: Chief Executive Officer

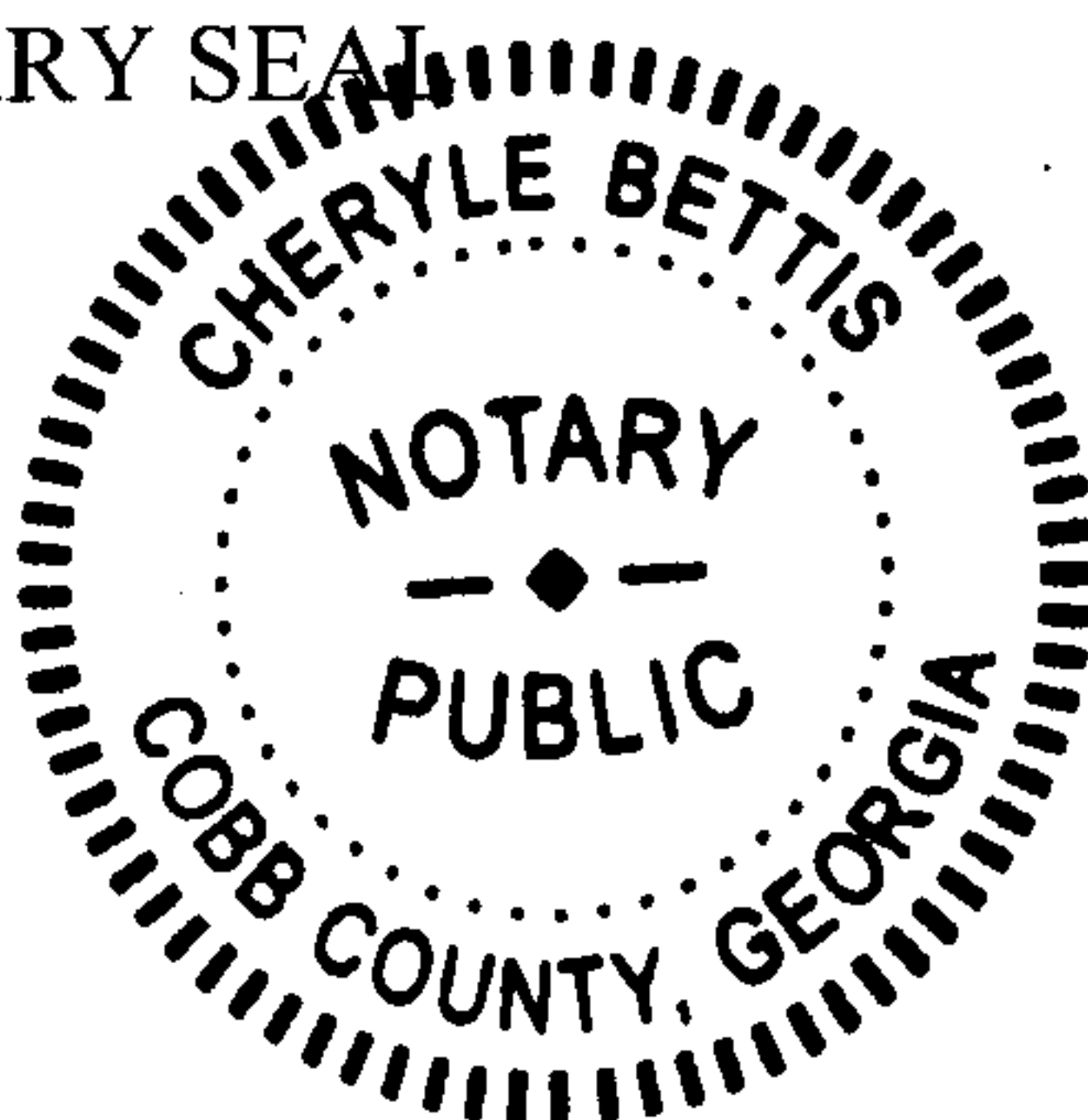
State of Georgia  
County of Fulton

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Paul McGinn, the Chief Executive Officer of SPECIALTY TOWERS MANAGEMENT, LLC, a Delaware limited liability company, Manager of CIG COMP TOWER, LLC, a Delaware limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Witness my hand, at office, this 31 day of July, 2013.

*Cheryl Bettis*  
Notary Public  
My Commission Expires:

NOTARY SEAL



My commission expires June 29, 2017



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**EXHIBIT A**  
Description of the Leased Premises

**100' X 100' (AS SURVEYED)**

A lease area being a portion of that certain tract of land as described in Book 325, Page 595, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the NW ¼ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1" open top pipe found in place of the Northeast corner of the SW ¼ of the NW ¼ of Section 13, Township 24 North, Range 15 East; thence run South 72 degrees 21 minutes 07 seconds West for a distance of 485.53 feet to a set 5/8" capped rebar (SMW CA-627-LS) and the POINT OF BEGINNING; thence run South 02 degrees 10 minutes 49 seconds East for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 87 degrees 49 minutes 11 seconds West for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run North 02 degrees 10 minutes 49 seconds West for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run North 87 degrees 49 minutes 11 seconds East for a distance of 100.00 feet to the POINT OF BEGINNING.

**40' INGRESS/EGRESS & UTILITY BASEMENT (AS SURVEYED)**

An easement area being a portion of that certain tract of land as described in Book 325, Page 595, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the NW ¼ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 1" open top pipe found in place of the Northeast corner of the SW ¼ of the NW ¼ of Section 13, Township 24 North, Range 15 East; thence run South 72 degrees 21 minutes 07 seconds West for a distance of 485.53 feet to a set 5/8" capped rebar (SMW VA-627-LS); thence run South 02 degrees 10 minutes 49 seconds East for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 87 degrees 49 minutes 11 seconds West for a distance of 15.01 feet to the POINT OF BEGINNING of an Ingress/Egress and Utility Basement being 40 feet in width and lying 20 feet on each side of the following described centerline; thence run South 34 degrees 06 minutes 57 seconds East for a distance of 237.80 feet to a point; thence run South 30 degrees 03 minutes 04 seconds East for a distance of 247.53 feet to a point; thence run South 23 degrees 47 minutes 12 seconds West for a distance of 65.76 feet to the northerly edge of asphalt of Highway 71 (a public right of way) and the POINT OF ENDING.

LESS AND EXCEPT the right of way of Highway 71 over and across said described easement.



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#### 40' GUY ANCHOR EASEMENT "A" (AS SURVEYED)

An easement area being a portion of that certain tract of land, as described in Book 325, Page 595, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the NW ¼ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1" open top pipe found in place of the northeast corner of the SW ¼ of the NW ¼ of Section 13, Township 24 North, Range 15 East; thence run South 72 degrees 21 minutes 07 seconds West for a distance of 485.53 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 02 degrees 10 minutes 49 seconds East for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 87 degrees 49 minutes 11 seconds West for a distance of 33.91 feet to the POINT OF BEGINNING of a Guy Anchor Easement being 40 feet in width and lying 20 feet on each side of the following centerline; thence run South 20 degrees 00 minutes 48 seconds East for a distance of 198.13 feet to the POINT OF ENDING.

#### 40' GUY ANCHOR EASEMENT "B" (AS SURVEYED)

An easement area being a portion of that certain tract of land as described in Book 325, Page 595, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the NW ¼ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1" open top pipe found in place of the Northeast corner of the SW ¼ of the NW ¼ of Section 13, Township 24 North, Range 15 East; thence run South 72 degrees 21 minutes 07 seconds West for a distance of 485.53 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 02 degrees 10 minutes 49 seconds East for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 87 degrees 49 minutes 11 seconds West for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run North 02 degrees 10 minutes 49 seconds West for a distance of 60.78 feet to the POINT OF BEGINNING of a Guy Anchor Easement being 40 feet in width and lying 20 feet on each side of the following centerline; thence run North 80 degrees 00 minutes 48 seconds West for a distance of 188.93 feet to the POINT OF ENDING.

#### 40' GUY ANCHOR EASEMENT "C" (AS SURVEYED)

An easement area being a portion of that certain tract of land as described in Book 325, Page 595, as recorded in the Office of the Judge of Probate for Shelby County, Alabama, lying in the NW ¼ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1" open top pipe found in place of the Northeast corner of the SW ¼ of the NW ¼ of Section 13, Township 24 North, Range 15 East; thence run South 72 degrees 21 minutes 07 seconds



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West for a distance of 485.53 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 02 degrees 10 minutes 49 seconds East for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 87 degrees 49 minutes 11 seconds West for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run South 87 degrees 49 minutes 11 seconds West for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run North 02 degrees 10 minutes 49 seconds West for a distance of 100.00 feet to a set 5/8" capped rebar (SMW CA-627-LS); thence run North 87 degrees 49 minutes 11 seconds East for a distance of 95.28 feet to the POINT OF BEGINNING of a Guy Anchor Basement being 40 feet in width and lying 20 feet on each side of the following centerline; thence run North 39 degrees 59 minutes 12 seconds East for a distance of 174.56 feet to the POINT OF ENDING.

LESS AND EXCEPT any and all of Parcel No. 33-6-13-0-002-029.00 over and across said described easement.



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