


This Instrument Prepared By:
Matthew W. Barnes, Esq.
Burr & Forman LLP
420 20th Street North, Suite 3400
Birmingham, Alabama 35203

After Recording Return To:
Old Republic Residential Information Services
530 S. Main Street
Suite 1031
Akron, Ohio 44311
Attention: LISA JABER

OR 01-13066034


20130826000348730 1/4 \$23.00
Shelby Cnty Judge of Probate, AL
08/26/2013 12:55:25 PM FILED/CERT

STATE OF ALABAMA)

Cross reference to:

Document No. 1997-11182

COUNTY OF SHELBY)

Document No. 20100519000156910

ASSIGNMENT OF LEASE

This Assignment of Lease (this "Agreement") is made effective as of June 26, 2013, by and between **GLEND K. PAYNE**, with a mailing address of Post Office Box 758, Alabaster, Alabama 35007 ("Assignor"), and **CROWN CASTLE TOWERS 09 LLC**, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 ("Assignee").

WHEREAS, Assignor is the lessor under that certain PCS Site Agreement last dated October 30, 1996, originally by and between Assignor and Sprint Spectrum L.P., a Delaware limited partnership, a memorandum of which was filed for record on April 10, 1997 in Document No. 1997-11182 in the Office of the Judge of Probate of Shelby County, Alabama (as amended or assigned, the "Lease");

WHEREAS, Assignor and STC Five LLC, a Delaware limited liability company, entered into that certain First Amendment to PCS Site Agreement dated August 26, 2009, a memorandum of which was recorded as Document No. 20100519000156910 in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the Assignor has agreed to transfer and assign the Lease to the Assignee.

NOW, THEREFORE, in consideration of the premises, and the mutual covenants hereinafter to be kept faithfully by the parties hereto, the parties hereto agree as follows:

1. **Assignment.** Pursuant to a Grant of Easement executed contemporaneously herewith by and between the Assignor and the Assignee (the "Grant of Easement"), the Assignor has transferred, sold, conveyed and assigned the Lease unto the Assignee including all security deposits, damage deposits, and other tenant deposits ("Security Deposits"), if any, and the right to collect rentals thereunder becoming due on or after the date of this Assignment of Lease. Assignee agrees to account to Assignor for the collection of any rents delinquent on the date of this Assignment of Lease, but Assignee shall not be required to take affirmative action to collect such delinquent rates, if any. All rents collected shall be applied first to current rent, and any

excess shall be applied to delinquent rent, if any. Assignor specifically reserves the right to collect any rental delinquent as of the date hereof.

2. **Assumption.** Subject to the terms of the Grant of Easement, the Assignee has assumed all of the obligations of the Assignor as landlord under the Lease accruing subsequent to the date hereof, including, specifically, the obligation to account to all tenants for Security Deposits, if any, paid by such tenant to the Assignor, and the Assignee does hereby indemnify and hold the Assignor harmless from and against any and all such liabilities, claims or causes of action arising after the date hereof in connection with the Lease.

3. **Miscellaneous.**

(a) Amendments. No amendment, modification or cancellation of this Agreement shall be valid unless in writing and signed by all the parties hereto.

(b) Headings. The Paragraph and Subparagraph headings hereof are inserted for convenience and reference only and shall not alter, define, or be used in construing the text of such Paragraphs or Subparagraphs.

(c) Meaning of Particular Terms. Whenever used, the singular number shall include the plural and the plural the singular, and pronouns of one gender shall include all genders; and the words "Assignor" and "Assignee" shall include their respective heirs, personal representatives, successors and assigns.

(d) Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the substantive laws of the State of Alabama.

(e) Invalidity of Particular Provisions. If any term or provision of this Agreement shall be determined to be illegal or unenforceable, all other terms and provisions hereof shall nevertheless remain effective and shall be enforced to the fullest extent permitted by applicable law, and in lieu of such illegal or unenforceable provisions there shall be added automatically as part of this Agreement a provision as similar in terms to such invalid, illegal or unenforceable provision as may be possible and be valid, legal and enforceable.

(f) No Delay or Waiver. No delay on the part of the Assignee in exercising any right hereunder or any failure to exercise the same shall operate as a waiver of such right; nor in any event shall any modification or waiver of the provisions hereof be effective unless in writing; nor shall any such waiver be applicable except in the specific instance for which given.

(g) Execution in Counterparts. This Agreement may be executed, acknowledged and delivered in any number of counterparts, and each such counterpart shall constitute an original, but together such counterparts shall constitute only one instrument.

(h) Entire Agreement. The Grant of Easement executed contemporaneously herewith by and between Assignor and Assignees and this Assignment constitute the entire agreement among the parties with respect to the subject matter hereof. No oral understandings or agreements exist between the parties, all of which oral understandings or agreements are merged herein and of no further force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Assignment of Lease effective as of the date first written above.

ASSIGNOR:

Glenda K. Payne
GLEND K. PAYNE

STATE OF ALABAMA)

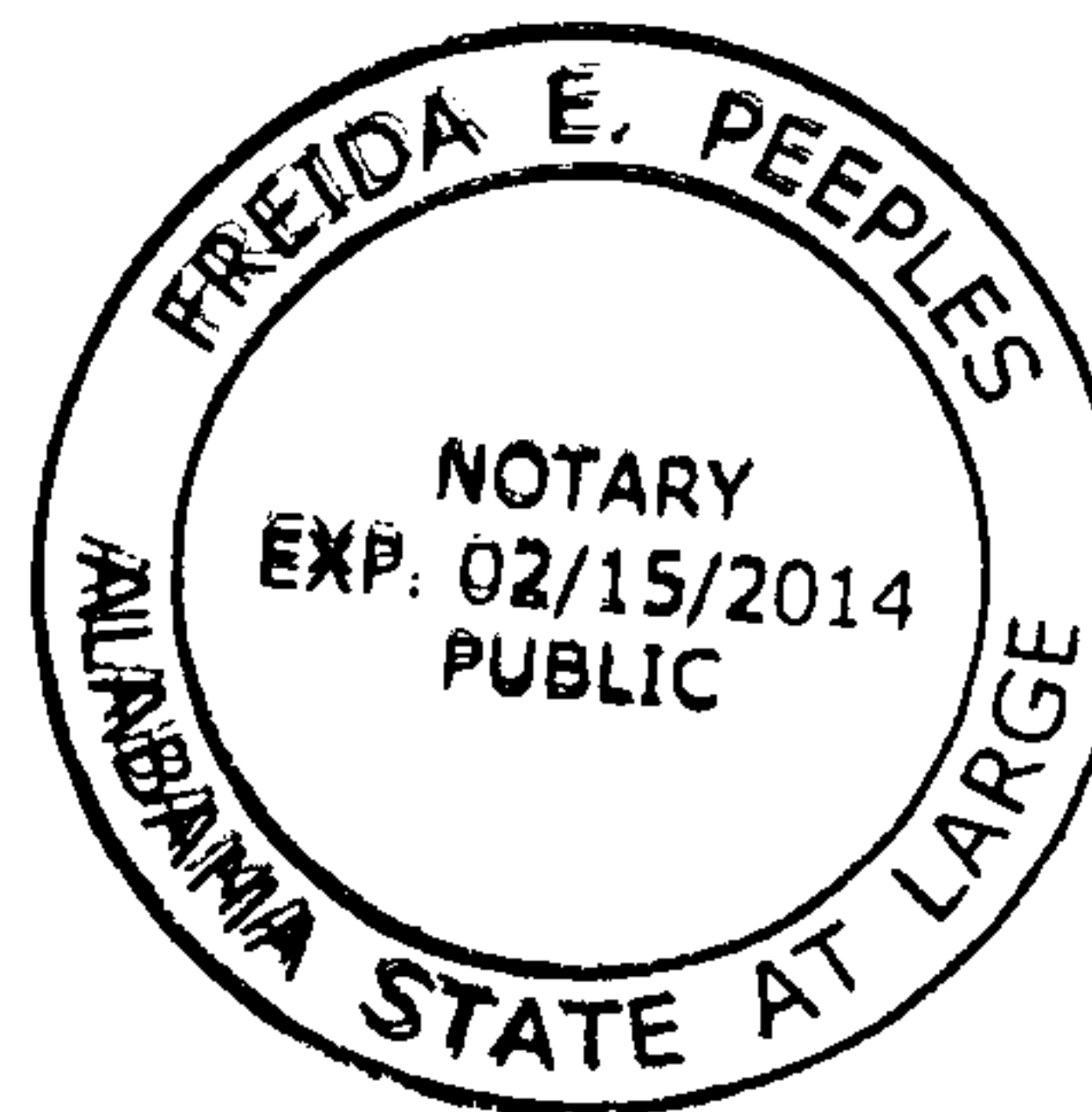
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that **GLEND K. PAYNE**, whose name is signed to the foregoing Assignment of Lease is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same on the day the same bears date.

Given under my hand and official seal this the 26 day of June, 2013.

Freida E. Peeples
Notary Public Freida E. Peeples

My Commission Expires: 2/15/2014



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ASSIGNEE:

CROWN CASTLE TOWERS 09 LLC,
a Delaware limited liability company

By: Angela A. Siebe
Name: Angela Siebe
Title: Director
Land Acquisition Operations

STATE OF TEXAS)
)
HARRIS COUNTY)

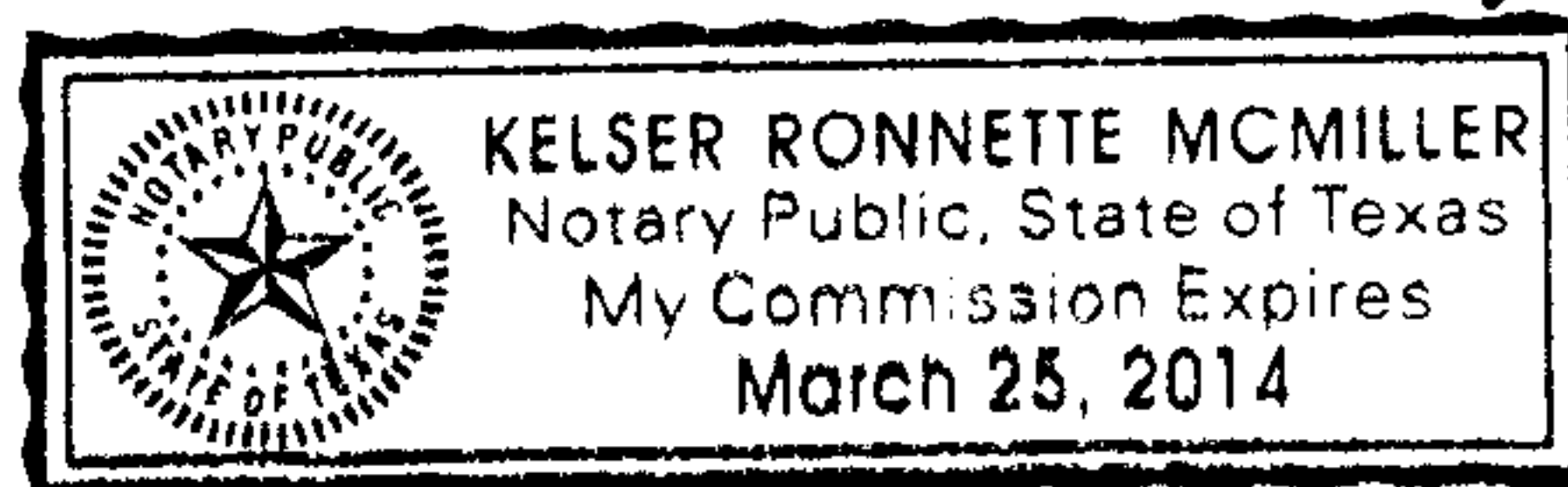
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that ANGELA A. SIEBE whose name as DIRECTOR of **CROWN CASTLE TOWERS 09 LLC**, a Delaware limited liability company, is signed to the foregoing Assignment of Lease, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Assignment of Lease, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.


Given under my hand and official seal this the 24 day of JUNE, 2013.

Kel Miller
Notary Public Kelser McMiller

My Commission Expires: 3-25-14

(Notary Seal)




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