



20131202000465650 1/7 \$219.50
Shelby Cnty Judge of Probate, AL
12/02/2013 12:06:34 PM FILED/CERT

Prepared by:

Troy D. McVey
ForeSite Services, Inc
3975 Asbury Road
Vestavia Hills, AL 35243

Return to:

ForeSite Services, Inc
Attn: Brigeta Edmondson
3975 Asbury Road
Vestavia Hills, AL 35243

Re: Cell Site #10549248; Cell Site Name: Alabaster South, AL
Fixed Asset #10549248
State: Alabama
County: Shelby

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this 7th day of Nov., 2013, by and between The Cornerstone Church, a non-profit entity, having a mailing address of 2694 Hwy 58, Helena, AL 35080 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 12555 Cingular Way, Suite 1300, Alpharetta, GA 30004 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Option and Lease Agreement ("**Agreement**") on the 7th day of November, 2013, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of its option, with four (4) successive five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

The Cornerstone Church, a non-profit entity

By: Timothy W Trinkle
Print Name: TIMOTHY W TRINKLE
Its: PASTOR
Date: 10-31-13

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: [Signature]
Print Name: Alina Dumitrescu
Its: Area Manager Const. & Engrg.
Date: 11-7-13

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

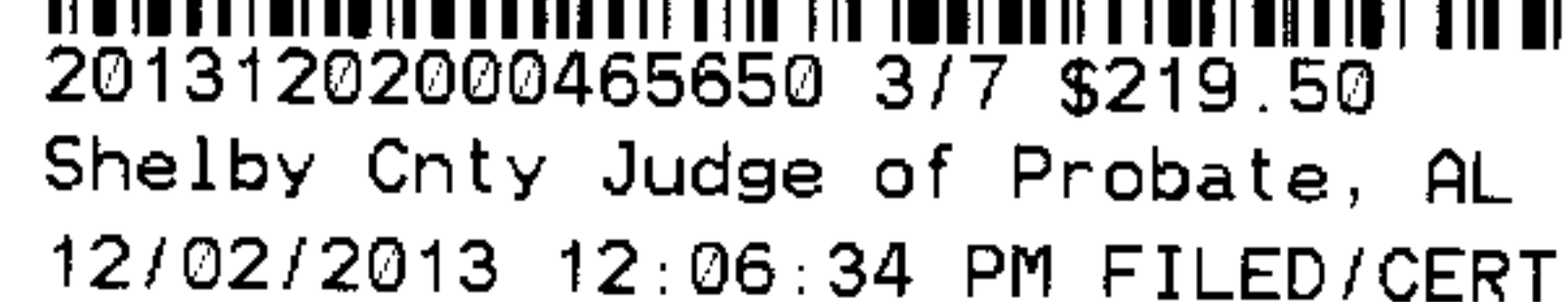


EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 2


to the Memorandum of Lease dated Nov 7, 2013, by and between The Cornerstone Church, a non-profit entity, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

PARENT TRACT (BOOK 309 PAGE 267)

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 3 West, run thence in a northerly direction along the west line of said 1/4-1/4 for a distance of 1,225.66 feet; thence turn an angle to the right of 90 deg. and run in an Easterly direction for a distance of 150 feet; thence turn an angle to the right of 52 deg. 25 min. 53 sec. and run in a southeasterly direction for a distance of 82.01 feet; thence turn an angle to the left of 52 deg. 25 min. 53 sec. and run in an Easterly direction for a distance of 323.80 feet; thence turn an angle to the left of 38 deg. 42 min. 36 sec. and run in a Northeasterly direction for a distance of 74.26 feet; thence turn an angle to the right of 11 deg. 44 min. 27 sec. and run in a Northeasterly direction for a distance of 131.01 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 78.99 feet; thence turn an angle to the right of 20 deg. 34 min. 11 sec. and run in a Northeasterly direction for a distance of 178.20 feet to a point on the westerly right-of-way line of County Road No. 95; thence turn an angle to the left of 115 deg. 44 min. 02 sec. and run in a Northwesterly direction along the Southwesterly right-of-way line of County Road No. 95 for a distance of 59.96 feet; thence turn an angle to the right of 31 deg. 08 min. 09 sec. to the tangent of the following described course, said course being situated on a curve to the right having a central angle of 9 deg. 52 min. 41 sec. and a radius of 1,502.69 feet; thence run along the arc of said curve to the right in a Northerly direction along the Westerly right-of-way line of County Road No. 95 for a distance of 259.07 feet; thence turn an angle to the right of 34 deg. 54 min. 09 sec. from the tangent of last described course and run in a Northeasterly direction for a distance of 52.43 feet along the Northwesterly right-of-way line of County Road No. 95; thence turn an angle to the left of 80 deg. 09 min. 53 sec. and run in a Northwesterly direction along the Southwesterly right-of-way line of County Road No. 95 for a distance of 99.54 feet to a point of the south line of Shelby County Road No. 58; thence turn an angle to the left of 45 deg. 47 min. 16 sec. and run in a Westerly direction along the South line of said County Road 58 for a distance of 142.90 feet; thence turn an angle to the left of 90 deg. and run in a Southerly direction for a distance of 506.78 feet to the point of beginning. Subject to easements and sanitary sewer pumping station being conveyed to the City of Alabaster.

Commence at the Southwest corner of the Northeast Quarter to the Southeast Quarter of Section 27, Township 20 South, Range 3 West, run thence in a Northerly direction along the west line of said Quarter-quarter Section for a distance of 1,225.66 feet; thence turn an angle to the right of 90 deg. and run in an Easterly direction for a distance of 150 feet; thence turn an angle to the right of 52 deg. 25 min. 53 sec. and run in a Southeasterly direction for a distance


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of 82.01 feet; thence turn and angle to the left of 52 deg. 25 min. 53 sec. and run in an Easterly direction for a distance of 323.80 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the left of 38 deg. 42 min. 36 sec. and run in a Northeasterly direction for a distance of 74.26 feet; thence turn an angle to the right of 11 deg. 44 min. 27 sec. and run in a Northeasterly direction for a distance of 131.01 feet; thence turn an angle to the left of 55 deg. 12 min. 01 sec. and run in a Northerly direction for a distance of 506.78 feet to a point on the South right-of-way line of Shelby County road No. 58; thence turn an angle to the left of 90 deg. and run in a Westerly direction along the South right-of-way line of said County Road 58 for a distance of 55 feet; thence turn an angle to the left of 30 deg. 57 min. 50 sec. and run in a Southwesterly direction along the Southeasterly right-of-way line of Shelby County Road 58 for a distance of 58.31 feet; thence turn an angle to the right of 30 deg. 57 min. 50 sec. and run in a Westerly direction along the South line of Shelby County road No. 58 for a distance of 53.66 feet; thence turn and angle to the left of 90 deg. and run in a Southerly direction for a distance of 605.45 feet to the point of beginning.

The Premises are described and/or depicted as follows:

LEASE AREA (AS SURVEYED)

A lease area being a portion of that certain tract of land as described in Book 309, Page 267 as recorded in the Office of the Judge of Probate for Shelby county, Alabama, lying in the East half of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 1" crimp found in place at the Northeast corner of Lot 12 Cherokee Crest as described in Map Book 9, Page 152 as recorded in the Office of the Judge of Probate for Shelby county, Alabama; thence S 07°53'27" W along the easterly line of said Lot 12 a distance of 67.11 feet to a 1" crimp found at the Southeast corner of said Lot 12, said crimp also being the Southwest corner of said certain tract of land as described in Book 309, Page 267; thence N 51°22'37" E along the southerly line of said certain tract a distance of 58.34 feet to a 5/8" capped rebar (SMW 19753) set at the Point of Beginning; thence N 07°56'37" E leaving said southerly line a distance of 120.15 feet to a 5/8" capped rebar (SMW 19753) set; thence S 88°31'56" E a distance of 99.69 feet to a 5/8" capped rebar (SMW 19753) set; thence S 07°56'37" W a distance of 58.55 feet to a 5/8" capped rebar (SMW 19753) set on the southerly line of said certain tract; thence S 63°07'54" W along the southerly line of said certain tract a distance of 107.27 feet to a 1" crimp found; thence S 51°22'37" W continuing along the southerly line of said certain tract a distance of 15.97 feet to the Point of Beginning.

Above described lease area contains 0.20 acres, more or less.


30' INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)

An Easement being a portion of that certain tract of land as described in Book 309, Page 267 as recorded in the Office of the Judge of Probate for Shelby county, Alabama, lying in the East half of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

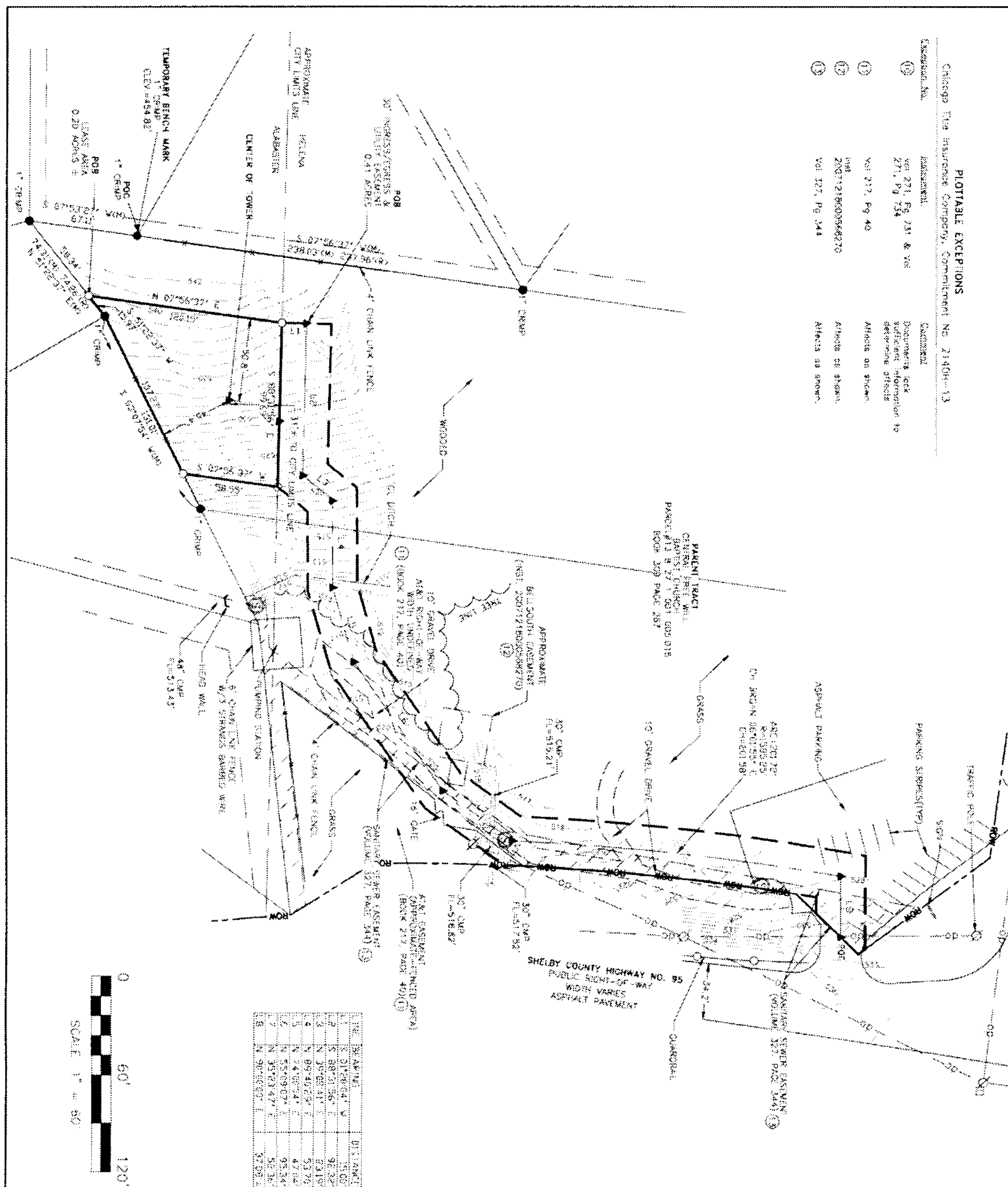
Commence at a 1" crimp found in place at the Northeast corner of Lot 12 Cherokee Crest as described in Map Book 9, Page 152 as recorded in the Office of the Judge of Probate for Shelby county, Alabama; thence S 07°53'27" W along the easterly line of said Lot 12 a distance of 67.11 feet to a 1" crimp found at the Southeast corner of said Lot 12, said crimp also being the Southwest corner of said certain tract of land as described in Book 309, Page 267; thence N

51°22'37" E along the southerly line of said certain tract a distance of 58.34 feet to a 5/8" capped rebar (SMW 19753) set; thence N 07°56'37" E leaving said southerly line of said certain tract a distance of 120.15 feet to a 5/8" capped rebar (SMW 19753) set; thence N 01°28'04" E a distance of 15.00 at the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet wide and lying 15 feet each side of and parallel to the following described centerline; thence S 88°31'56" E a distance of 92.32 feet to a point; thence N 39°08'41" E a distance of 23.19 feet to a point; thence N 89°40'29" E a distance of 53.70 feet to a point; thence N 74°00'04" E a distance of 47.04 feet to a point; thence N 55°09'07" E a distance of 95.34 feet to a point; thence N 35°23'47" E a distance of 52.36 feet to a curve to the right having an arc length of 201.72 feet, a radius of 1585.25 feet, a chord bearing and distance of N 06°01'55" E, 201.58 feet to a point; thence N 90°00'00" E a distance of 37.08 feet more or less to the westerly right-of-way line of Shelby County Highway No. 95 and the Point of Ending.

Said above described easement to adjoin said described Lease Area and said right-of-way contiguously and contain 0.41 acres, more or less


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| Case No. | Case Name | Case Status | Case Description |
|----------|-----------|-------------|------------------|
| 10 | Case 10 | Open | Case 10: Open |
| 11 | Case 11 | Open | Case 11: Open |
| 12 | Case 12 | Open | Case 12: Open |
| 13 | Case 13 | Open | Case 13: Open |



| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

GROUND EVALUATION 531.03

GROUND EVALUATION 531.03

GOED TO TRUL MONTGOMERY
CONFERENCE
0727
TRUL MONTGOMERY TO MONTGOMERY
DISCUSSION
3:27 W
GOVERNMENT SCOUT PATROL
0 33430298

C. 5/8" CARPET, 48" X 57"
(S&W 45, 1973.3)

● FORD PROPERTY MARKER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POE = POINT OF EVIDENCE
▲ = CALCULATED POINT

(43) = REFERENCE TO CHADWICK
[S&W 3011 PG 287, MAP 7
PG 35 & 403 & PG 152]

of the Flood Insurance Rate Map (Community Panel No. 011700219S) which shows an effective date of February 28, 2015 and is not in special flood hazard area.

Zone "X" Areas determined to be subject to the 1% annual chance flood stage.

ALABASTER SOUTH
E 1/2 SEC. 27, T-20-S, R-3-W
SHELBY COUNTY, ALABAMA



SMW Engineering Group, Inc.
156 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6955
www.smw-eng.com

FORESITE

3508 HOLLYWOOD WAY
BIRMINGHAM, ALABAMA 35244

| CHARGES BY JC | | NO. | REVISION | DATE | BY |
|-------------------|--|-----|----------------------------|---------|----|
| CHARGED BY: AAM | | 1 | | 7/23/13 | JC |
| FIELD CREW BY JC | | 2 | 400 S DANCE TO CITY LIMITS | 8/7/13 | JC |
| APPROVED BY: MCS | | 3 | ADDRESS ERROR | 8/7/13 | JC |
| DATE OF: 10/10/13 | | 4 | 400 PARENT ROAD CHARGED | 8/13/13 | JC |
| SCALE: 1" = 100' | | | | | |



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