


LANDLORD SITE NAME: Pelham Parkview
TENANT SITE NAME: Pelham Parkview

Prepared by and
After recording, return to:

Baker Donelson Bearman
Caldwell & Berkowitz PC
420 20th Street North
Suite 1400
Birmingham, Alabama 35203
Attn: Mary Palmer


20160706000234170 1/7 \$356.50
Shelby Cnty Judge of Probate, AL
07/06/2016 12:58:14 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 22nd day of JUNE, 2016, by and between FORESITE, LLC, an Alabama limited liability company, with an office at 3975 Asbury Road, Vestavia Hills, Alabama 35243; Attention: Leasing Department ("LANDLORD"), and Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless d/b/a Verizon Wireless, with an office at One Verizon Way, Mail Stop 4AW100, Basking Ridge, NJ 07920 (hereinafter referred to as "TENANT").

1. LANDLORD and TENANT entered into a Tower Lease Agreement ("Agreement") on the 22nd day of June 2016, for the purposes of installing, operating, and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing as indicated in the Agreement (the "Commencement Date"), and terminating on the fifth (5th) anniversary of the Commencement Date, with four (4) successive five (5) year renewal terms.
3. The Land owned or leased by LANDLORD is described in Exhibit A attached to this Agreement. The portion of the Land being leased to TENANT (the "Premises") under the Agreement is described in Exhibit B attached to this Agreement.
4. LANDLORD hereby leases the Premises to TENANT, as more particularly set forth in the Agreement.

**[THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY
– SIGNATURE PAGE FOLLOWS.]**

Shelby County, AL 07/06/2016
State of Alabama
Deed Tax: \$323.50

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date reflected on its first page.

TENANT:

Cellco Partnership,
a Delaware general partnership,
d/b/a Verizon Wireless

By: [Signature]
Name: Aparna Khurjekar
Title: Vice President - Field Network

Date: 6/16/16

LANDLORD:

ForeSite, LLC, an Alabama limited liability company

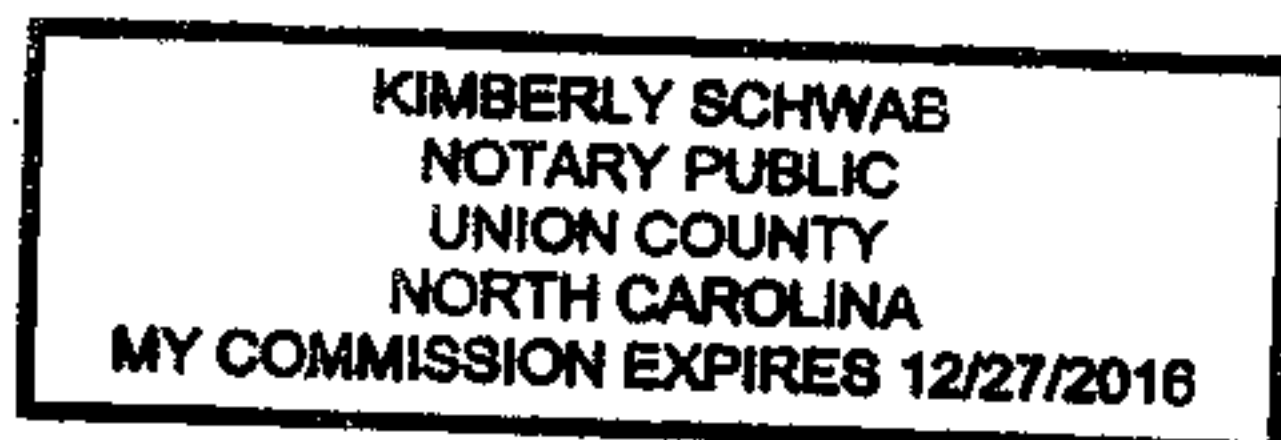
By: [Signature]
Name: Krista M. Young
Title: CFO

Date: 6/22/16

STATE OF NORTH CAROLINA)
:
COUNTY OF MECKLENBURG)

I, the undersigned notary public certifies that Aparna Khurjekar, whose name as Vice President - Field Network of Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless, 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 the instrument, she as such officer and with full authority, executed the same voluntarily for and as the act of such general partnership on the day the same bears date.

Given under my hand and official seal this the 16 day of June, 2016.



(NOTARIAL SEAL)

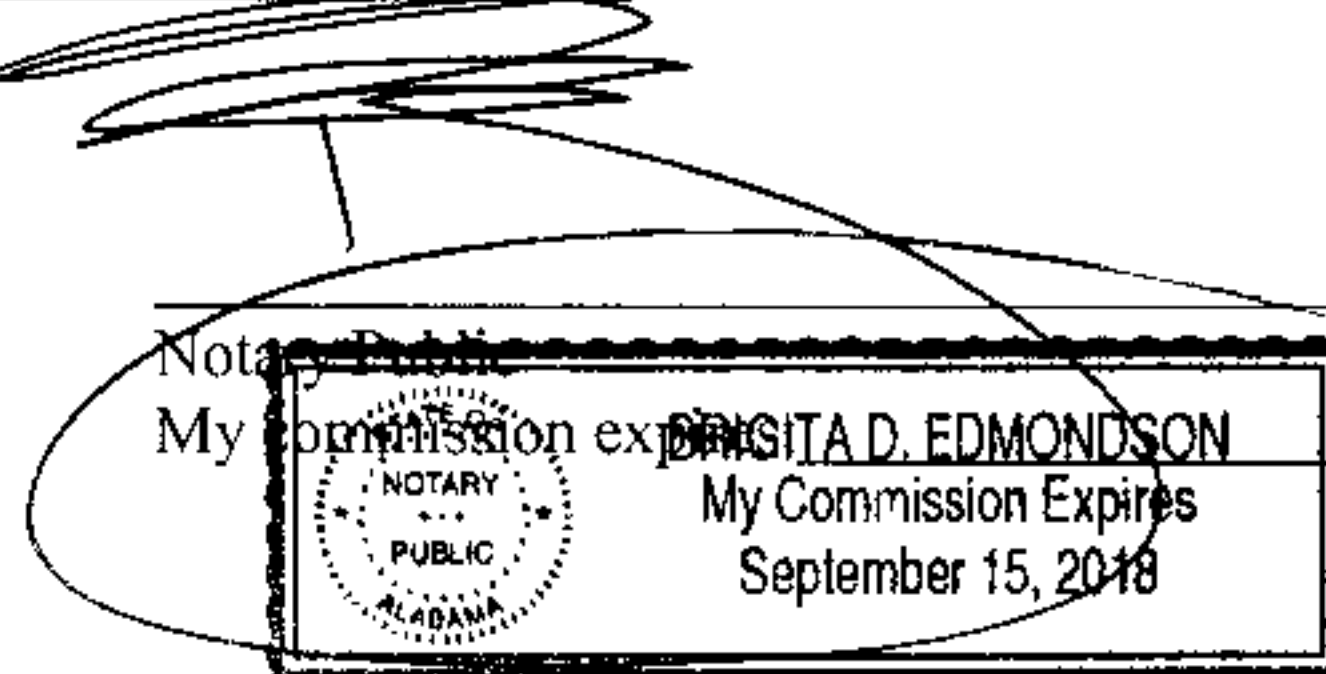
[Signature]
Notary Public
My commission expires: Dec. 27, 2016

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Krista M. Young whose name as CFO of ForeSite, LLC, an Alabama limited liability company, 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 the instrument, she as such CFO 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 22nd day of June, 2016.

(NOTARIAL SEAL)



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EXHIBIT A
DESCRIPTION OF LAND

The Land is described and/or depicted as follows (metes and bound description):

Tower Lease Area – as surveyed

A parcel of land located in the Southeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast Quarter of Section 24, Township 20 South, Range 3 West; thence run N 0°56'22" E along the East Section line of Section 24 for a distance of 634.89' to a point on the Southeast corner of parcel 13-6-24-4-001-001.008; thence continue along said Section line a distance of 22.67'; thence S 89°06'54"W a distance of 1.06' to a fence post and the **POINT OF BEGINNING**; thence S 89°06'54" W a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence N 0°53'06" W a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence N 89°06'54" E a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence S 0°53'06" E a distance of 60.00' to the **POINT OF BEGINNING**. Said parcel containing 3,600 square feet (0.08 Acres) more or less.

30' Access & Utility Easement – as surveyed

An easement of land located in the Southeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast Quarter of Section 24, Township 20 South, Range 3 West; thence run N 0°56'22" E along the East Section line of Section 24 for a distance of 634.89' to a point on the Southeast corner of parcel 13-6-24-4-001-001.008; thence continue along said Section line a distance of 22.67'; thence S 89°06'54"W a distance of 1.06' to a fence post and the; thence S 89°06'54" W a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence N 0°53'06" W a distance of 30.00' to **POINT OF BEGINNING** of an easement 30' in width situated 15' on each side of the following described centerline; thence S 81°54'08" W a distance of 186.57'; thence S 87°56'17" W a distance of 210.15' to the East Right-of-Way of McCain Parkway and the **POINT OF ENDING**. Said easement containing 11,896 square feet (0.27 Acres) more or less.


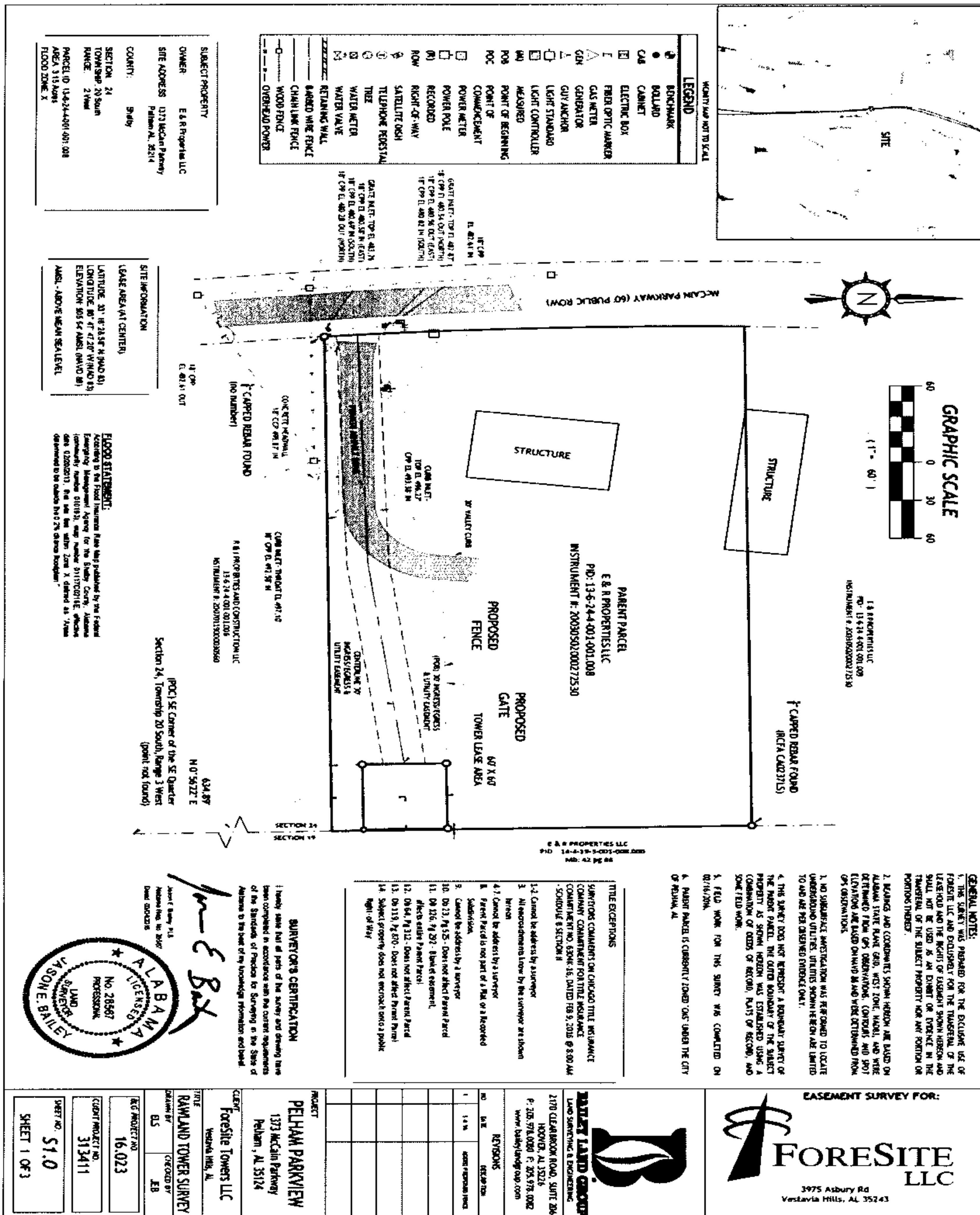

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EXHIBIT A (continued)
DESCRIPTION OF LAND



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EXHIBIT A (continued)
DESCRIPTION OF LAND

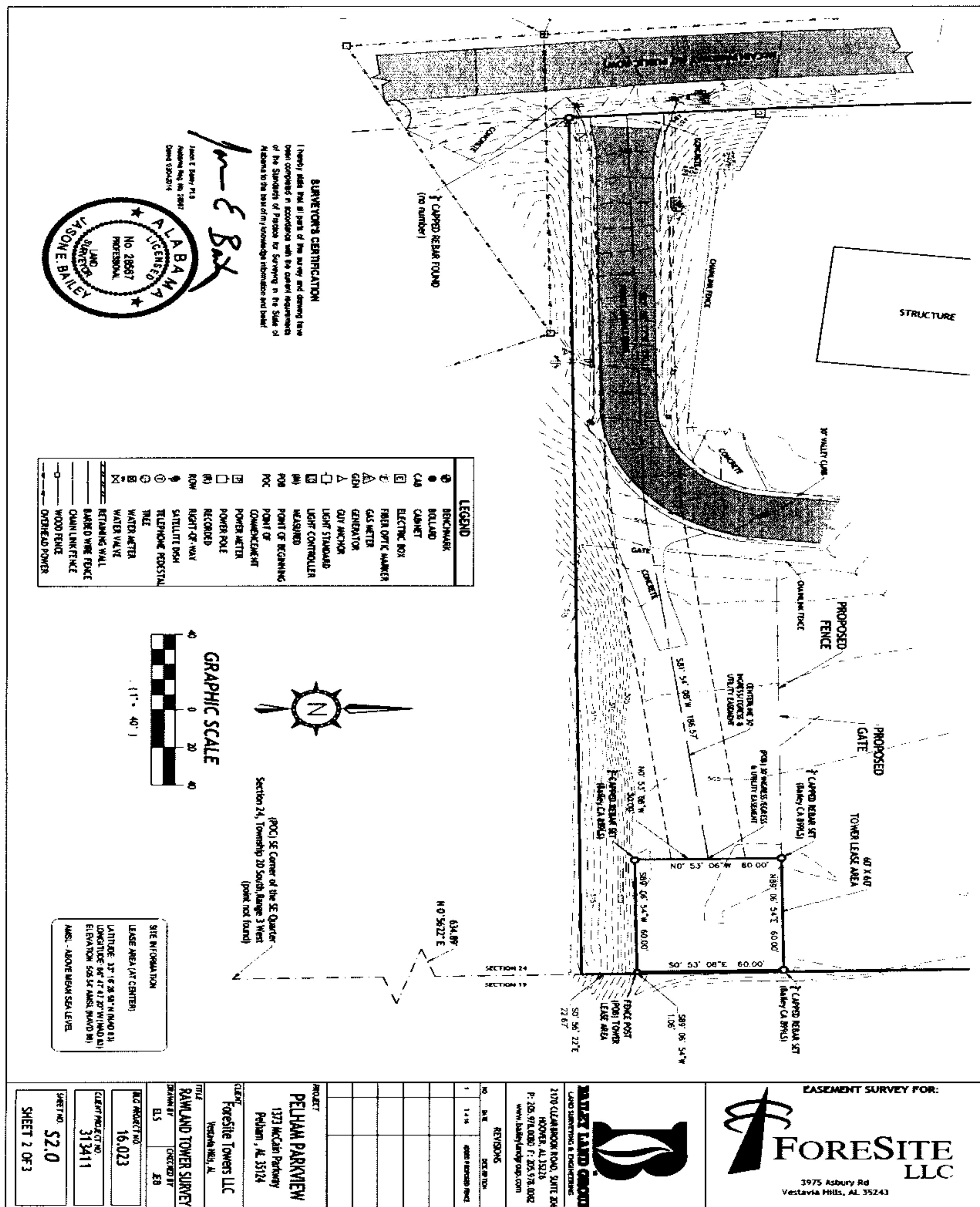


EXHIBIT A (continued)
DESCRIPTION OF LAND

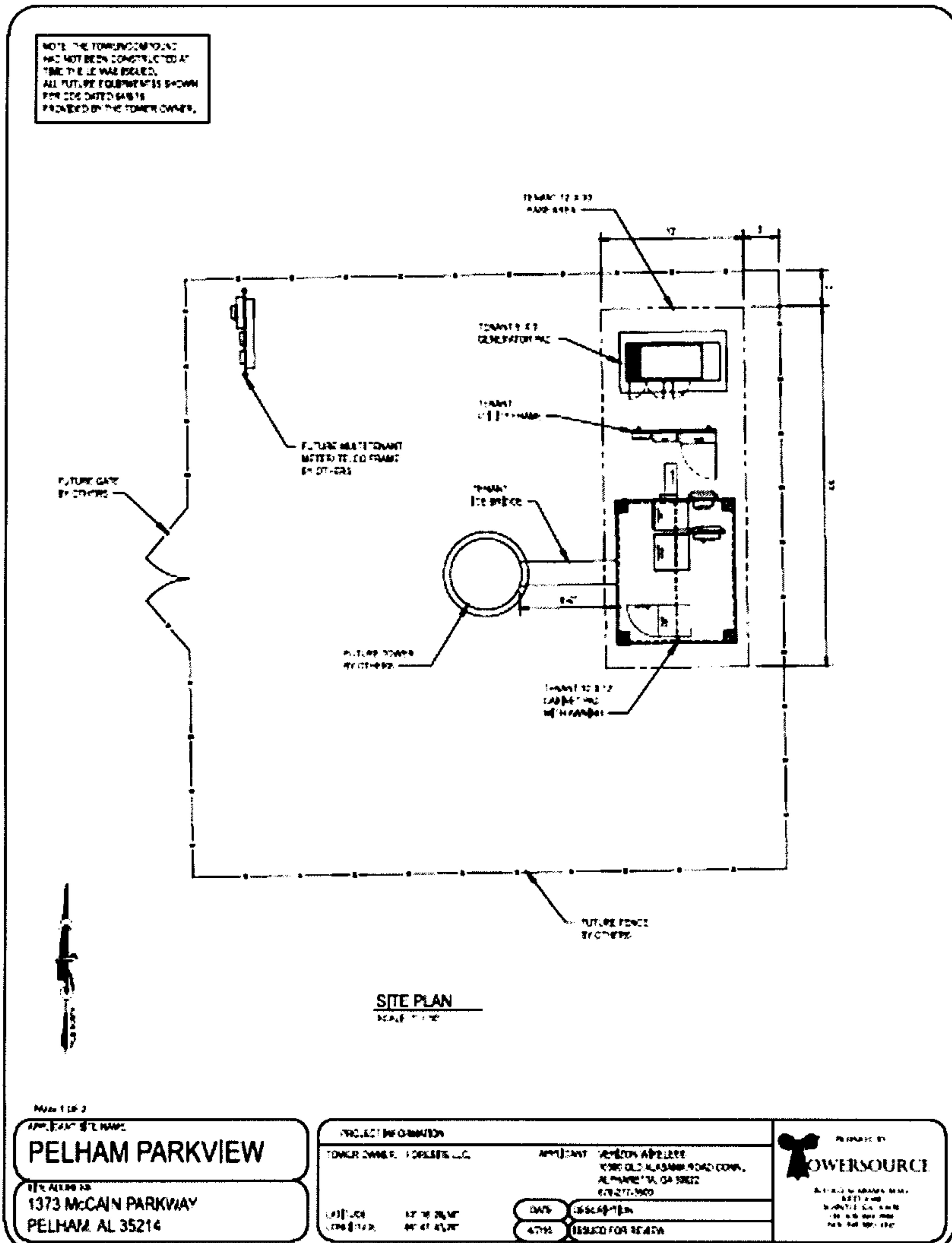
<p>SITE INFORMATION</p> <p>LEASE AREA (ACRE) CENTER:</p> <p>LATITUDE: 33° 16' 28.50" N (NAD 83)</p> <p>LONGITUDE: 86° 47' 47.20" W (NAD 83)</p> <p>ELEVATION: 505.54 AMSL (NAD 83)</p> <p>AMSL - ABOVE MEAN SEA LEVEL.</p>		<p>Parent Parcel - as provided</p> <p>A parcel of land located in the Southeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:</p> <p>Commence at the Southeast corner of the Southeast Quarter of Section 24, Township 20 South, Range 3 West; thence run Northwesterly along the Section line 634.88 feet to the point of beginning; thence continue Northwesterly along the same course 289.93 feet; thence left 89° 46' 38" 459.38 feet to the East right-of-way of McCain Parkway; thence left 91° 03' 05" to the chord of a curve to the left with a radius of 3768.72 feet and a chord distance of 300.05 feet; thence run along the arc of said curve 300.13 feet along said right-of-way; thence left 88° 57' 27" from said chord 455.05 feet to the point of beginning. Situated in Shelby County, Alabama.</p>							
<p>Tower Lease Area - as surveyed</p> <p>A parcel of land located in the Southeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:</p> <p>COMMENCE at the Southeast corner of the Southeast Quarter of Section 24, Township 20 South, Range 3 West; thence run N 0° 56' 22" E along the East Section line of Section 24 for a distance of 634.88 to a point on the Southeast corner of parcel 13-8-24-4-001-001.000; thence continue along said Section line a distance of 22.67'; thence S 89° 08' 54" W a distance of 1.06' to a fence post and the POINT OF BEGINNING; thence S 89° 08' 54" W a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence N 0° 53' 08" W a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence N 89° 08' 54" E a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence S 0° 53' 08" E a distance of 60.00' to the POINT OF BEGINNING. Said parcel containing 3,600 square feet (0.08 Acres) more or less.</p>		<p>3C Access & Utility Easement - as surveyed</p> <p>An easement of land located in the Southeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:</p> <p>COMMENCE at the Southwest corner of the Southeast Quarter of Section 24, Township 20 South, Range 3 West; thence run N 0° 56' 22" E along the East Section line of Section 24 for a distance of 634.88 to a point on the Southeast corner of parcel 13-8-24-4-001-001.000; thence continue along said Section line a distance of 22.67'; thence S 89° 08' 54" W a distance of 1.06' to a fence post and the; thence S 89° 08' 54" W a distance of 60.00' to a 5/8" capped rebar (Bailey CA 899LS); thence N 0° 53' 08" W a distance of 30.00' to POINT OF BEGINNING, or an easement 30' in width situated 15' on each side of the following described centerline; thence S 81° 54' 08" W a distance of 186.57'; thence S 67° 58' 17" W a distance of 210.15' to the East Right-of-Way of McCain Parkway and the POINT OF BEGINNING. Said easement containing 11.086 square feet (0.27 Acres) more or less.</p>							
<p align="center">SURVEYOR'S CERTIFICATION</p> <p>I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief.</p> <div style="text-align: right;"> JASON E. BAILEY <small>ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 28567 Active Reg. to 12/31/21 Date Circulate</small> </div>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">PROJECT</th> </tr> <tr> <td style="width: 50%;"> PELHAM PARKVIEW 1373 McCain Parkway Pelham, AL 35124 </td> <td style="width: 50%;"> CLIENT Foresite Towers LLC Vestavia Hills, AL </td> </tr> <tr> <td colspan="2"> DRAWING RAWLAND TOWER SURVEY SHEET NO. S3.0 SHEET 3 OF 3 </td> </tr> </table>				PROJECT		PELHAM PARKVIEW 1373 McCain Parkway Pelham, AL 35124	CLIENT Foresite Towers LLC Vestavia Hills, AL	DRAWING RAWLAND TOWER SURVEY SHEET NO. S3.0 SHEET 3 OF 3	
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<div style="float: right; text-align: right;"> <p>EASEMENT SURVEY FOR:</p> <p>FORESITE LLC</p> <p>3975 Asbury Rd Vestavia Hills, AL 35243</p> </div> <div style="clear: both;"></div>									



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EXHIBIT B
DEPICTION OF PREMISES



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