

Prepared Out of State.

Return to:
Crown Castle
1220 Augusta Drive, Suite 600
Houston, TX 77057

Tax Parcel: 10-6-23-0-001-018.004

MEMORANDUM OF OPTION

This MEMORANDUM OF OPTION (this "Memorandum") is entered into as of this 14th day of January, 2019 by and between EMILE LUTFI and FARIS LUTFI (collectively, "Optionor"), with a mailing address of 1485 Scout Ridge Road, Hoover, AL 35244, and CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company ("Optionee"), with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, PA 15317.

RECITALS

Optionor and Optionee entered into that certain Option and Lease Agreement dated as of January 14, 2019 (the "Agreement"). Optionor and Optionee desire to execute this Memorandum for the purpose of placing third parties on record notice of a right and option created and granted to Optionee with respect to the property described herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals, the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Optionor and Optionee hereby agree as follows:

1. Pursuant to the Agreement, Optionee has the right and option, exercisable at any time during the five (5) year period following the date of the Agreement (or until such other time as may be described in the Agreement or to which the parties may mutually agree), to exercise such option in the manner set forth in the Agreement, which provides Optionee with an exclusive and irrevocable right to lease a portion of Optionor's property ("Property"), described on **Exhibit "A"** attached hereto and made a part hereof for all purposes, consisting of approximately 10,000 square feet ("Option Area"), together with the following easement appurtenant to the Option

Area: a thirty (30) feet wide access and utility easement extending from the Option Area to the nearest public right of way or public utility easement.

2. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3. Defined terms used in this Memorandum and not otherwise defined herein shall have the meanings given to such terms in the Agreement.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum under seal
as of the date first above written.

OPTIONOR:

By: [Signature] (SEAL)
Emile Lutfi

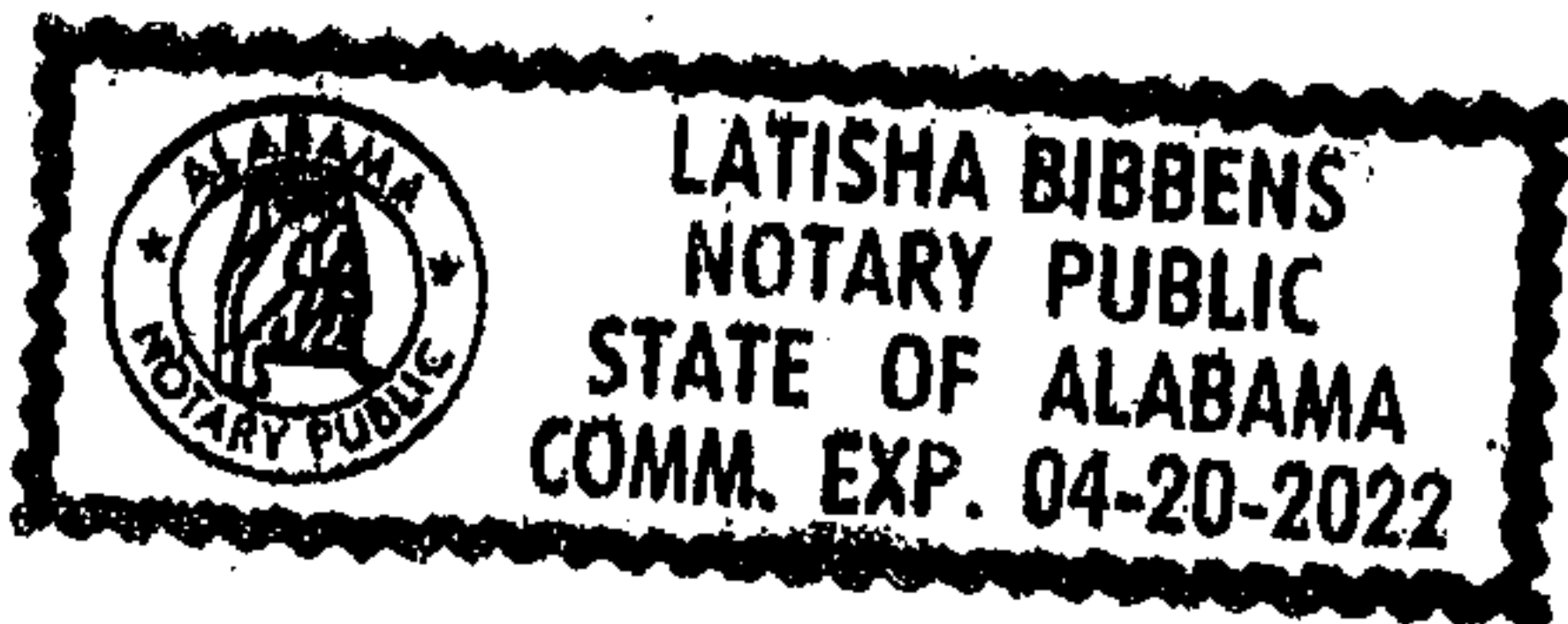
By: [Signature] (SEAL)
Faris Lutfi

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify
that Emile Lufti and Faris Lutfi, whose names are signed to the foregoing, and who are known to
me, acknowledged before me on this day that, being informed of the contents of the foregoing
Memorandum of Option, Emile Lutfi and Faris Lutfi executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this the 14th day of January, 2019.



By: [Signature]
Print Name: Latisha Bibbens
Notary Public
My Commission Expires: 04/20/20

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum under seal as of the date first above written.

OPTIONEE:

Crown Castle Towers 06-2 LLC,
a Delaware limited liability company

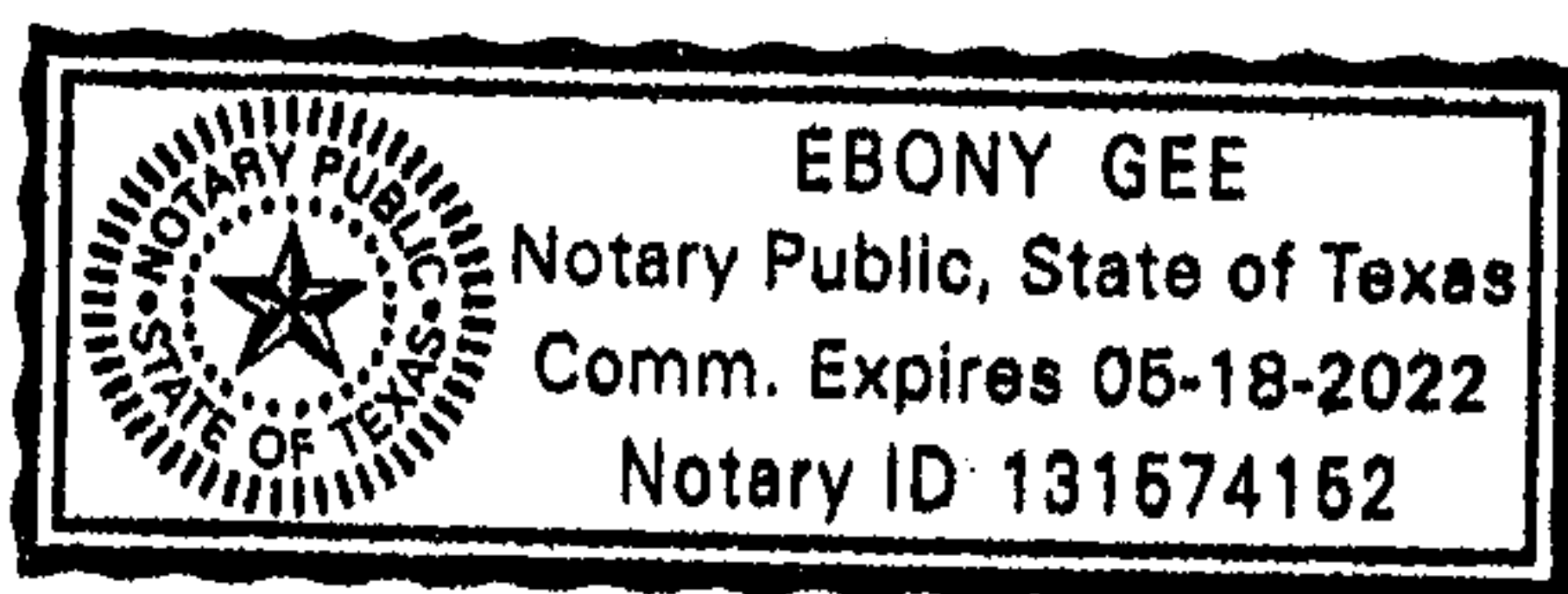
By: Melanie Webb (SEAL)
Print Name: Melanie Webb
Title: Senior Transaction Manager

STATE OF TEXAS)

COUNTY OF HARRIS)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Melanie Webb whose name as SR. Transaction Mgr of Crown Castle Towers 06-2 LLC, a Delaware limited liability company, is signed to the foregoing Memorandum of Option, and who is known to me, acknowledged before me on this day that, being informed of the contents of such Memorandum of Option, that he/she, as such officer and with full authority, executed the same voluntarily for the company on the day the same bears date.

Given under my hand and official seal this the 8th day of January, 2019.



By: E. Gee
Print Name: Ebony Gee
Notary Public
My Commission Expires: 5/18/22

**EXHIBIT A
PROPERTY**

THE OPTION AREA IS AN APPROXIMATELY 10,000 SQUARE FEET PORTION OF THAT PARENT PARCEL, TOGETHER WITH THOSE EASEMENTS AND RIGHTS OF ACCESS AND UTILITIES PROVIDED FOR IN THE AGREEMENT, SITUATED IN SHELBY COUNTY, STATE OF ALABAMA, AS SAID PARENT PARCEL IS DESCRIBED AS FOLLOWS:

The land referred to herein below is situated in the County of Shelby, City of Birmingham, State of Alabama and is described as follows:

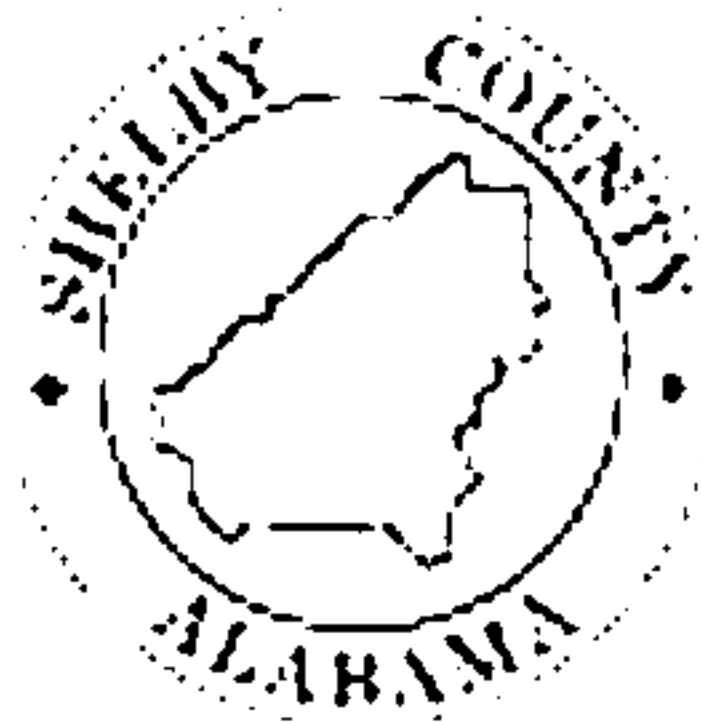
A parcel of land containing Lots 3, 4 and 5, Murray Oaks Estates, as recorded in Map Book 19, on Page 105, in the Probate Office of Shelby County, Alabama and Lot 2-A, a resurvey of Lots 1 and 2, Murray Oaks Estates, as recorded in Map Book 21, on Page 142, in the Probate Office of Shelby County, Alabama and acreage situated in Section 23, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence run in a Westerly direction along the North boundary of said quarter-quarter section for a distance of 581.74 feet; thence turn an angle to the left of 134 degrees, 54 minutes, 00 seconds and run in a Southeasterly direction for a distance of 819.88 feet, more or less, to the point of beginning on the Southeast right of way line of Cahaba Valley Road; thence turn an angle to the right of 91 degrees, 18 minutes, 20 seconds and run in a Southwesterly direction along said Southeast right of way line for a distance of 420.05 feet to an iron pin set; thence turn an angle to the left of 0 degrees, 00 minutes, 13 seconds and run in a Southwesterly direction along said Southeast right of way line for a distance of 209.99 feet to an iron pin found; thence turn an angle to the right of 0 degrees, 23 minutes, 01 seconds and run in a Southwesterly direction along said Southeast right of way line for a distance of 189.04 feet to a concrete monument found on a curve to the right having a central angle of 08 degrees, 50 minutes, 06 seconds and a radius of 1,001.97 feet; thence run in a Southwesterly direction along the arc of said curve and also along said Southeast right of way line for a distance of 154.50 feet to an iron pin found; thence turn an angle from the chord of last stated curve to the left of 85 degrees, 15 minutes, 21 seconds and run in a Southeasterly direction for a distance of 475.12 feet to an iron pin found; thence turn an angle to the left of 56 degrees, 13 minutes, 02 seconds and run in an Easterly direction for a distance of 90.76 feet to an iron pin found; thence turn an angle to the left of 34 degrees, 50 minutes, 40 seconds and run in a Northeasterly direction for a distance of 504.29 feet to an iron pin found; thence turn an angle to the left of 11 degrees, 38 minutes, 06 seconds and run in a Northeasterly direction for a distance of 497.40 feet to an iron pin found; thence turn an angle to the left of 87 degrees, 50 minutes, 29 seconds and run in a Northwesterly direction for a distance of 563.75 feet to the point of beginning.

Parcel ID #10 6 23 0 001 018.004

This being the same property conveyed to Emile Lutfi and Faris Lutfi, as joint tenants with rights of survivorship from Rebecca L. Corretti, as sole shareholder of Corretti, Inc. in a deed dated March 27, 2008 and recorded April 2, 2008, as Instrument No. 20080402000132860.

Property Commonly Known As: 1485 Scout Ridge Road, Birmingham, AL 35244, County of Shelby.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2019 10:55:45 AM
\$38.50 JESSICA
20190208000041880

Allie S. Bayl