

Prepared by and return to:

Rosenberg & Clark, LLC
400 Poydras Street, Suite 1680
New Orleans, LA 70130
Attn: Staci A. Rosenberg
(504) 620-5400

SOURCE OF TITLE:

Instrument No. 20121025000410410
Probate Office, Shelby County, AL

Re: Cell Site #: USID 220101
Cell Site Name: Montevallo East
Fixed Asset #: 12919728
State: Alabama
County: Shelby

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this 21st day of June, 2019, by and between Edward A. Woods and Lisa M. Woods, joint tenants with right of survivorship, residing at 268 Highway 89, Montevallo, AL 35115 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

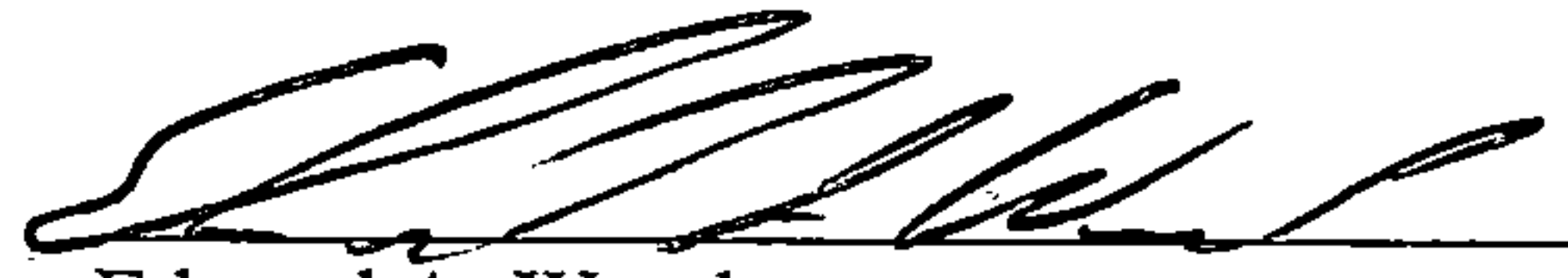
1. Landlord and Tenant entered into a certain Option and Land Lease Agreement ("**Agreement**") on the 21st day of June, 2019, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease 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 nine (9) successive automatic 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. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. 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.

Shelby County, AL 07/01/2019
State of Alabama
Deed Tax: \$299.00


20190701000234300 1/6 \$329.00
Shelby Cnty Judge of Probate, AL
07/01/2019 12:32:38 PM FILED/CERT

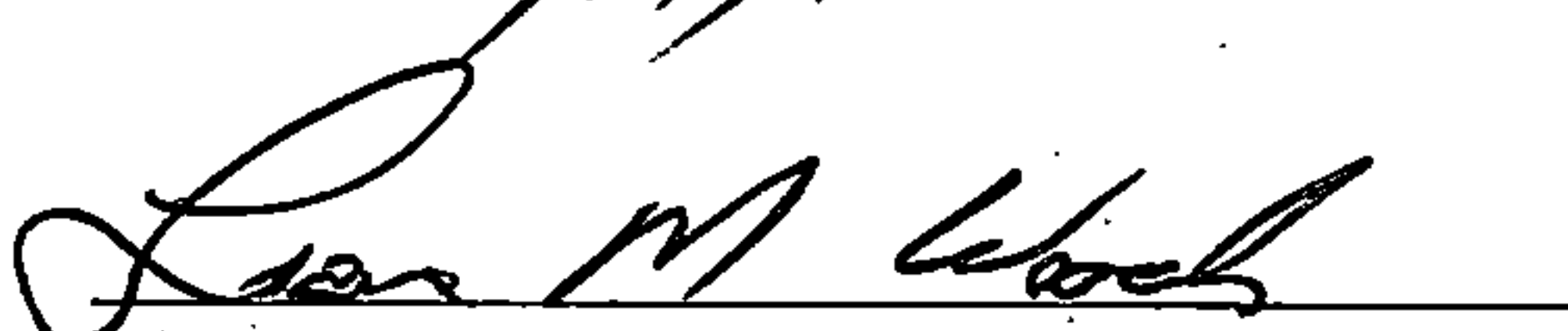
IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"



Edward A. Woods

Date: 6/14/19



Lisa M. Woods

Date: 6-14-19

"TENANT"

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

By: AT&T Mobility Corporation
Its: Manager



By: William E. Hilyer

Print Name: William E. Hilyer

Its: Area Manager

Date: 6/21/19

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

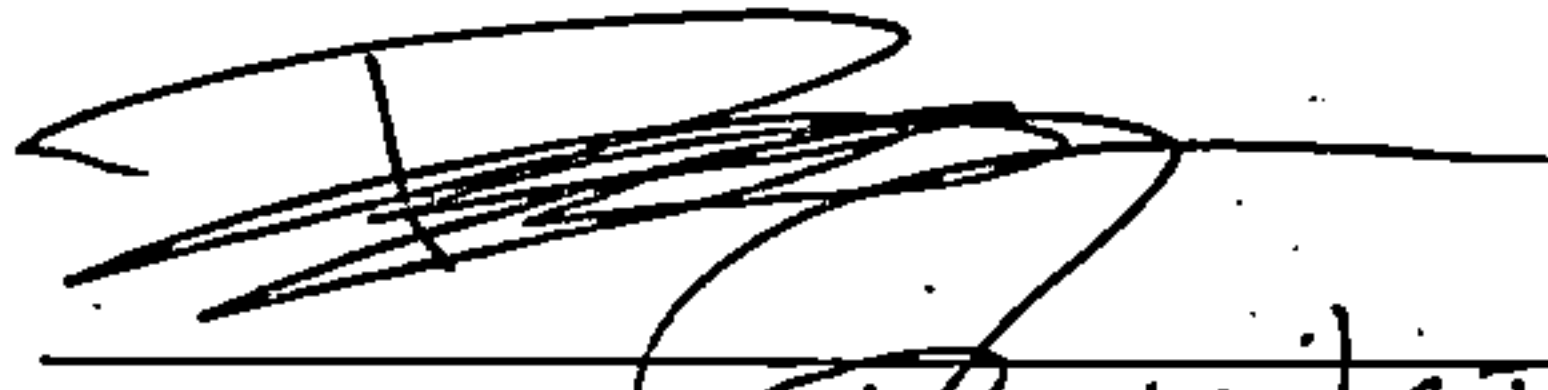


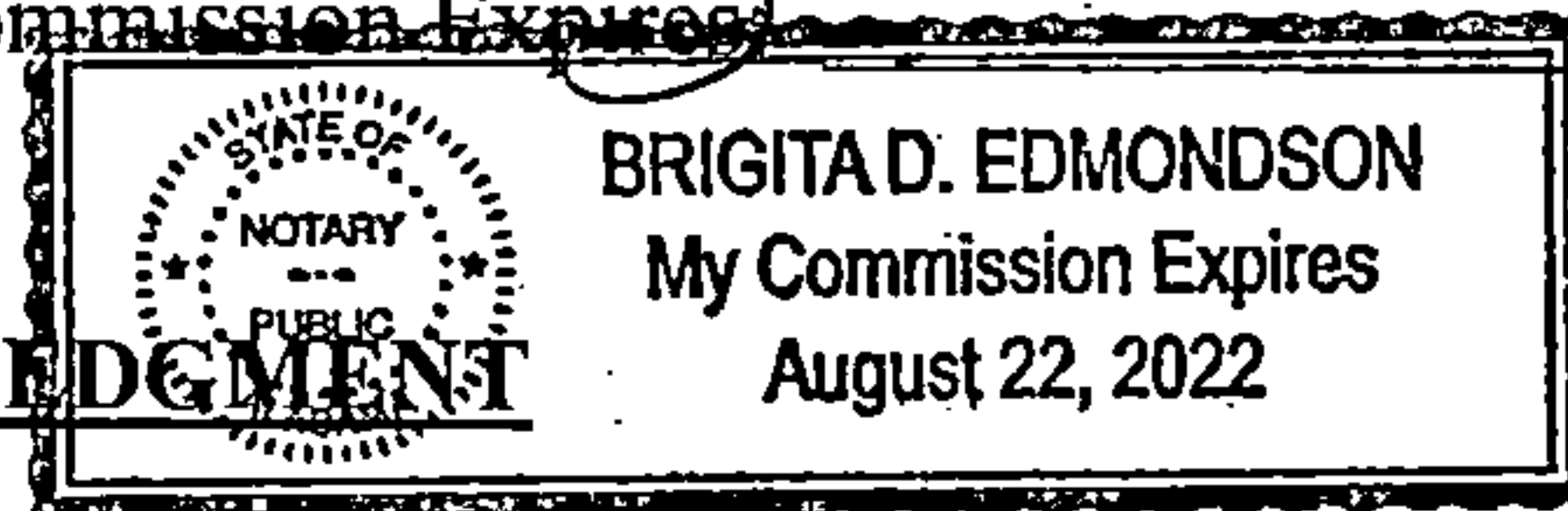
20190701000234300 2/6 \$329.00
Shelby Cnty Judge of Probate, AL
07/01/2019 12:32:38 PM FILED/CERT

TENANT ACKNOWLEDGMENT

STATE OF Alabama
COUNTY OF Jefferson

On the 21st day of June, 2019, before me personally appeared William E. Hiner, and acknowledged under oath that he/she is the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.


Notary Public: Brigita D. Edmondson
My Commission Expires: _____



LANDLORD ACKNOWLEDGMENT

STATE OF AL at Large
COUNTY OF Shelby

On the 19 day of June, 2019, before me, personally appeared Edward A. Woods, who acknowledged under oath, that he is the person named in the within instrument, and that he executed the same as his voluntary act and deed for the purposes therein contained.


Notary Public: Jessi Ackerman
My Commission Expires: 1-16-23

STATE OF AL at Large
COUNTY OF Shelby

On the 19 day of June, 2019, before me, personally appeared Lisa M. Woods, who acknowledged under oath, that she is the person named in the within instrument, and that she executed the same as her voluntary act and deed for the purposes therein contained.


Notary Public: Jessi Ackerman
My Commission Expires: 1-16-23

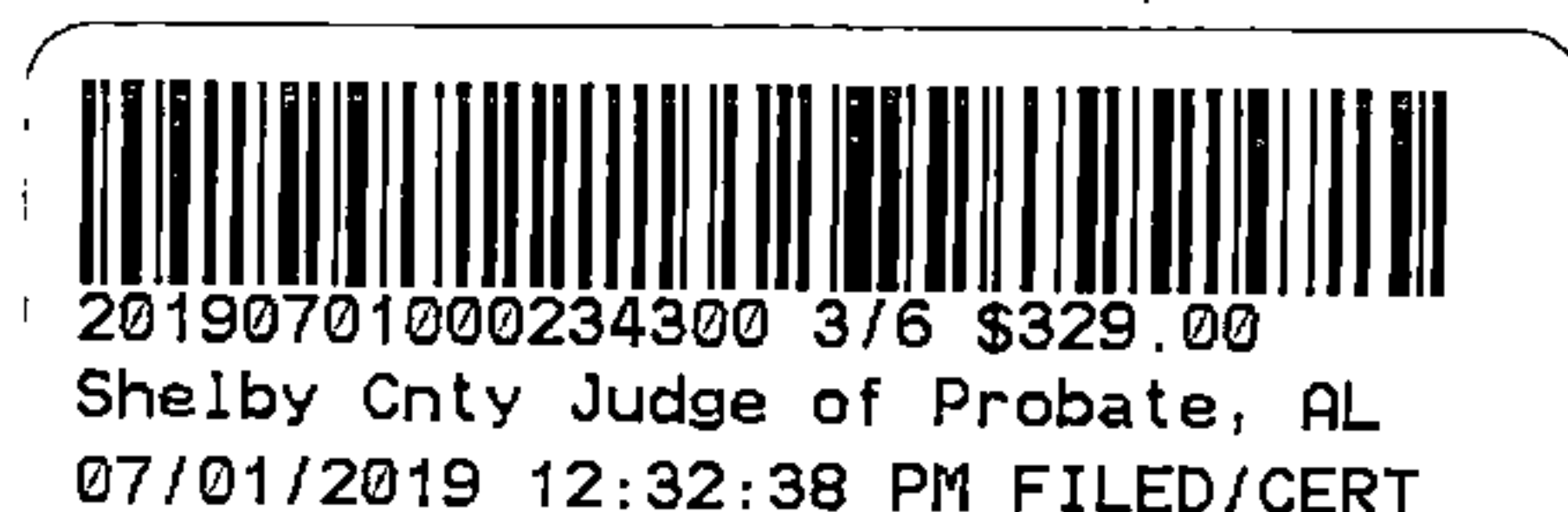


EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 3

to the Memorandum of Lease dated June 21, 2019, by and between Edward A. Woods and Lisa M. Woods, joint tenants with the right of survivorship, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

PARENT TRACT (INST. NO. 20121025000410410)

Lots 1, 2, 3 and 4, according to the Survey of Bailey's Addition to Roberta, as recorded in Map Book 38, Page 70, in the Probate Office of Shelby County, Alabama.

The Premises are described and/or depicted as follows:

80' X 80' LEASE AREA (AS-SURVEYED)

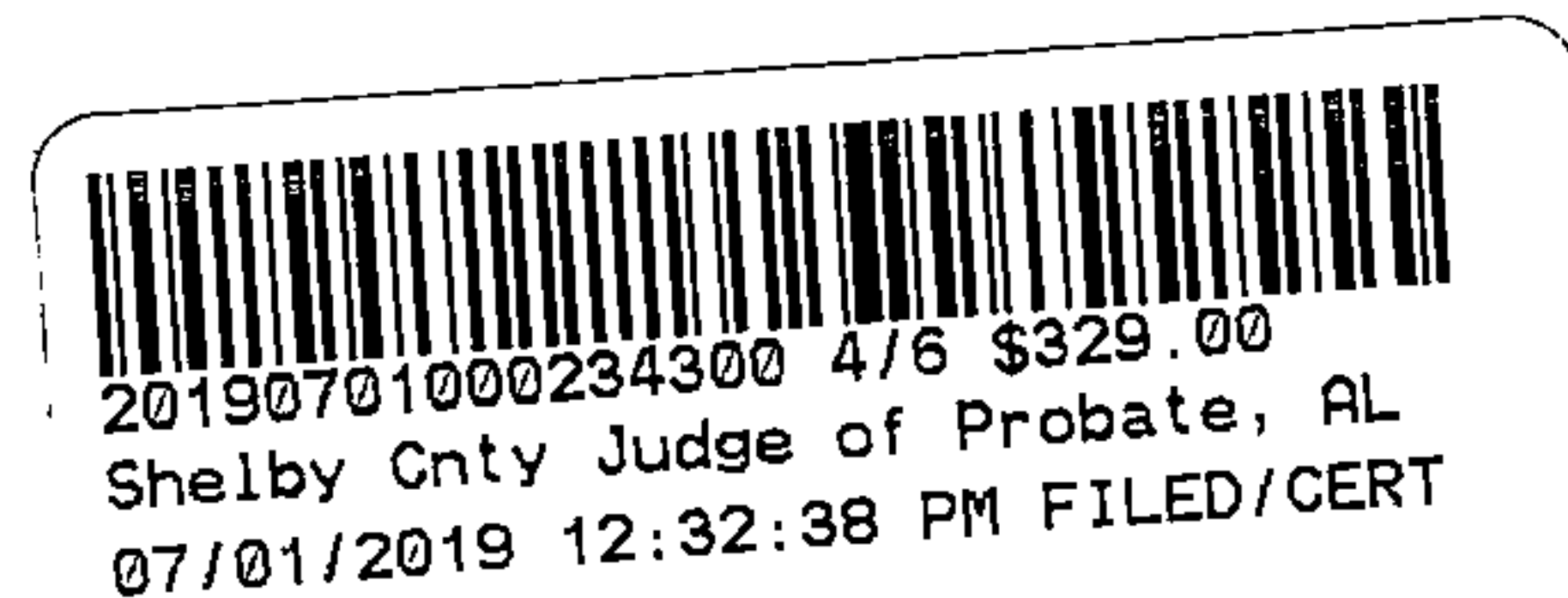
Being a portion of that certain tract of land as described and recorded in Instrument No. 20121025000410410 in the Office of the Judge of Probate, Shelby County, Alabama, lying in Lots 1 and 2 of Bailey's Addition to Roberta as recorded in Map Book 38, Page 70 in said Office of the Judge of Probate, being a part of the Northeast 1/4, Section 6, Township 24 North, Range 13 East said Shelby County and being more particularly described as follows:

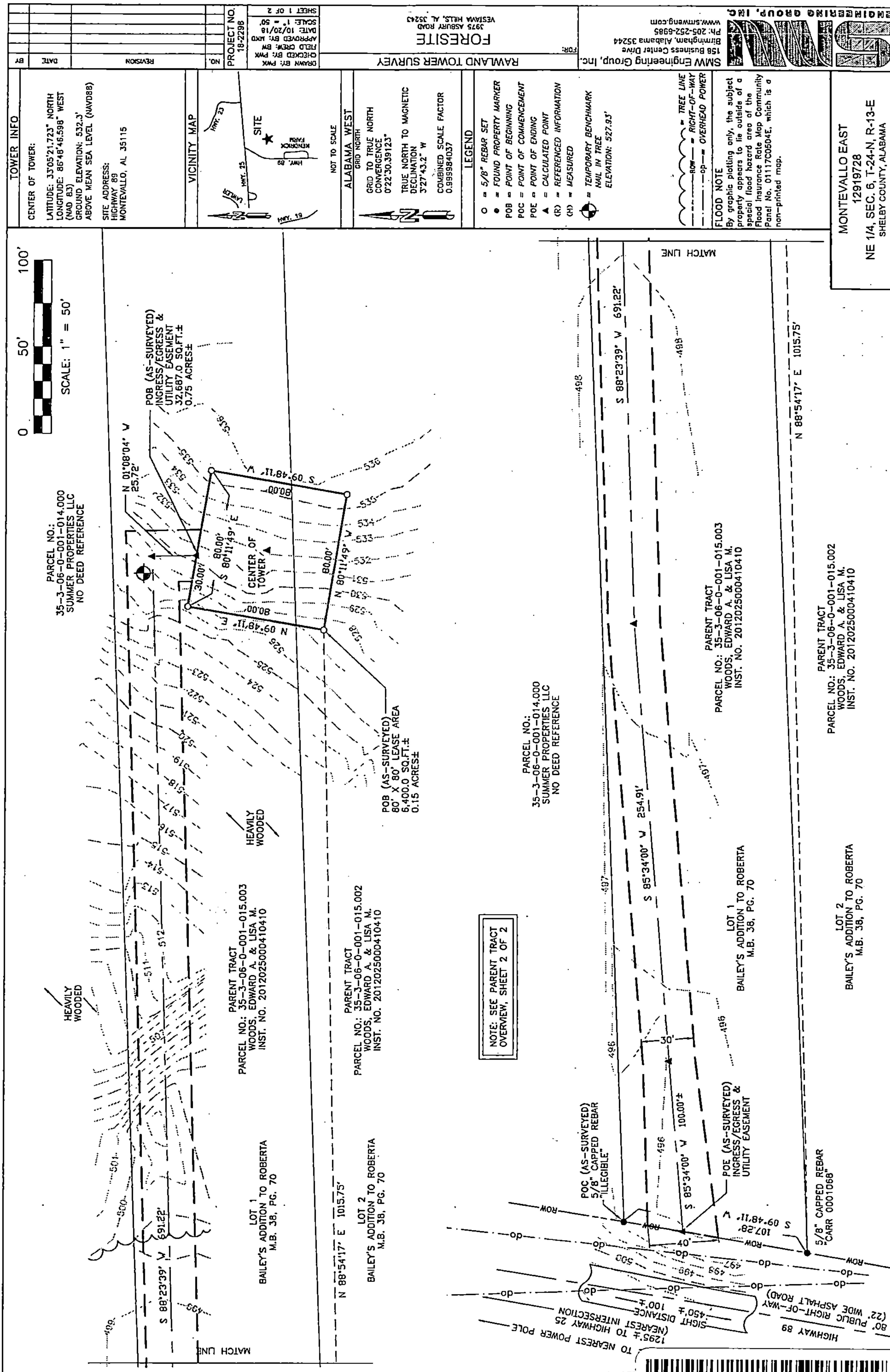
Commencing at a 5/8" capped rebar found (illegible) on the east right-of-way line of Highway 89 at the northwest corner of said Lot 1 of Bailey's Addition to Roberta; thence run S 09°48'11" W for a distance of 107.28 feet to a capped rebar found (CARR 0001068) at the southwest corner of said Lot 1; thence N 88°54'17" E for a distance of 1015.75 feet to a 5/8" rebar set and the Point of Beginning; thence N 09°48'11" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 80°11'49" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 09°48'11" W for a distance of 80.00 feet to a 5/8" rebar set; thence N 80°11'49" W for a distance of 80.00 feet to the Point of Beginning. Said above described Lease Area contains 6,400.0 square feet or 0.15 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

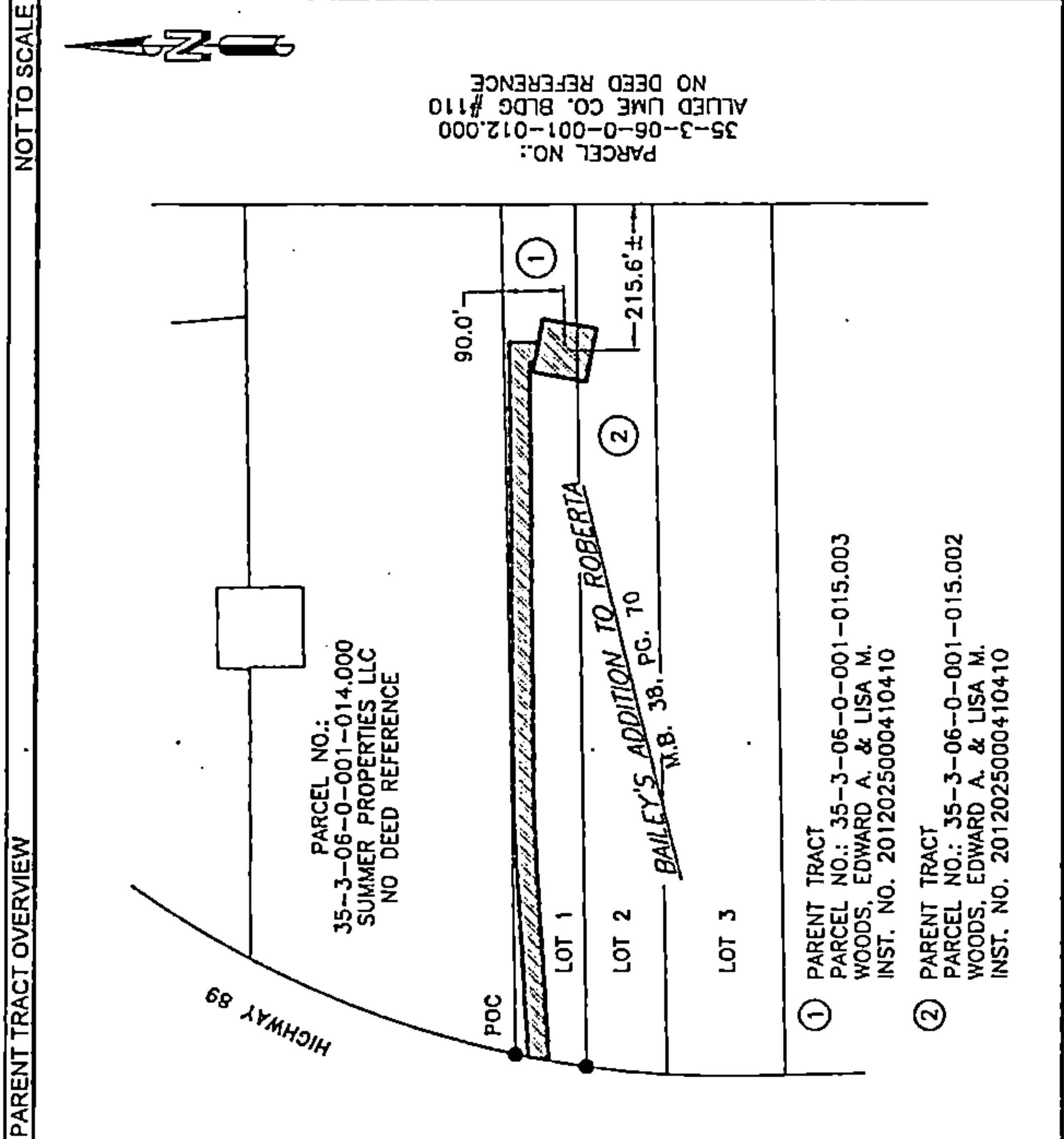
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TOWER INFO	
CENTER OF TOWER: LATITUDE: 33°05'21.723" NORTH LONGITUDE: 86°48'46.598" WEST (NAD 83) GROUND ELEVATION: 532.3' ABOVE MEAN SEA LEVEL (NAVD88)	
SITE ADDRESS: HIGHWAY 89 MONTEVALLO, AL 35115	
VICINITY MAP	
NOT TO SCALE	
ALABAMA WEST GRID NORTH GRID TO TRUE NORTH CONVERGENCE 0°22'30.39123" TRUE NORTH TO MAGNETIC DECLINATION 527°43.2' W COMBINED SCALE FACTOR 0.999984037	
LEGEND	
O = 5/8" REBAR SET ● = FOUND PROPERTY MARKER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POE = POINT OF ENDING ▲ = CALCULATED POINT (R) = REFERENCED INFORMATION (M) = MEASURED ⊙ = TEMPORARY BENCHMARK NAUL IN TREE ELEVATION: 527.93'	
FLOOD NOTE By graphic plotting only, the subject property appears to lie outside of a special flood hazard area of the Flood Insurance Rate Map Community Panel No. 01117C0504E, which is a non-printed map.	
SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com	
PROJECT NO. 18-2298	
SHEET 1 OF 2	
DATE: 10/20/18 APPROVED BY: KMD FIELD CREW: BW CHECKED BY: PMK DRAWN BY: PMK	
FOR: FORESITE 3975 ASBURY ROAD VESTALVA HILLS, AL 35243	
RAWLAND TOWER SURVEY	
MONTEVALLO EAST 12919728 NE 1/4, SEC. 6, T-24-N, R-13-E SHELBY COUNTY, ALABAMA	



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SURVEYOR'S CERTIFICATION	
I certify 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.	
PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL	
Michael K. Davis Alabama License No. 31571	

SMW Engineering Group, Inc.	
158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com	
ENGINEERING GROUP, INC.	
3975 ASSURRY ROAD VESIVIA HILLS, AL 35243	
FORESITE	
RAWLAND TOWER SURVEY	
DRAWN BY: PMK CHECKED BY: PMK APPROVED BY: KMD DATE: 10/20/18 SCALE: N.T.S. SHEET 2 OF 2	
PROJECT NO. 18-2238	
NO.	
REVISION	
DATE	
BY	

MONTEVALLO EAST
12918728
NE 1/4, SEC. 6, T-24-N, R-13-E
SHELBY COUNTY, ALABAMA

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of an Alabama Registered Land Surveyor. Date of field survey is October 11, 2018.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectors and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Alabama West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DGS771. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This survey was conducted without the benefit of an abstract title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 15 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverses were not adjusted.
12. This survey is not valid without the signature and the original seal of a state licensed surveyor and mapper.
13. This map or plot does not constitute a complete boundary survey of the Parent Tract.
14. Per Site Data Package supplied by client, the subject tract is zoned A-1. Access at road must be 40' in width and then taper to 30'; the yard setbacks are: Front & Rear: 40'; Side: 50' total with 1' side at 20'.