

This document prepared by:

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Return to:

American Towers LLC
10 Presidential Way
Woburn, MA 01801
Attn: Richard P. Palermo, Esq./Due Diligence
(781) 926-4973

ASSUMPTION OF EASEMENT AGREEMENT

This Assignment and Assumption of Easement Agreement (this "**Assignment**") is made and entered into as of the 25 day of ^{October} ~~September~~, 2019, but effective as of the 31st day of October, 2019 (the "**Effective Date**") by and between **TriStar Investors LLC**, a Delaware limited liability company, as successor-in-interest to Arcturus Land Enterprises, LLC (the "**Assignor**"), and **American Towers LLC**, a Delaware limited liability company (the "**Assignee**"). Assignor and Assignee are sometimes referred to herein individually as a "**Party**" and collectively referred to herein as the "**Parties**".

WHEREAS, Assignor and Assignee are parties to that certain Site Exchange Agreement dated November 7, 2016, as amended by that certain Amended and Restated Site Exchange Agreement dated as of March 6, 2017 (as the same may have been further amended from time to time, collectively, the "**Exchange Agreement**"), pursuant to, and upon the terms of which, Assignor and Assignee have agreed to assign, transfer and convey all of their respective right, title and interest in and to certain assets,

including, without limitation, real property interests, to each other, and to transfer certain obligations related thereto, all as more particularly described in the Exchange Agreement; and

WHEREAS, Assignor and City of Montevallo (the "**Grantor**") entered into that certain Easement Agreement dated March 14, 2012, and recorded on June 5, 2012 with the records of Shelby County, Alabama as Document Number 20120605000198230 (as the same may have been amended, modified or assigned from time to time, collectively, the "**Easement Agreement**"), pursuant to which Grantor granted and conveyed to Assignor an easement in, to, under and over a certain portion of real property owned by the Grantor (the real property owned by the Grantor, the "**Property**", which Property is more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein; such portion of the Property subject to the Easement Agreement, the "**Easement Area**", which Easement Area is more particularly described in **Exhibit B** attached hereto and by this reference incorporated herein); and

WHEREAS, Assignor is also party to that certain Letter Agreement dated September 13, 2011, and executed September 21, 2011, by and between Assignor and Grantor (as the same may have been amended, modified or assigned from time to time, collectively the "**Letter Agreement**"; and together with the Easement Agreement, the "**Easement Documents**"); and

WHEREAS, the Parties hereby desire to effect such assignments, transfers and assumptions;

NOW, THEREFORE, in consideration of the representations, warranties, covenants and agreements contained in the Exchange Agreement, the Parties hereto hereby agree as follows:

1. **Capitalized Terms.** Capitalized terms used but not defined herein shall have the meaning given to such terms in the Exchange Agreement.
2. **Assignment and Transfer of Easement Documents.** As of the Effective Date, Assignor hereby assigns and transfers unto Assignee, and Assignee hereby accepts from the Assignor, all of the right, title and interest of Assignor in, to and under the Easement Documents, upon the terms and subject to the conditions of the Exchange Agreement and the Easement Documents, respectively. Notwithstanding anything in this Assignment to the contrary, but without limiting any of the Parties' duties and obligations arising under this Assignment, this Assignment shall not constitute an assignment or transfer hereby of any right, title and interest of Assignor in, to and under an Easement Document if an attempted assignment or transfer, without the authorization of a third party thereto, would constitute a breach or violation of such Easement Document, or in any way adversely affect the rights of Assignee thereunder, but only to the extent such authorization has not been obtained. If any authorization described in the preceding sentence is not obtained, or if any attempt at an assignment, transfer or other conveyance thereof would be ineffective or would affect the rights of the Assignor thereunder so that, after the applicable Closing Date, the Assignee would not in fact receive all such rights or obtain the benefits and rights contemplated by this Assignment and the Exchange Agreement, then the Assignee may elect to pursue certain options, as more particularly described in Section 2(c) of

the Exchange Agreement.

3. **Assumption of Easement Documents.** As of the Effective Date, Assignor hereby assigns and transfers to Assignee, and Assignee assumes and agrees to keep, observe and perform all of the terms, covenants, agreements, conditions and obligations (other than Pre-Closing Liabilities), pursuant to the Easement Documents. The Assignee assumes and agrees to keep, observe and perform those terms, covenants, agreements, conditions and obligations (other than Pre-Closing Liabilities), with the same force and effect as if the Assignee instead of Assignor (or any predecessor of the Assignor) had originally signed the Easement Documents.
4. **Terms of Exchange Agreement Control.** The provisions of this Assignment are subject, in all respects, to the terms and conditions of the Exchange Agreement, including, without limitation, all of the covenants, agreements, representations, and warranties contained therein, which shall survive the execution and delivery of this Assignment to the extent provided in the Exchange Agreement. Neither the making nor the acceptance of this Assignment shall in any way supersede, modify, replace, amend, change, rescind, waive, exceed, expand, enlarge, or in any way affect the terms and conditions of the Exchange Agreement. In the event of any conflict or inconsistency between the terms and conditions of this Assignment and the terms and conditions of the Exchange Agreement, the terms and conditions of the Exchange Agreement shall control.
5. **Amendments.** This Assignment may not be amended, modified or terminated except by an instrument in writing executed by the parties to this Assignment.
6. **Interpretation and Construction.** This Assignment shall be subject to the provisions set forth in Sections 30(g) and 30(h) of the Exchange Agreement, except to the extent that any contrary or different terms are set forth herein.
7. **Successors and Assigns.** This Assignment shall inure to the benefit of and be binding upon Assignor, Assignee, and their respective successors and assigns. Except as permitted under Section 30(d) of the Exchange Agreement, no Party may transfer or assign this Assignment or any of its rights hereunder, without the prior written consent of the other Party. Notwithstanding the foregoing, a Party may assign this Assignment to an Affiliate or to a party acquiring such Party or all or substantially all of the assets of such Party, provided, however, that the terms of any such acquisition may not impair, in any substantive way, either Party's ability to perform this Assignment.
8. **Notice.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth below:

<u>To Assignor:</u>	Crown Castle USA Inc c/o Crown Castle International Corp. Attn: Senior Vice President, Corporate Development 1220 Augusta Drive, Suite 600 Houston, TX 77057	<u>To Assignee:</u>	American Towers LLC Attn: Landlord Relations 10 Presidential Way Woburn, MA 01801
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<u>With copy to:</u>	Crown Castle USA Inc c/o Crown Castle International Corp. Attn: Senior Vice President and General Counsel 1220 Augusta Drive, Suite 600 Houston, TX 77057	<u>With copy to:</u>	American Towers LLC Attn: General Counsel 116 Huntington Avenue 11th Floor Boston, MA 02116
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American Towers LLC
Attn: Shawn Lanier, VP Legal
10 Presidential Way
Woburn, MA 01801

Either Party, by written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

9. **Governing Law.** Notwithstanding anything to the contrary contained in this Assignment, this Assignment shall be governed and construed in all respects in accordance with the laws of the State of New York (except to the extent the laws of the State or Commonwealth in which the Property is situated are mandatorily applicable, in which case the laws of such State or Commonwealth shall govern to the extent required), without regard to the conflicts of laws provisions of New York, or, as applicable, such State or Commonwealth. Any dispute directly related to the breach of this Assignment shall be resolved in accordance with Section 30(e) of the Exchange Agreement.

10. **Counterpart Signatures.** This Assignment may be executed in several counterparts, each of which when so executed and delivered shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument, binding on all of the Parties, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Assignment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Assignment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Assignment by all Parties to the same extent as an original signature.

IN WITNESS WHEREOF, each Party has caused this Assignment to be executed by their respective duly authorized officers to be duly effective as of the Effective Date written above.

ASSIGNOR:

TriStar Investors LLC,
a Delaware limited liability company,
as successor-in-interest to Arcturus Land Enterprises, LLC

WITNESSES:

Signature: _____
Print Name: R. Christopher Mooney
Title: VP – Real Estate
Date: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

State of Texas

County of Harris

On this ____ day of September, 2019, before me, _____ the undersigned Notary Public, personally appeared R. Christopher Mooney, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

Print Name: _____

My commission expires: _____

[SEAL]

[SIGNATURES CONTINUE ON NEXT PAGE]

IN WITNESS WHEREOF, each Party has caused this Assignment to be executed by their respective duly authorized officers to be duly effective as of the Effective Date written above.

ASSIGNOR:

TriStar Investors LLC,
a Delaware limited liability company,
as successor-in-interest to Arcturus Land Enterprises, LLC

WITNESSES:

Signature: [Signature]
Print Name: Helen V. Smith
Title: Director
Date: 11/7/19

Signature: [Signature]
Print Name: Zach Barker
Signature: [Signature]
Print Name: Habib Dacik

WITNESS AND ACKNOWLEDGEMENT

State of Texas

County of Harris

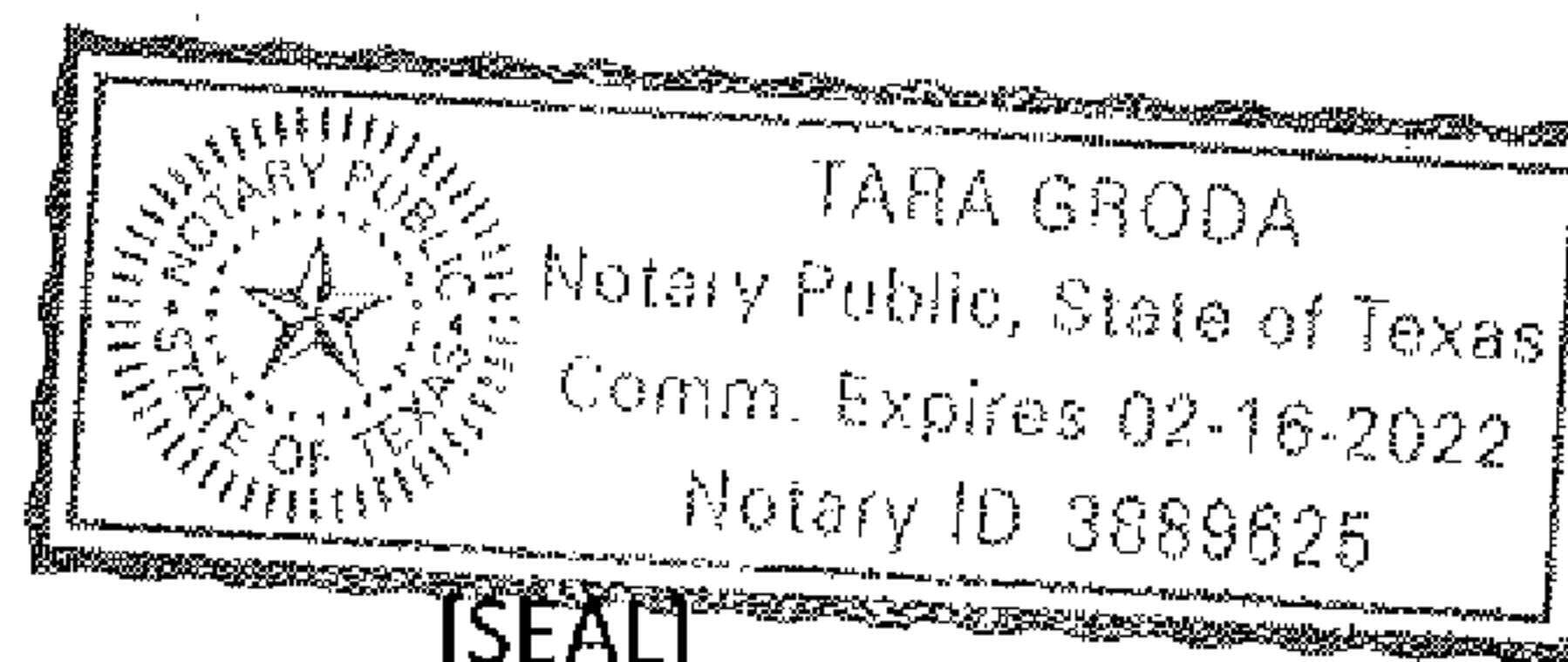
On this 7 day of November, 2019, before me, Tara Groda the undersigned Notary Public, personally appeared [Signature], who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public

Print Name: TARA GRODA
My commission expires: 2/14/2022



[SIGNATURES CONTINUE ON NEXT PAGE]

ASSIGNEE:

American Towers LLC,
a Delaware limited liability company

Signature: [Signature]

Print Name: Shawn Lanier

Title: Vice President, US Legal

Date: 10-25-2019

WITNESSES:

Signature: [Signature]

Print Name: Kevin P. McMahon

Signature: [Signature]

Print Name: Michael P. Piro

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this 25 day of ^{October JFL} September, 2019, before me, Julie E. Kaplan the undersigned Notary Public, personally appeared Shawn Lanier, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the Commonwealth of Massachusetts that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public

Print Name: _____

My commission expires: _____



JULIE E. KAPLAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 12, 2020

[SEAL]

Attachments:

Exhibit A: Property

Exhibit B: Easement Area

LEGAL DESCRIPTION OF PROPERTY

In the County of Shelby, Alabama

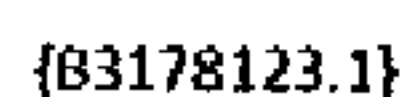
Legal Description:

Begin at the Northwest intersection of Waller and Graham Streets and proceed westward along the South side of Lot 6 of Block "L" of Reynolds Addition to South Montevallo as shown by the map recorded in Map Book 3, Page 41, in the Judge of Probate Office, Shelby County, Alabama, a distance of 57.47 feet to an iron pipe; thence 92 degrees 31 minutes 51 seconds right run northerly along an existing fence 184.93 feet to a chain link fence corner found; thence 86 degrees 50 minutes 35 seconds right run easterly along said chain link fence 50.90 feet to a chain link fence corner found on the westerly right of way of said Waller Street; thence 91 degrees 09 minutes 39 seconds right run southerly along said right of way line for 185.35 feet to the point of beginning. Containing 0.23 acres (10,021.6 SQ. FT) Situated in Shelby County, Alabama. According to the survey of Thomas E. Simmons, II, dated November 16, 2011.

Known as: 135 Waller Street, Montevallo, Shelby County, Alabama 35115

Parcel/Tax Number: 58-36-2-04-1-001-078.000

This being the same property conveyed by deed to City of Montevallo, a municipal corporation recorded on 07-10-1970 from Hampton D. Lee and Exie R. Lee recorded 7-10-1970 in the office of the Clerk of the Court for Shelby County State of Alabama. Book 263 Page 37



20200116000022630 01/16/2020 02:09:18 PM ASSUMAGR
11/11 EXHIBIT B

LEGAL DESCRIPTION OF EASEMENT AREA

Those premises and access/utility easements previously leased pursuant to the Current Agreements as defined in the Easement Agreement.

This Exhibit B may be replaced by a survey in accordance with the terms of the Easement Agreement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2020 02:09:18 PM
\$52.00 CHARITY
20200116000022630

Allie S. Bayl