


Shelby County, AL 02/21/2020  
State of Alabama  
Deed Tax: \$373.50

After recording return to:

**Rosenberg & Clark, LLC**  
Attn: Staci A. Rosenberg, Esq.  
400 Poydras St., Suite 1680  
New Orleans, La. 70130  
(504) 620-5400

  
20200221000070680 1/6 \$410.50  
Shelby Cnty Judge of Probate, AL  
02/21/2020 03:38:34 PM FILED/CERT

**SOURCE OF TITLE:**

Cell Site ID: AL-001/Wilborn Lake  
City: Hoover  
County: ~~Jefferson~~ *Shelby*  
State: Alabama

Instrument # 20170615000211170  
Deeds 1/5  
Shelby County, Alabama

**Memorandum of Lease**

MADE as of the 21<sup>st</sup> day of June, 2019

**BY AND BETWEEN**

Southern Towers, LP, a Delaware limited partnership with a principal place of business located at 250 Signal Mountain Road, Suite B, Chattanooga, TN 37405 ("Landlord"), and New Cingular Wireless PCS, LLC, a Delaware corporation with a principal place of business located at 1025 Lenox Park, Blvd., NE, 3<sup>rd</sup> Floor Atlanta, GA 30319, together with its communications affiliates which may elect to participate in the Lease (collectively "ATT").


**WITNESSETH:**

WHEREAS, as of the date hereof, Landlord and ATT entered into a certain Site Lease (the "Lease"); and

WHEREAS, Landlord and ATT are desirous of entering into this Memorandum of Lease pursuant to the provisions of the Laws of the State of Alabama.

NOW, THEREFORE, intending to be legally bound, Landlord and ATT hereby set forth the following information with respect to the Lease:

1. The name of the Landlord is Southern Towers, LP, a Delaware limited partnership.
2. The name of ATT is New Cingular Wireless PCS, LLC, a Delaware limited liability company.
3. The addresses set forth in the site Lease as addresses of the parties are as set forth in the preamble to this Memorandum of Lease.
4. The Lease is dated as of the date hereof.
5. The description of the demised premises as set forth in the Lease is as set forth in **Exhibit A** attached hereto.
6. The date of the commencement of the term of the Lease is September, 21<sup>st</sup>, 2019.
7. The term of the Lease is five (5) years.
8. ATT may extend the Lease for four (4) [successive] extension term[s] of five (5) years each.
9. All property brought onto the demised premises by ATT shall remain ATT's personal property and, at ATT's option, may be removed by ATT at any time during the term.

  
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WITNESS the due execution hereof.

LANDLORD:  
Southern Towers, LP

(SEAL)

Attest:

Misty Anderson

Name: Misty Anderson

Title: BUS. DEV. MGR

Date: 6/21/19

By:

Sean G. Caskie

Name: Sean G. Caskie

Title: Managing Partner

Date:

6-21-19

TENANT:  
New Cingular Wireless PCS, LLC  
(ATT)

(SEAL)

Attest:

Ben McAdams

Name: Ben McAdams

Title: Project Coordinator

Date: 06/18/19

By:

William E. Hilyer

Name: William E. Hilyer

Title: Area Manager NE

Date:

6/18/19



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STATE OF TENNESSEE

COUNTY OF HAMILTON

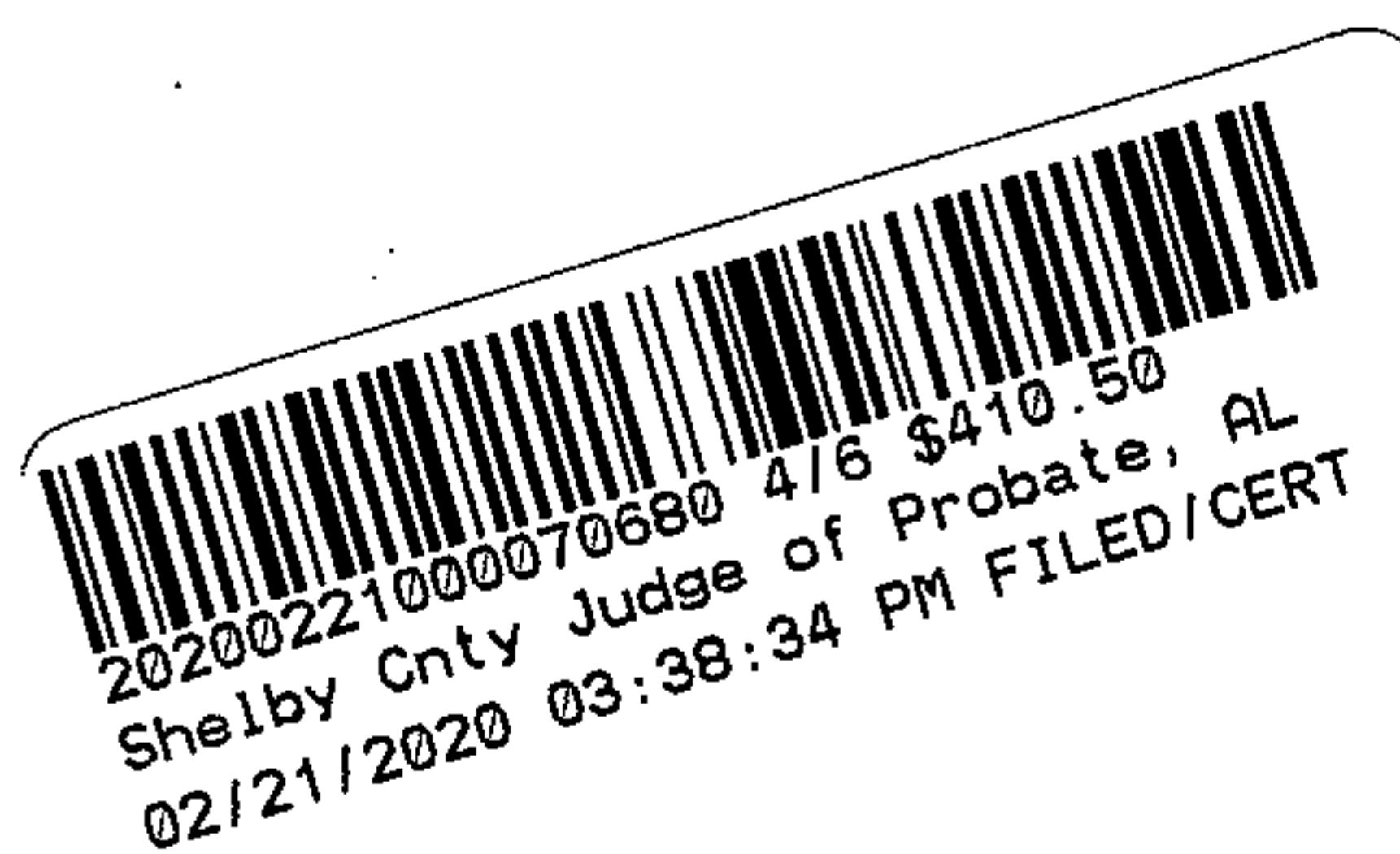
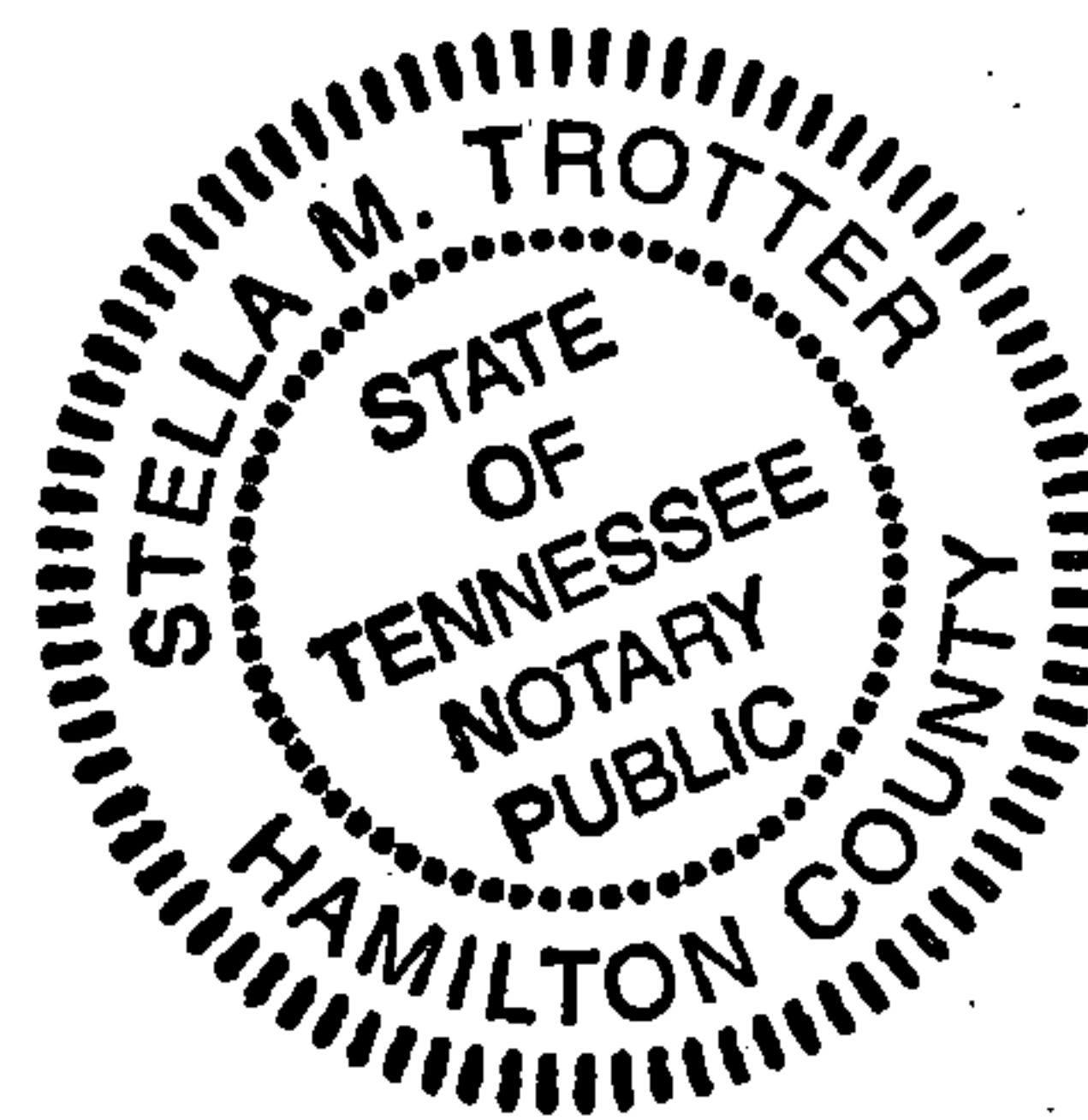
On this, the 8<sup>th</sup> day of June, 2019, before me, a Notary Public in and for the State of Tennessee, the undersigned officer, personally appeared Sean G. Caskie, who acknowledged himself/herself to be the Managing Partner of Southern Towers, LP, a Delaware limited partnership, and that as such of officer, being authorized so to do, as and for the act and deed of the corporation, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires May 23, 2022

NOTARY PUBLIC

Stella M. Trotter

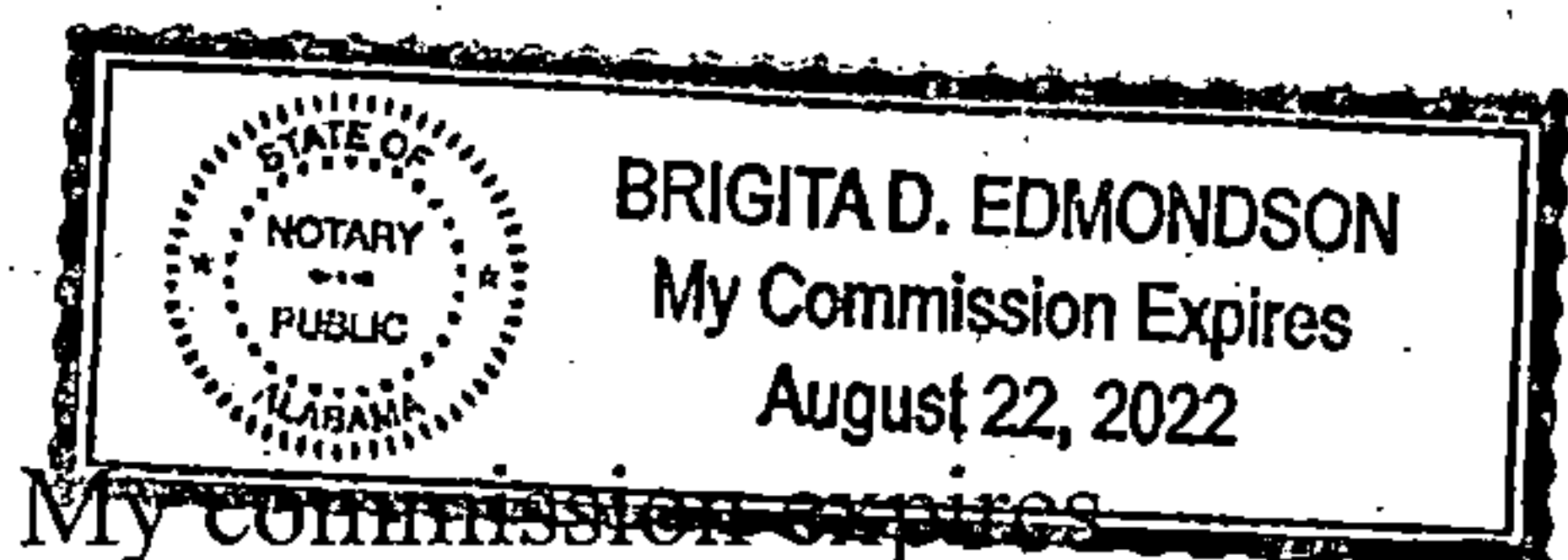


STATE OF ALABAMA

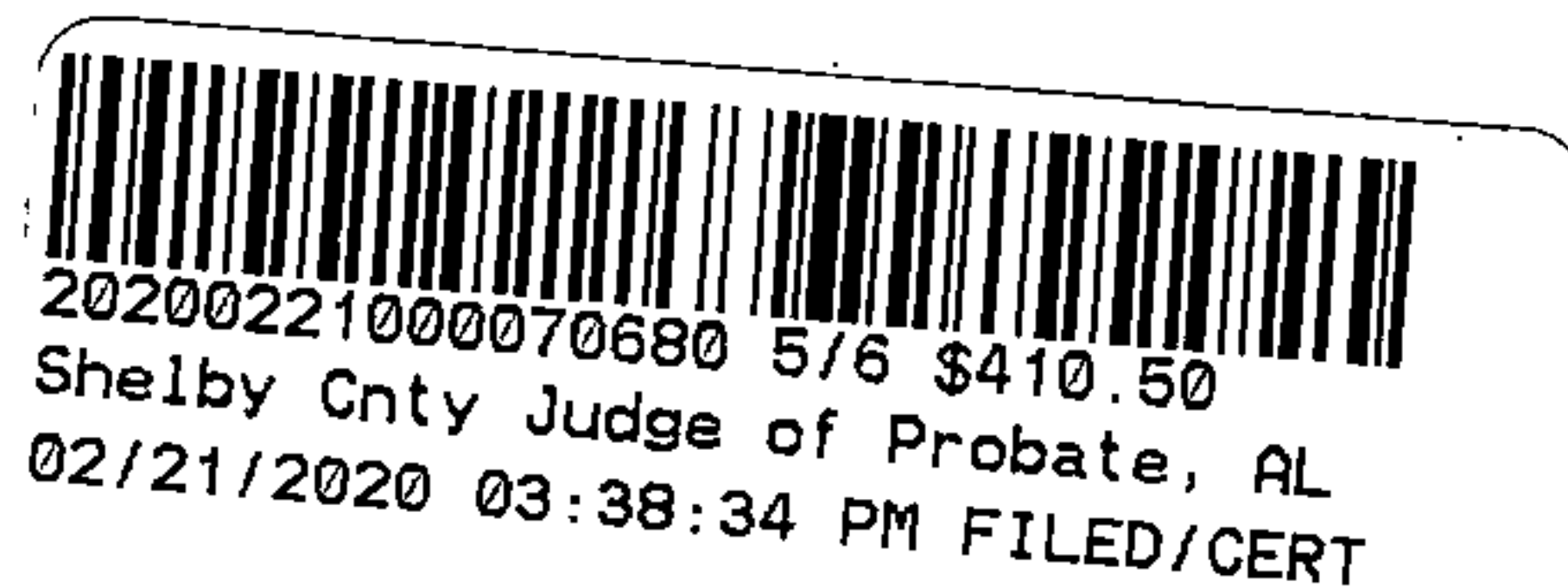
COUNTY OF JEFFERSON

On this, the 18<sup>th</sup> day of June, 2019, before me, a Notary Public in and for the State of Alabama, the undersigned officer, personally appeared William E. Hilyer, who acknowledged himself/herself to be the Area Manager of New Cingular Wireless PCS, LLC, and that as such officer, being authorized so to do, as and for the act and deed of the company, executed the foregoing instrument for the purposes therein contained by signing the name of the company as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



NOTARY PUBLIC





## EXHIBIT A

The description of the demised premises is a portion of the property described below:

### SOUTHERN TOWERS' TOWER SITE LEASEHOLD AREA DESCRIPTION

Property located in the northeast quarter of the southeast quarter of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at a capped "AL PLS #18391" set the northeast corner of Southern Towers' tower site leasehold area, located at Alabama State Plane (West Zone) NAD 83 Grid Coordinate North 1,209,020.24, East 2,162,150.87, said iron pin being South 44 degrees 55 minutes 08 seconds West, 7.07 feet from a capped "AL Eng." iron pin found at the northeast corner of Blackridge Tower Lot - Lot 1", of record in Map Book 48, Page 83A, of the Probate Court Clerk's Office of Shelby County, Alabama;

Thence, South 00 degrees 55 minutes 08 seconds West, 100.00 feet to a capped "AL PLS #18391" iron pin set at the southeast corner of Southern Towers' tower site leasehold area;

Thence, North 89 degrees 04 minutes 52 seconds West, 100.00 feet to a capped "AL PLS #18391" iron pin set at the southwest corner of Southern Towers' tower site leasehold area;

Thence, North 00 degrees 55 minutes 08 seconds East, 100.00 feet to a capped "AL PLS #18391" iron pin set at the northwest corner of Southern Towers' tower site leasehold area;

Thence, South 89 degrees 04 minutes 52 seconds East, 100.00 feet to the point of beginning, containing 10,000 square feet, (0.23 acres).

Being a portion of the property conveyed to Blackridge Partners LLC, of record in Document No. 20170517000171950, of the Probate Court Clerk's Office of Shelby County, Alabama.

### SOUTHERN TOWERS' 30' WIDE JOINT ACCESS & UTILITY EASEMENT AREA DESCRIPTION

Property located in the northeast quarter of the southeast quarter of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama. Being a thirty foot wide joint access and utility easement, at all times being fifteen feet wide each side of and parallel with the following described centerline:

Beginning at a point in the north margin of Southern Towers' tower site leasehold area, located at Alabama State Plane (West Zone) NAD 83 Grid Coordinate North 1,209,025.42, East 2,162,139.67, said iron pin being South 44 degrees 55 minutes 08 seconds West, 7.07 feet from a capped "AL Eng." iron pin found at the northeast corner of Blackridge Tower Lot - Lot 1", of record in Map Book 48, Page 83A, of the Probate Court Clerk's Office of Shelby County, Alabama;

Thence, leaving the north margin of Southern Towers' tower site leasehold area, North 21 degrees 57 minutes 11 seconds West, 228.60 feet to a point;

Thence, North 17 degrees 47 minutes 10 seconds West, 254.67 feet to a point;

Thence, along a curve to the left with a central angle of 20 degrees 51 minutes 28 seconds, a radius of 500.00 feet, and a chord bearing of North 28 degrees 12 minutes 54 seconds West, 181.02 feet, a total distance of 182.02 feet to a point;

Thence, North 38 degrees 38 minutes 38 seconds West, 91.27 feet to a point;

Thence, along a curve to the right with a central angle of 11 degrees 52 minutes 54 seconds, a radius of 208.25 feet, and a chord bearing of North 32 degrees 42 minutes 11 seconds West, 43.11 feet, a total distance of 43.19 feet to a point;

Thence, North 26 degrees 45 minutes 44 seconds West, 39.13 feet to a point;

Thence, along a curve to the left with a central angle of 38 degrees 38 minutes 05 seconds, a radius of 60.00 feet, and a chord bearing of North 46 degrees 04 minutes 47 seconds West, 39.70 feet, a total distance of 40.46 feet to a point;

Thence, North 65 degrees 23 minutes 49 seconds West, 93.13 feet to the point of termination in the southeast terminus of Stadium Trace Parkway, containing 29,174 square feet, (0.670 acres).

Being a portion of the property conveyed to Blackridge Partners LLC, of record in Document No. 20170517000171950, of the Probate Court Clerk's Office of Shelby County, Alabama.

### SOUTHERN TOWERS' 20' WIDE UTILITY EASEMENT AREA DESCRIPTION

Property located in the northeast quarter of the southeast quarter of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama. Being a twenty foot wide utility easement, at all times being ten feet wide each side of and parallel with the following described centerline:

Beginning at a point located at Alabama State Plane (West Zone) NAD 83 Grid Coordinate North 1,209,375.65, East 2,161,935.27 being North 31 degrees 14 minutes 30 seconds West, 415.69 feet from a capped "AL Eng." iron pin found at the northeast corner of Blackridge Tower Lot - Lot 1", of record in Map Book 48, Page 83A, of the Probate Court Clerk's Office of Shelby County, Alabama;

Thence, North 72 degrees 12 minutes 42 seconds East, 56.04 feet to a point in the southwest margin of Southern Towers' thirty foot wide joint access and utility easement, containing 1,121 square feet, (0.001 acres).

Being a portion of the property conveyed to Blackridge Partners LLC, of record in Document No. 20170517000171950, of the Probate Court Clerk's Office of Shelby County, Alabama.



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