

20201117000523950 1/4 \$1614.00
Shelby Cnty Judge of Probate, AL
11/17/2020 08:23:33 AM FILED/CERT

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. 20171113000410400
Office of Judge of Probate
Shelby County, Alabama

Re: AT&T Site Number: ALBHU3635
AT&T Site Name: Colonial Promenade
VB Site Number: US-AL-5109
Fixed Asset Number: 12588724
State: Alabama
County: Shelby

MEMORANDUM OF LEASE

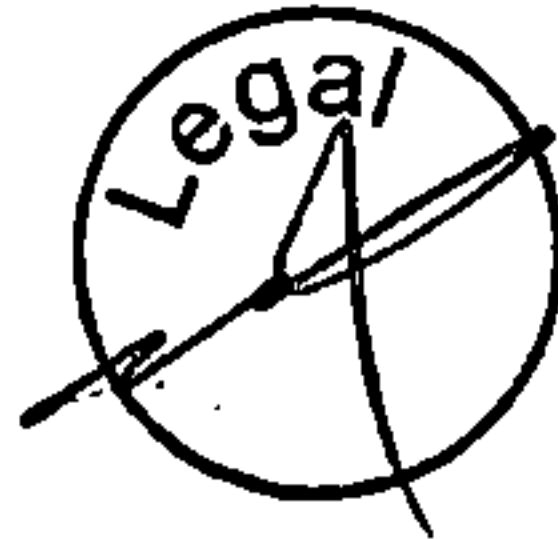
This Memorandum of Lease is entered into on this 12 day of September, 2019, by and between Vertical Bridge Development, LLC, a Delaware limited liability company, having a mailing address of c/o Vertical Bridge REIT, LLC, 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487 (hereinafter referred to as "VB") 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 (hereinafter referred to as "AT&T").

1. VB and AT&T entered into a certain Site Lease Agreement ("SLA") on the 12 day of September, 2019, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the SLA.
2. The initial lease term will be ten (10) years commencing on the 1st day of June, 2020, with ten (10) successive five (5) year options to renew.
3. AT&T's demised premises and associated easements are located over a portion of the real property described in **Exhibit 1** annexed hereto.
4. 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 SLA, 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 SLA, the provisions of the SLA shall control. The SLA 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 SLA.

[SIGNATURES ON FOLLOWING PAGE]

Shelby County, AL 11/17/2020
State of Alabama
Deed Tax: \$1583.00

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



"VB"

Vertical Bridge Development, LLC
a Delaware limited liability company

By: 

Print Name: Adam Ginder

Its: VP

Date: 9-12-2019

"AT&T"

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

By: AT&T Mobility Corporation
Its: Manager


By: 

Print Name: William E. Hilyer

Its: Area mgr. NE

Date: 9/10/19

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]


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AT&T ACKNOWLEDGMENT

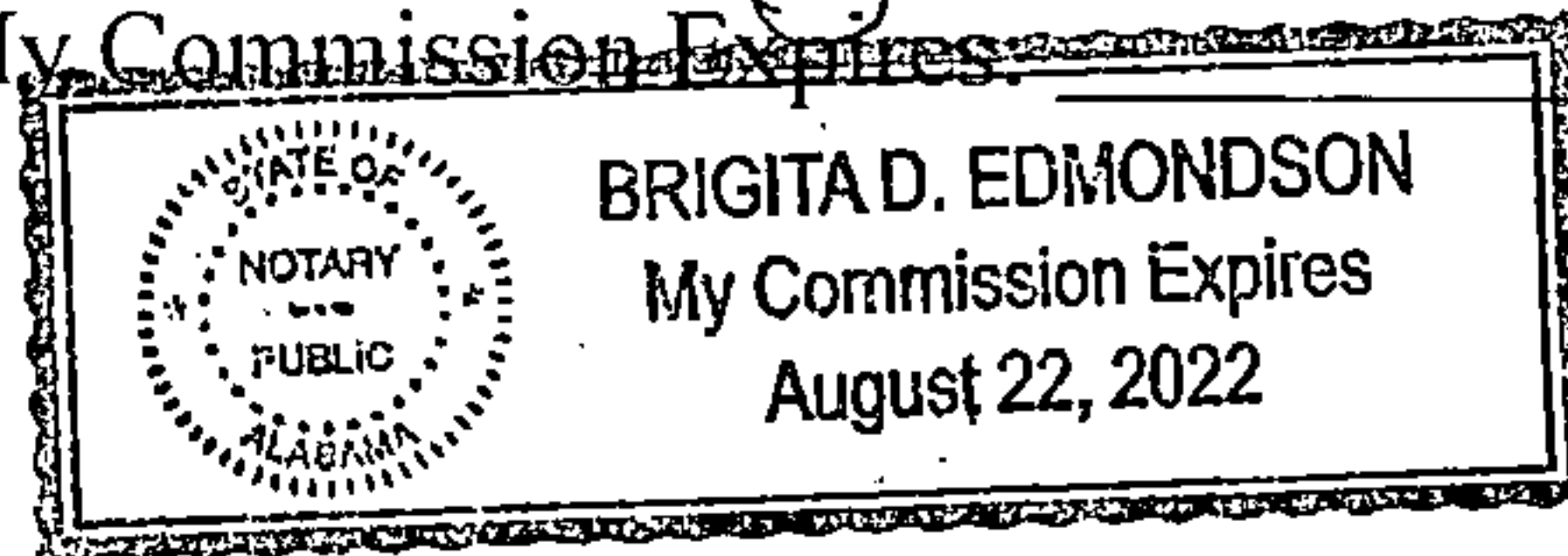
STATE OF Alabama)
COUNTY OF Jefferson) ss:

On the 10th day of September, 2019, before me personally appeared William E. Hiner, and acknowledged under oath that he/she is the Area mgr. NE of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, named in the attached instrument, and as such was authorized to execute this instrument on behalf of the AT&T.


Notary Public

Print Name: Brigita D. Edmondson

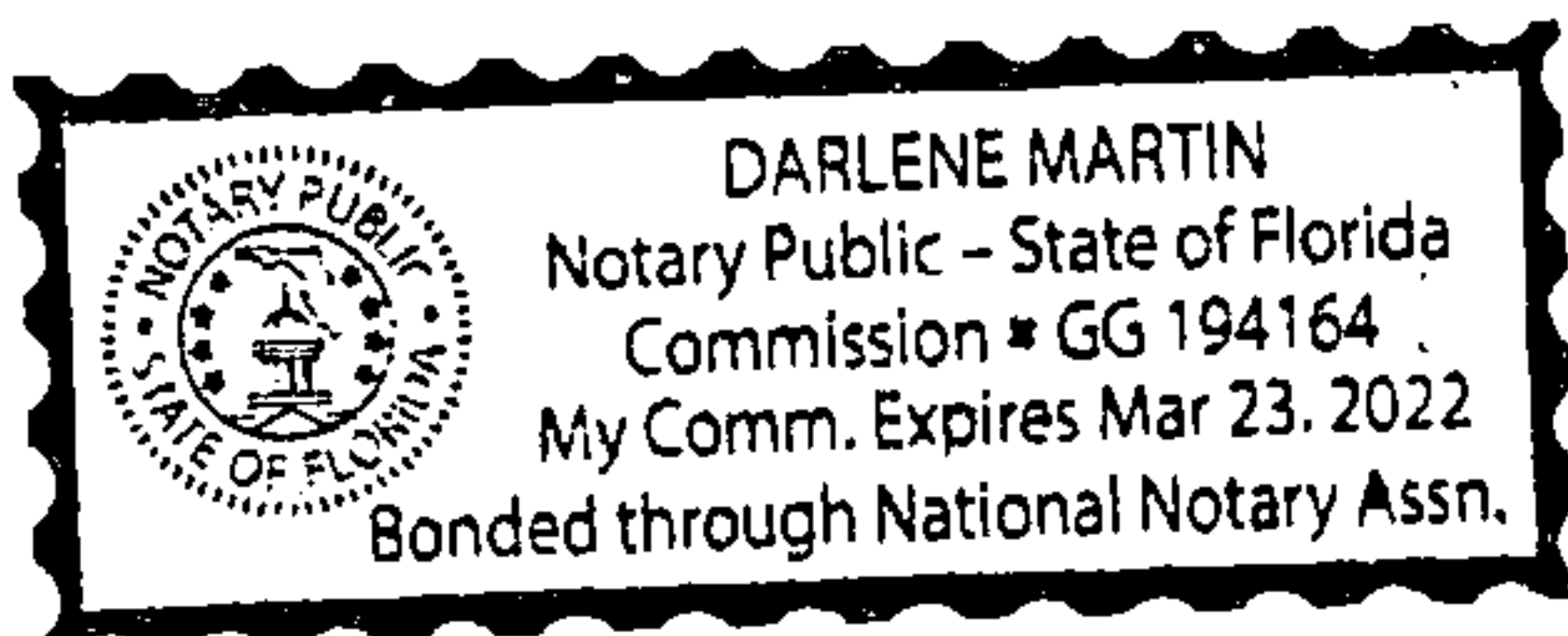
My Commission Expires: _____



VB ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

On the 12 day of September, 2019, before me personally appeared Adam Guder, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of VB for the purposes therein contained.




Notary Public

Print Name: _____

Darlene Martin

My Commission Expires: 3-23-2022



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EXHIBIT 1

DESCRIPTION OF PREMISES

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to the Memorandum of Lease dated September 12, 2019, by and between Vertical Bridge Development, LLC, a Delaware limited liability company, as VB, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as AT&T.


AT&T's demised premises and associated easements are located over a portion of the following parent parcel:

PARENT TRACT (INSTRUMENT NO. 20170721000267510)

Lots 12 and 13, in Block 2, A.J. Grefenkamp's Survey of Buck Creek Cotton Mills Subdivision of East half of Northeast 1/4 of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, Page 9, in the Probate Office of Shelby County, Alabama.

ALSO, South, 30 feet facing Birmingham-Montgomery Highway of Lot 11, Block 2, A.J. Grefenkamp's Survey of Buck Creek Cotton Mills Subdivision of East half of Northeast 1/4 of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, Page 9, in the Probate Office of Shelby County, Alabama and lying parallel to Lot 12 and extending to the East line of Lot 12; Thence North 30 feet from Northeast corner of Lot 12; Thence West to beginning.

All being situated in Shelby County, Alabama.


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