

THIS AGREEMENT IS THE PROPERTY OF AT&T

(and after recording return to):

New Cingular Wireless PCS, LLC  
Attn: Network Real Estate Administration  
1025 Lenox Park Blvd NE, 3rd Floor  
Atlanta, GA 30319

Cell Site ID: Grey Hill

County: Shelby

State: AL

FA# 14193763

Memorandum of Lease

MADE as of the 28 day of October, 2019

BY AND BETWEEN

Diamond Towers V LLC, a Delaware limited liability company with a principal place of business located at 820 Morris Turnpike, Suite 104, Short Hills, NJ 07078 ("Site Operator"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, with a place of business at 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 ("AT&T").

WITNESSETH:

WHEREAS, as of the date hereof, Site Operator and AT&T entered into a certain Site Lease Agreement (the "Lease"); and

WHEREAS, Site Operator and AT&T 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, Site Operator and AT&T hereby set forth the following information with respect to the Lease:

1. The name of Site Operator is Diamond Towers V LLC, a Delaware limited liability company.
2. The name of AT&T is New Cingular Wireless PCS, LLC, a Delaware limited liability company.
3. The addresses set forth in the 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 (the "AT&T Collocation Space") is as set forth in Exhibit 1 attached hereto.
6. The date of the commencement of the term of the Lease is December 1st, 2020.
7. The term of the Lease is ten (10) years.
8. AT&T has the right to renew the Lease for successive renewal terms of five (5) years each as set forth in the Lease.
9. Subject to the terms of the Master Lease Agreement (as the same may be amended from time to time, the "MLA"), by and among, inter alia, Diamond Towers V LLC, a Delaware limited liability company (Site Operator), Diamond Communications LLC, a Delaware limited liability company (Site Operator Parent), and AT&T (as defined herein) dated May 21, 2018, all property brought onto the AT&T Collocation Space by AT&T shall remain AT&T's personal property and, at AT&T's option, may be removed by AT&T at any time during the term, but no later than one hundred twenty (120) days after the Lease has terminated.

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Shelby Cnty Judge of Probate, AL  
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WITNESS the due execution hereof.

Attest: Judith Siburn  
Name: Judy Siburn  
Date: 10/28/19

SITE OPERATOR:  
Diamond Towers V LLC

By: Michael G. Brett  
Name: Michael G. Brett  
Title: COO  
Date: 10/28/19

Attest: A.K. Carroll  
Name: A.K. Carroll  
Date: 10/22/19

AT&T:  
New Cingular Wireless PCS, LLC

By: William Hilyer  
Name: William Hilyer  
Title: Area Manager  
Date: 10/22/19



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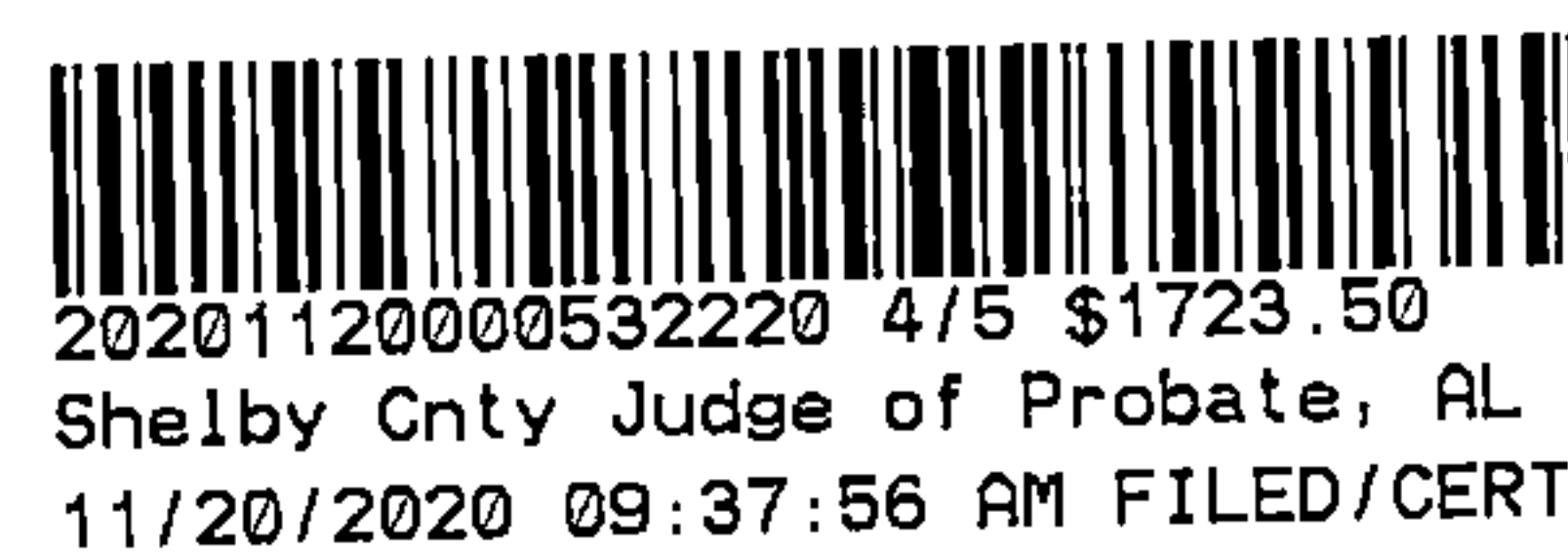

SITE OPERATOR ACKNOWLEDGEMENT:

STATE OF NEW JERSEY :  
: SS  
COUNTY OF ESSEX :

On this, the 28<sup>th</sup> day of Oct, 2019, before me, a Notary Public in and for the State of New Jersey, the undersigned officer, personally appeared Michael G. Brett who acknowledged himself to be the Chief Operating Officer of Diamond Towers V LLC, a Delaware limited liability company 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  
NOTARY PUBLIC



MICHELLE ZAKALIK  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 6/12/2023

AT&T ACKNOWLEDGEMENT:

STATE OF Alabama :  
: SS  
COUNTY OF Jefferson :

On this, the 22 day of October, 2019, before me, a Notary Public in and for the State of Alabama, the undersigned officer, personally appeared William Hlyer who acknowledged himself/herself to be the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, 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 10-26-2020  
NOTARY PUBLIC Kathy M

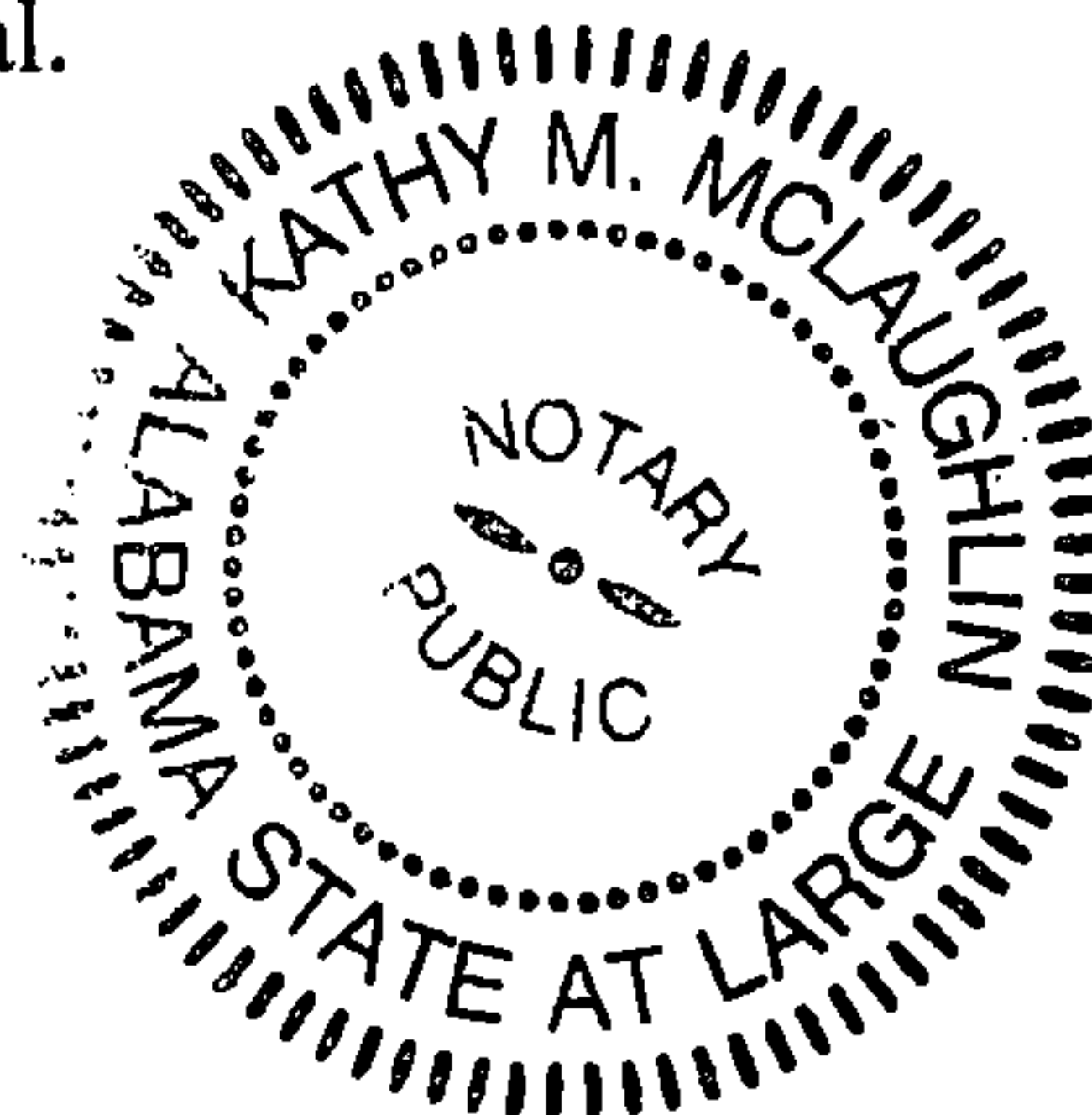


Exhibit 1  
to Memorandum of Lease

AT&T COLLOCATION SPACE

The AT&T Collocation Space is located on the real estate legally described as follows:

**100' x 100' LEASE AREA (AS-SURVEYED)**

A portion of the Shelby Investments, LLC, a Georgia limited liability company tract described in Instrument number 20140723000225620 as recorded in the Probate Judge Office for Shelby County, Alabama, situated in the Northeast 1/4 of Section 13, Township 21 South, Range 5 West in said County and being more particularly described as follows:  
COMMENCING at a 3" capped pipe found marking the Northeast corner of said Section 13, Thence along the Northerly line of said Section 13, N 89°43'18" W a distance of 55.00 feet to a point; Thence leaving said Northerly line, S 00°16'42" W a distance of 218.94 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°16'42" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 89°43'18" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°16'42" E a distance of 100.00 feet to a set 5/8" rebar; Thence S 89°43'18" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

**30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)**

A portion of the Shelby Investments, LLC, a Georgia limited liability company tract described in Instrument number 20140723000225620 and Instrument number 20161101000399750 as recorded in the Judge of Probate Office for Shelby County, Alabama, situated in the Northeast 1/4 of Section 13, Township 21 South, Range 5 West in said County and being more particularly described as follows:  
COMMENCING at a 3" capped pipe found marking the Northeast corner of said Section 13, Thence along the Northerly line of said Section 13, N 89°43'18" W a distance of 55.00 feet to a point; Thence leaving said Northerly line, S 00°16'42" W a distance of 218.94 feet to a set 5/8" rebar; Thence S 00°16'42" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 89°43'18" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°16'42" E a distance of 70.00 feet to the POINT OF BEGINNING of an easement being 30 feet wide and lying 15 feet on each side of the following described centerline; Thence N 29°43'18" W a distance of 30.00 feet to a point; Thence N 01°53'35" W a distance of 276.10 feet to a point; Thence N 19°22'13" W a distance of 178.41 feet to a point; Thence N 02°06'36" W a distance of 234.41 feet to a point; Thence N 74°21'04" E a distance of 80.51 feet to a point; Thence N 86°44'39" E a distance of 137.84 feet to a point; Thence N 74°53'45" E a distance of 325.50 feet to a point; Thence N 55°29'46" E a distance of 66.37 feet to a point; Thence N 22°24'04" E a distance of 243.36 feet to a point; Thence N 02°59'54" E a distance of 241.60 feet more or less, to a point on the Southerly right-of-way line of Shelby County Road 13 (80' public right-of-way) and the POINT OF ENDING. Containing 54,502.70 square feet (1.25 acres) of land more or less.



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Shelby County, AL 11/20/2020  
State of Alabama  
Deed Tax: \$1689.50