

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THIS SPACE FOR RECORDER'S USE

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:

BellSouth Telecommunications, LLC
754 Peachtree Street, Room 3D
Atlanta, GA 30308
Attn: Portfolio Management [Southeast]

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of the 17 day of November, 2020, by and between HWS PARTNERS, LLC, an Alabama limited liability company, whose address is 22 Olmsted St., Birmingham, AL 35242 ("**Landlord**") and BELL SOUTH TELECOMMUNICATIONS, LLC, a Georgia limited liability company, whose address is 754 Peachtree Street, Room 3D, Atlanta, Georgia 30308 ("**Tenant**").

WITNESSETH

1. The parties have entered into a lease agreement dated as of the date hereof between Landlord and Tenant (as amended and modified, the "**Lease**"), whereby Landlord is demising and leasing to Tenant the real property as described in the legal description attached hereto as **Exhibit A** (together with any improvements thereon) located at **252 Highway 39, Chelsea, AL 35043** (the "**Premises**").
2. The term of said Lease commences on the date hereof and ends on the date that is four (4) months thereafter, subject to two (2) extension terms of one (1) month each, as provided therein.
3. The rental for the Premises and all other covenants, conditions, and terms are set forth in the Lease and are hereby adopted herein and made a part hereof by reference to the same full extent as if all the covenants, conditions, and terms thereof were fully set forth herein.
4. This is a memorandum only and does not alter or affect any of the terms and conditions of the Lease.

[SIGNATURE PAGE FOLLOWS]

SIGNED AND EXECUTED to be effective as of the date set forth above.

LANDLORD:

HWS PARTNERS, LLC,
an Alabama limited liability company

By: [Signature]
Name: RJ Hughes
Title: manager

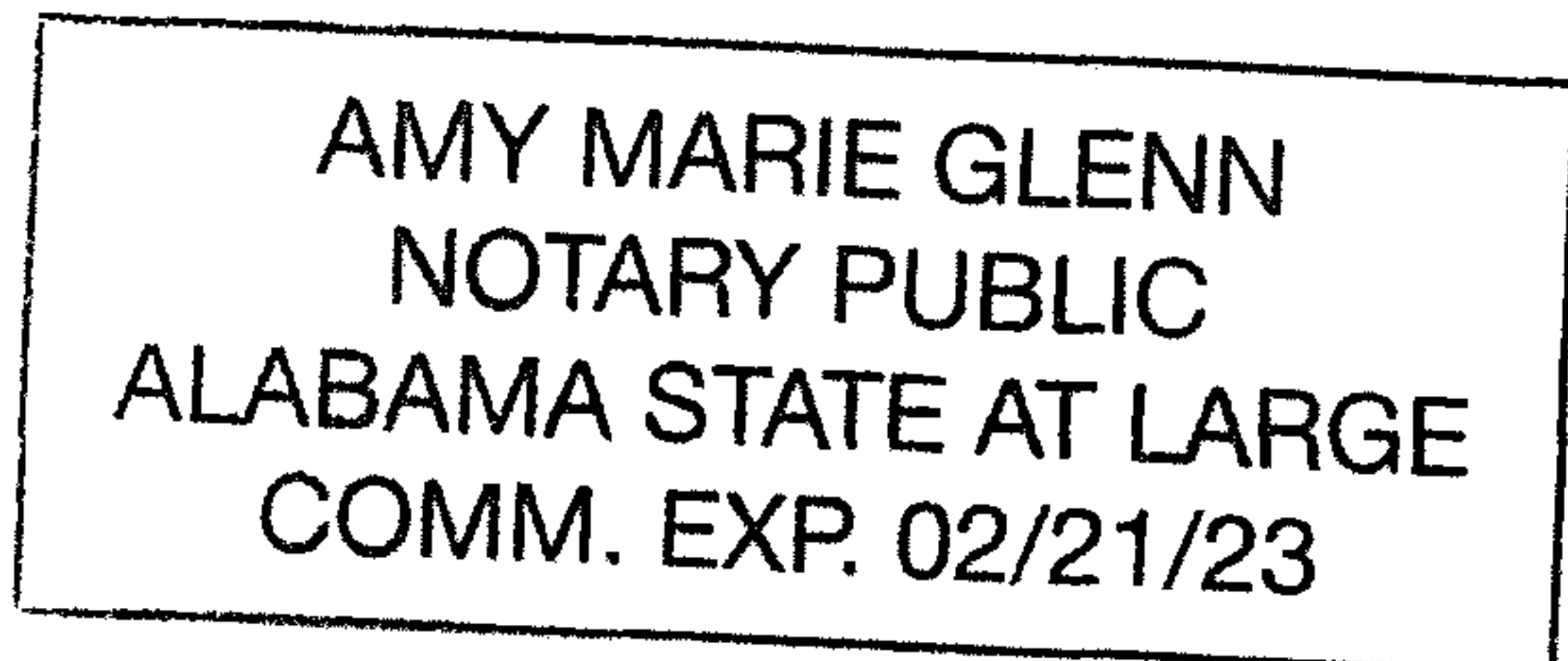
THE STATE OF Alabama §

COUNTY OF Shelby §

On this 17 day of November 2020, before me, a Notary Public in and for said state, personally appeared RJ Hughes, the Manager of HWS PARTNERS, LLC, and acknowledged to me that pursuant to a resolution or other authorization, he or she executed the foregoing in said company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY SEAL:



[Signature]
Notary Public for the State of Alabama
Printed Name: Amy Marie Glenn
Commission Expires: 2/21/2023

TENANT:

BELLSOUTH TELECOMMUNICATIONS,
LLC, a Georgia limited liability company

By: Michael L. Turner
Name: Michael L. Turner
Title: Area Manager – ATT Corp. Real Estate

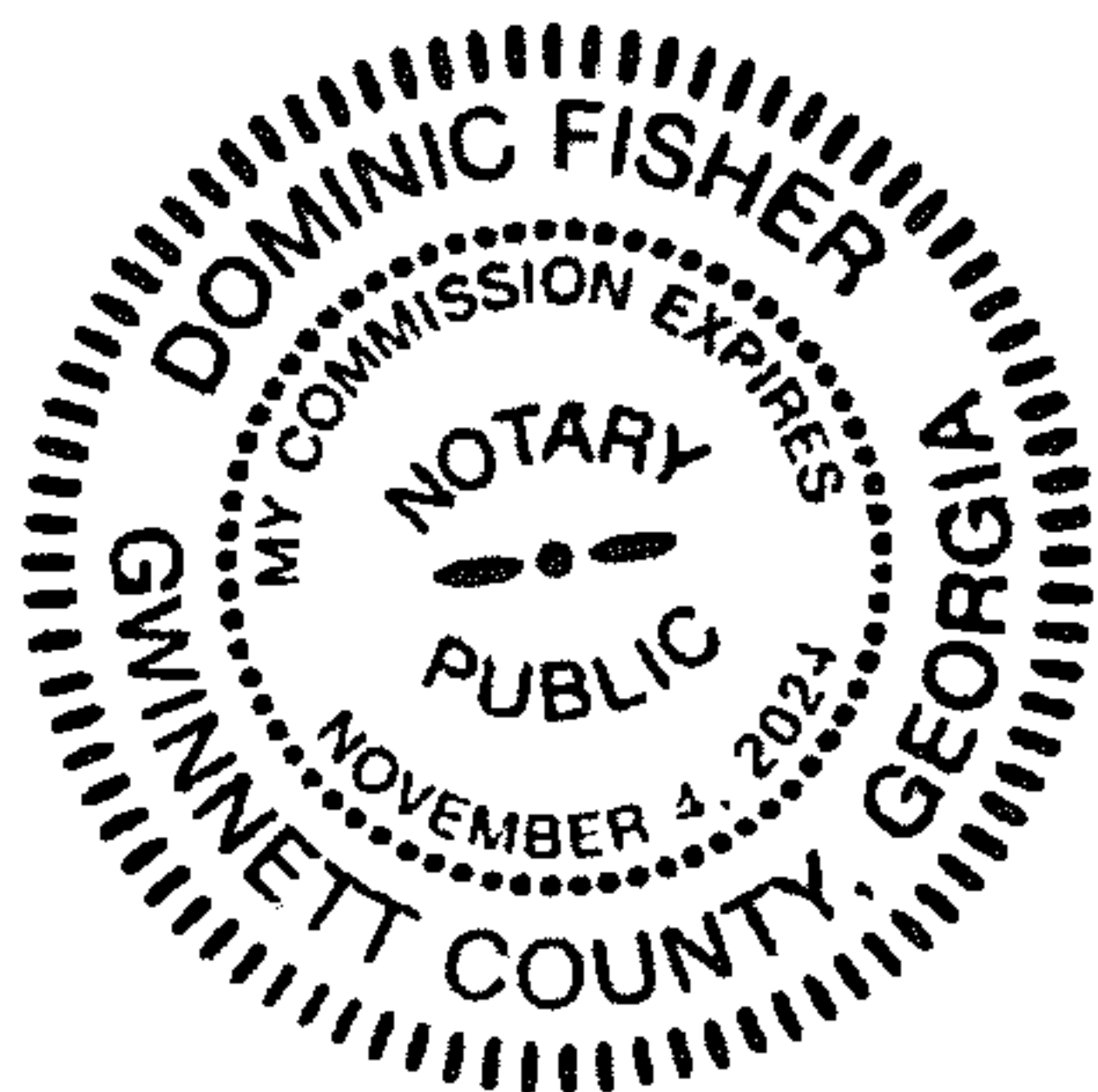
THE STATE OF Georgia §

COUNTY OF Gwinnett §

On this 17 day of November 2020, before me, a Notary Public in and for said state, personally appeared Michael L. Turner, the Area Manager – ATT Corp. Real Estate of BELLSOUTH TELECOMMUNICATIONS, LLC, and acknowledged to me that pursuant to a resolution or other authorization, he executed the foregoing in said company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY SEAL:



Dominic Fisher
Notary Public for the State of Georgia
Printed Name: Dominic Fisher
Commission Expires: 11/4/2024

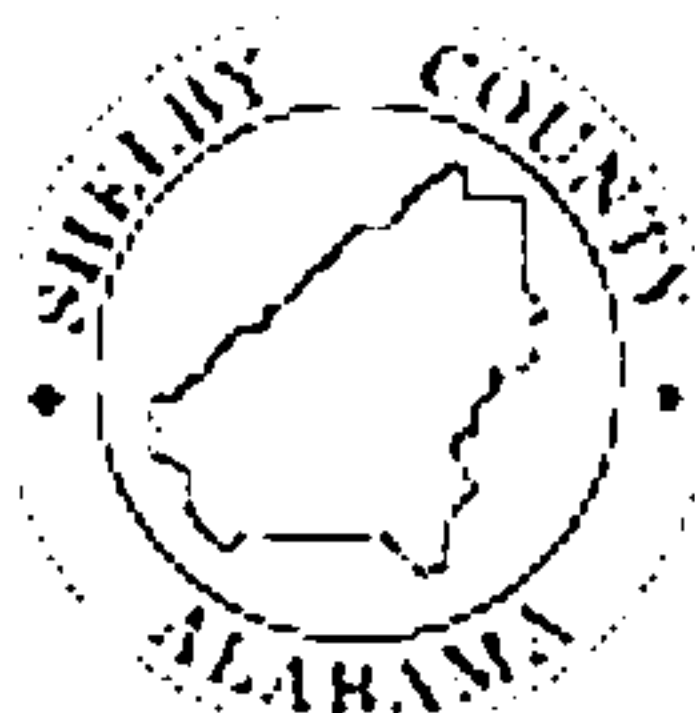
EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land lying in and being a part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin set at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 26; thence proceed in an Easterly direction along the North line of said Northwest 1/4 of Southeast 1/4 for 737.47 feet to a point; thence leaving said North line of Northwest 1/4 of Southeast 1/4, turn a deflection angle right of 92°34'22" and proceed Southerly for 210.83 feet to a point; thence turn a deflection angle right of 87°30'00" and proceed Westerly for 50.30 feet to an iron pin set on the Southwest line of a flare to the right of way of U.S. Highway 280, said point also known as the Point of Beginning of herein described parcel, said point also lying in a curve to the right, said curve having a radius of 1372.39 feet and central angle of 2°10'58"; thence turn a deflection angle left of 82°36'03" to the tangent of said curve and proceed Southerly along the arc of said curve and along said Southwest line of right of way flare for 52.28 feet to a concrete monument found; thence turn a deflection angle right of 00°07'21" from tangent of the previous curve and continue Southerly along said Southwesterly line of right of way flare for 12.68 feet to a concrete monument found; thence turn a deflection angle left of 90°00'00" and proceed Easterly along the South end of said right of way flare for 37.82 feet to an iron pin set on the Westerly approximate prescriptive right of way margin of Shelby County Road #39; thence turn a deflection angle right of 88°42'17" and proceed Southerly along said Westerly approximate prescriptive right of way margin for 74.74 feet to an iron pin set at the beginning of a curve to the left, said curve being tangent to the last described course and having a radius of 977.85 feet and a central angle of 12°06'59"; thence proceed Southerly along the arc of said curve and along said Westerly approximate prescriptive right of way margin for 206.79 feet to an iron pin set at the end of said curve; thence proceed Southerly along said Westerly approximate prescriptive right of way on a line tangent to last described curve for 54.18 feet to an iron pin set; thence leaving said Westerly approximate prescriptive right of way margin turn a deflection angle right of 92°14'04" and proceed Westerly for 414.66 feet to an iron pin found; thence turn a deflection angle right of 88°14'37" and proceed Northwesterly for 209.56 feet to an iron pin found; thence turn a deflection angle of 15°33'52" and proceed Northeasterly for 211.11 feet to an iron pin found; thence turn a deflection angle right of 77°39'53" and proceed Easterly for 369.70 feet to the Point of Beginning.

Property Commonly Known As:
252 Highway 39, Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2020 09:41:21 AM
\$47.00 CHARITY
20201125000541430

Allen S. Bayal