

Lessee Site Name: Fourmile

20210629000314250 1/8 \$230.50
Shelby Cnty Judge of Probate, AL
06/29/2021 11:37:54 AM FILED/CERT

This document was prepared by and
after recording return to:
N. Andrew Rotenstreich
Baker Donelson Bearman
Caldwell & Berkowitz, PC
420 20th Street North, Suite 1400
Birmingham, Alabama 35203

Source of Title: Instrument Number
2012425000141950 and Instrument
Number 2011012000303720 as
recorded in the Office of the Judge of
Probate for Shelby County, AL.

STATE OF ALABAMA)

COUNTY OF SHELBY)

MEMORANDUM OF
LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is entered into this 24th day of June, 2021, by and between **Steven J. Howe and wife, Patricia S. Howe**, with address of 535 Highway 48, Wilsonville, AL 35186 (hereinafter referred to as "Lessor") and **Cellco Partnership d/b/a Verizon Wireless**, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Land Lease Agreement ("Agreement") on the 9th day of June, 2021, for the purpose of installing, operating and maintaining a telecommunications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial term of the Agreement is for five (5) years commencing as specified in the Agreement. The Agreement may be extended for four (4) additional terms of five (5) years each.
3. The land which is the subject of the Agreement is described in **Exhibit A** annexed hereto.

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

LESSOR:

Steven J. Howe and wife, Patricia S. Howe

Tina C. Bray
Witness Signature

Steven J. Howe
Steven J. Howe

Date: 19 Feb 2020

Tina C. Bray
Print Witness Name

Tina C. Bray
Witness Signature

Patricia S. Howe
Patricia S. Howe

Date: Feb 19, 2020

Tina C. Bray
Print Witness Name

LESSEE:

**Cellco Partnership
d/b/a Verizon Wireless**

T. M. Redfield
Witness Signature

By: *Jim Blake*
Name: Jim Blake
Its: Director - Network Field Engineering

T. M. Redfield
Print Witness Name

Date: 6-24-21



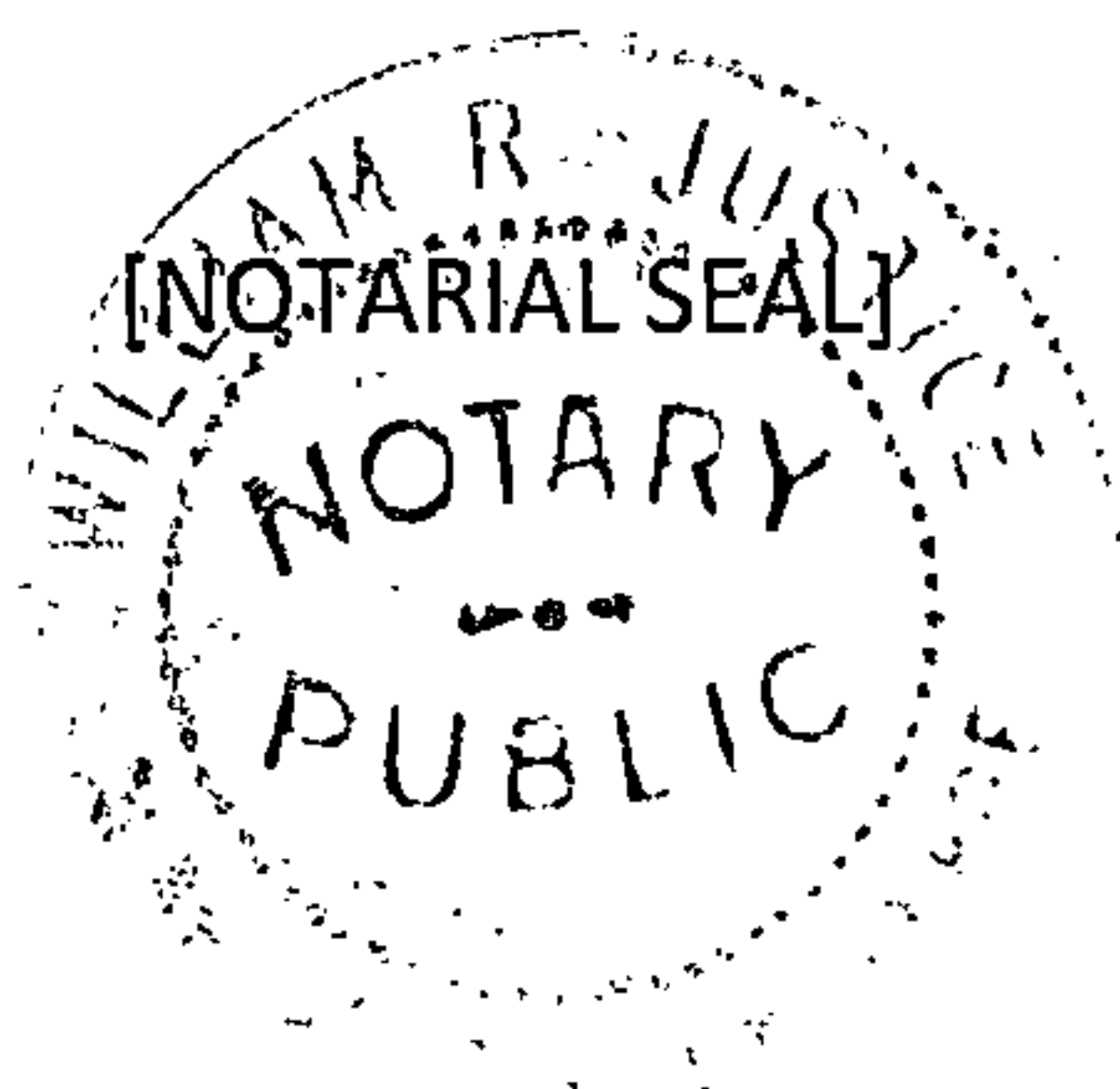
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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that **Steven J. Howe**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he/she in his/her capacity and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 19th day of February, 2020.



Notary Public: William R. Justice

Print Name: William R. Justice

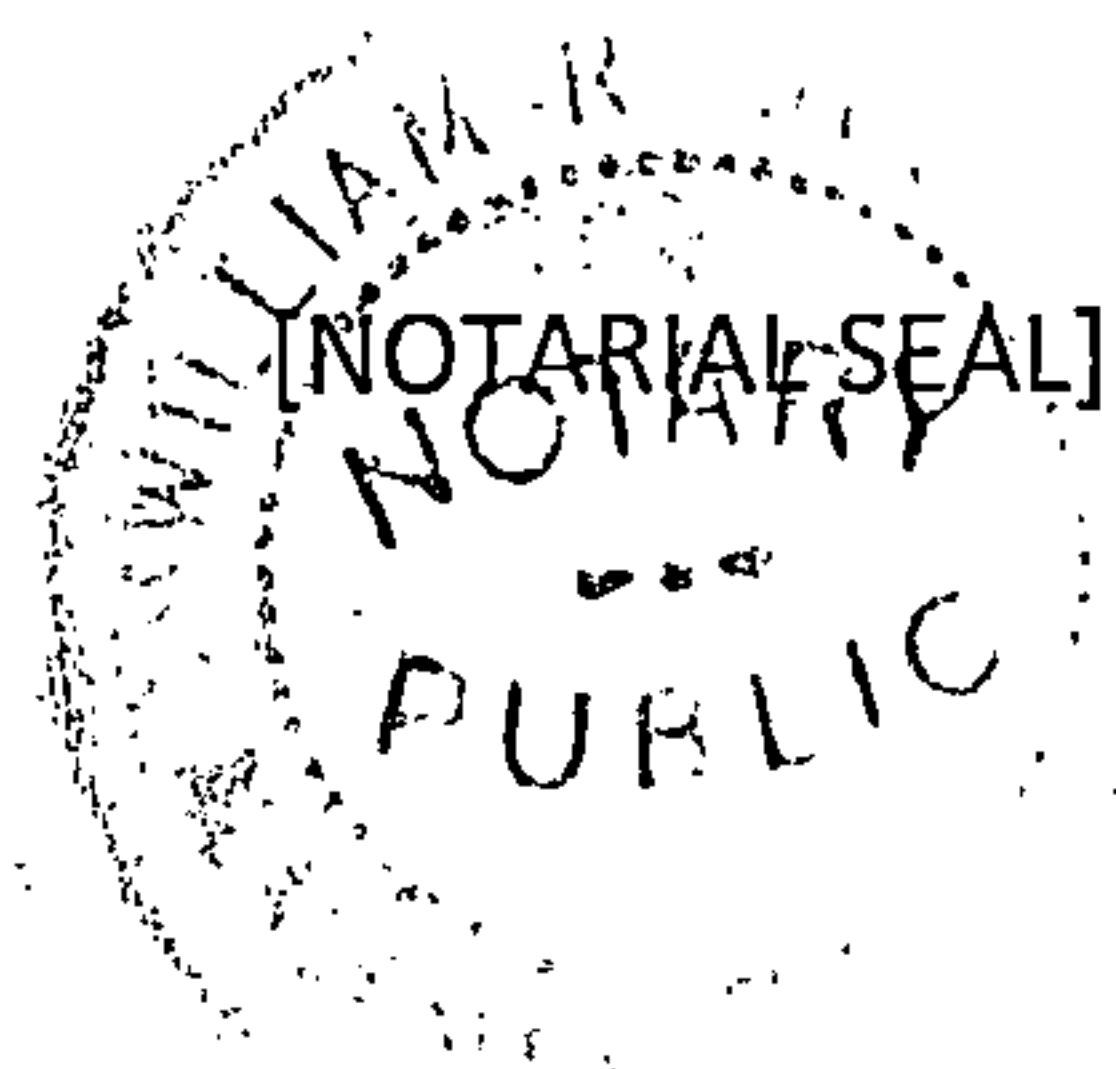
My Commission Expires: 9-12-23

STATE OF _____)

COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify tha, **Patricia S. Howe** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he/she in his/her capacity and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 19th day of February, 2020.



Notary Public: William R. Justice

Print Name: William R. Justice

My Commission Expires: 9-12-23

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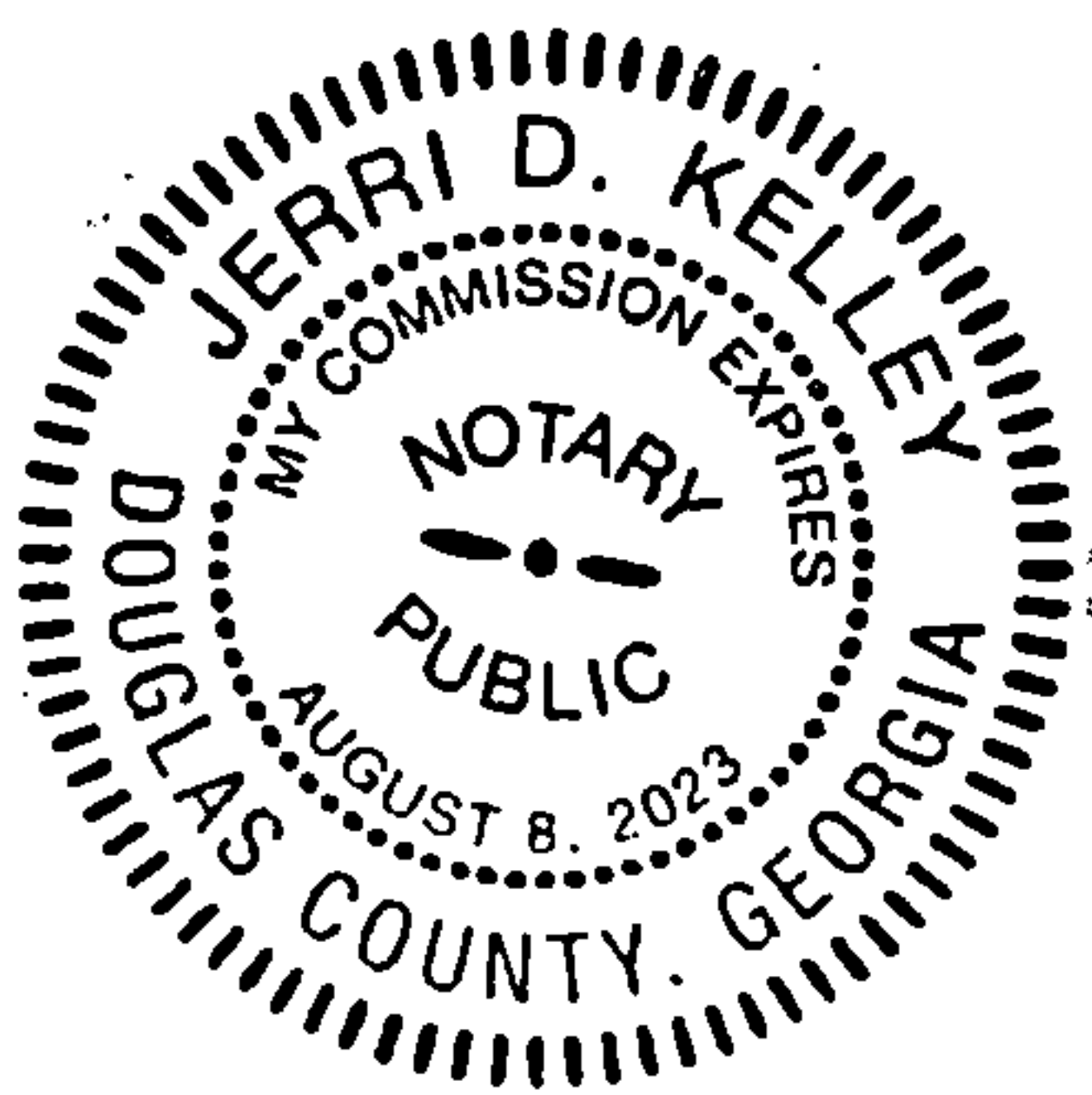
STATE OF GEORGIA)

COUNTY OF FULTON)

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that, Jim Blake, whose name as Director - Network Field Engineering of **Cellco Partnership d/b/a Verizon Wireless** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he in his capacity as such officer and with full authority, executed the same voluntarily for and as the act on the day the same bears date.

GIVEN under my hand and seal this 24th day of June, 2021.

[NOTARIAL SEAL]



Notary Public: Jerri D. Kelley
Print Name: Jerri D. Kelley
My Commission Expires: 8.8.23



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EXHIBIT A

Description of Parent Tract and Leased Area

(See Survey Attached)

PARENT TRACT (FROM TITLE)

The land referred to herein below is situated in the County of Shelby, City of Wilsonville, State of Alabama, and is described as follows:

Tract 1

The NE 1/4 of SW 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

AND

Tract 2

The Southeast Quarter of the Southwest Quarter of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; containing 40 acres more or less.

Less and Except all that property conveyed in Final Plat of Edelweiss in Map Book 50 Page 16.

Parcel Id #16-8-33-0-000-018.000

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

A portion of the Howe tract described in Instrument No. 20120425000141950 as recorded in the Office of the Judge of Probate for Shelby County, Alabama, being in the NE 1/4 of SW 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows;

Commencing at a 1" iron pipe found along the northerly right-of-way line of County Road 48 (Blue Springs Road) and marking the SE corner of said Howe tract; thence N 01°16'24" E along the eastern line of said Howe tract a distance of 363.05 feet to a found 1/2" rebar marking the most southwest corner of Parcel 16-8-33-0-000-016.00 as described in Instrument No. 20150824000294760; thence continuing along the eastern line of said Howe tract, N 01°38'59" E a distance of 529.94 feet to a found 1/2" capped rebar (RYS 21784); thence N 45°27'30" W a distance of 704.85 feet to a 5/8" rebar set and the Point of Beginning; thence N 88°30'12" W a distance of 100.00 feet to a 5/8" rebar set; thence N 01°29'48" E a distance of 100.00 feet to a 5/8" rebar set; thence S 88°30'12" E a distance of 100.00 feet to a 5/8" rebar set; thence S 01°29'48" W a distance of 100.00 feet to the Point of Beginning. Said Lease area contains 0.23 acres.

INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

A portion of the Howe tract described in Instrument No. 20120425000141950 as recorded in the Office of the Judge of Probate for Shelby County, Alabama, being in the NE 1/4 of SW 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows;

Commencing at a 1" iron pipe found along the northerly right-of-way line of County Road 48 (Blue Springs Road) and marking the SE corner of said Howe tract; thence N 01°16'24" E along the eastern line of said Howe tract a distance of 363.05 feet to a found 1/2" rebar marking the most southwest corner of Parcel 16-8-33-0-000-016.00 as described in Instrument No. 20150824000294760; thence continuing along the eastern line of said Howe



tract, N 01°38'59" E a distance of 529.94 feet to a found 1/2" capped rebar (RYS 21784); thence N 45°27'30" W a distance of 704.85 feet to a 5/8" rebar set; thence N 88°30'12" W a distance of 100.00 feet to a 5/8" rebar set; thence N 01°29'48" E a distance of 100.00 feet to a 5/8" rebar set; thence S 88°30'12" E a distance of 35.00 feet and the Point of Beginning of an Ingress/Egress & Utility/Fiber Easement; thence N 03°03'03" E a distance of 81.09 feet to a point; thence N 02°08'03" W a distance of 311.68 feet to a point; thence N 87°51'57" E a distance of 40.00 feet to a point; thence S 51°20'50" E a distance of 127.35 feet to a point; thence S 67°01'12" E a distance of 125.06 feet to a point; thence S 74°51'45" E a distance of 58.76 feet to a point; thence S 83°17'27" E a distance of 44.60 feet to a point; thence around a curve to the right having a radius of 130.00 feet, a arc length of 155.12, and subtended by a chord bearing and distance of S 49°06'27" E, 146.08 feet; thence S 10°59'41" E a distance of 233.43 feet to a point; thence S 04°16'51" E a distance of 198.20 feet to a point; thence S 13°32'49" E a distance of 206.57 feet to a point; thence S 01°08'35" W a distance of 64.93 feet to a point; thence S 05°23'42" W a distance of 165.36 feet to a point; thence S 01°36'59" E a distance of 201.66 feet to a point; thence S 01°39'12" W a distance of 579.66 feet to a point on the northerly right-of-way line of County Road 48 (Blue Springs Road); thence N 89°21'55" W along said right-of-way line a distance of 30.00 feet to a point; thence leaving said right-of-way line N 01°39'12" E a distance of 579.33 feet to a point; thence N 01°36'59" W a distance of 202.65 feet to a point; thence N 05°23'42" E a distance of 166.08 feet to a point; thence N 01°08'35" E a distance of 59.95 feet to a point; thence N 13°32'49" W a distance of 205.14 feet to a point; thence N 04°16'51" W a distance of 198.94 feet to a point; thence N 10°59'41" W a distance of 229.54 feet to a point; thence around a curve to the left having a radius of 100.00 feet, a arc length of 119.32, and subtended by a chord bearing and distance of N 49°06'27" W, 112.37 feet; thence N 83°17'27" W a distance of 46.81 feet to a point; thence N 74°51'45" W a distance of 63.03 feet to a point; thence N 67°01'12" W a distance of 159.71 feet to a point; thence S 62°38'25" W a distance of 70.95 feet to a point; thence S 02°08'03" E a distance of 186.28 feet to a point; thence S 03°03'03" W a distance of 81.64 feet to a point; thence N 88°30'12" W a distance of 30.00 feet to the Point of Beginning; Said easement contains (78546.9 sq. ft.) 1.803 acres, more or less.

