



20230913000276490 1/8 \$362.50
Shelby Cnty Judge of Probate, AL
09/13/2023 02:46:39 PM FILED/CERT

PREPARED BY AND
UPON RECORDING, RETURN TO:

MARY S. PALMER
BAKER DONELSON BEARMAN
CALDWELL & BERKOWITZ, PC
1901 SIXTH AVENUE NORTH
SUITE 2600
BIRMINGHAM, AL 35203

CROSS REFERENCE:
Instrument#20020610000273040
Instrument#20141001000307260, Pages 1-9
Judge of Probate
Shelby County, AL

Tax Parcel No. 33-2-04-0-000-002.002

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

MEMORANDUM OF LEASE SUPPLEMENT

This Memorandum of Lease Supplement ("Memorandum") is made this 7th day of September, 2023 between **THE TOWERS, LLC**, with its principal offices located at 750 Park of Commerce Dr., Suite 200, Boca Raton, Florida 33487, hereinafter designated "**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 designated "**LESSEE**".

RECITALS:

WHEREAS, LESSOR has a leasehold interest in a portion of that certain real property (the "**Lessor Premises**") described in that certain Deed as recorded in Instrument# 20020610000273040, as evidenced by that Memorandum of Land Lease Agreement recorded in Instrument# 20141001000307260 at Pages 1-9, in the Office of the Judge of Probate for Shelby County,

Lessor's Site Number and Name:US-AL-5346 Shelby (Shirley)
Lessee's Site Name: Shelby (Shirley)/MDG # 5000206429

Shelby County, AL 09/13/2023
State of Alabama
Deed Tax:\$319.50



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Alabama, which real property is more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "**Property**"); and

WHEREAS, the Lessee Premises (as defined below) are a portion of the Lessor Premises;
and

WHEREAS, LESSEE leases the Lessee Premises from LESSOR pursuant to the Lease Supplement of even date herewith (the "**Lease Supplement**"); and

WHEREAS, LESSOR and LESSEE desire to file this Memorandum of record in the Office of the Judge of Probate for Shelby County, Alabama, in order to provide record notice to third parties of LESSEE's leasehold estate in the Lessee Premises;

NOW, THEREFORE, for and in consideration of the Premises, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are expressly acknowledged by the parties, LESSOR and LESSEE agree and acknowledge for themselves and their respective successors and assigns, as follows:

1. LESSOR and LESSEE entered into a Lease Supplement for an initial term of ten (10) years, with three (3) additional automatic five (5) year terms, unless terminated in accordance with the terms of the Lease Supplement and that certain Master Lease Agreement dated October 16, 2015.
2. The Lessee Premises leased by LESSOR to LESSEE is described as follows:
 - (i) Approximately five hundred (500) square feet of Ground Space for the installation of an equipment platform and the installation of a propane tank or alternative fuel source, (ii) a contiguous vertical envelope of space on the Tower for the placement of LESSEE's Equipment, together with a nonexclusive 3' wide easement for an ice bridge running between the Ground Space and the Tower and certain other easements for access and utilities.
3. The Lease Supplement commenced on a date defined in the Lease Supplement, and a copy of the Lease Supplement is on file in the offices of LESSOR and LESSEE.
4. The terms, covenants and provisions of the Lease Supplement of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]



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IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written above.

LESSOR:

The Towers, LLC

Jacqueline Grattas
Witness Jacqueline Grattas

Bryan Tuck
Witness Bryan Tuck

[Signature]
By: _____
Name: Tim Tuck
Title: Vice President - Lease Administration
Date: 9/7/2023

LESSEE:

Cellco Partnership
d/b/a Verizon Wireless

[Signature]
Witness *[Signature]*

[Signature]
Witness Nathan Peterson

[Signature]
By: _____
Name: Jim Blake
Title: Engineering Director
Date: 8.29.23



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STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

ACKNOWLEDGEMENT

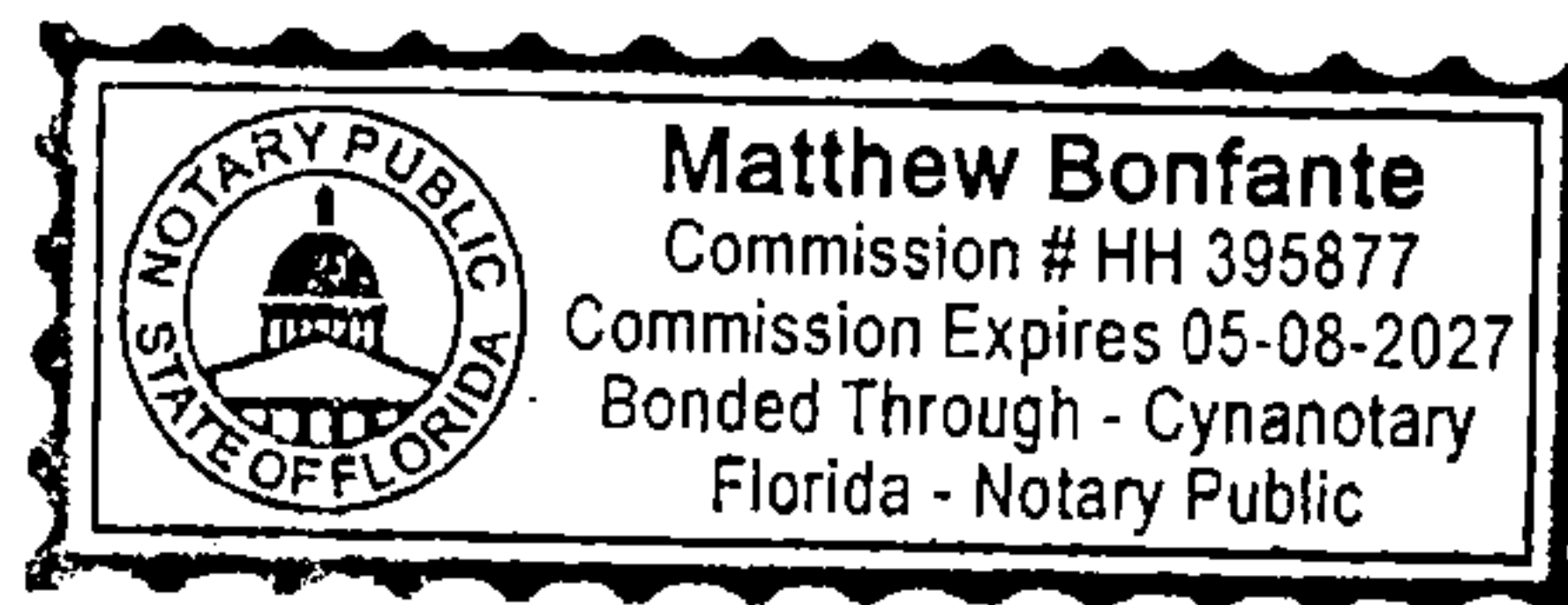
I, Matthew Bonfante, a Notary Public for the County of Palm Beach, State of Florida, do hereby certify that TIM TUCK, to me personally known, who, being by me duly sworn, did acknowledge and say that s/he is VP, of **The Towers, LLC** and that s/he, being authorized to do so, executed the foregoing Memorandum on behalf of **The Towers, LLC**.

WITNESS my hand and official Notarial Seal, this 7 day of September, 2023.

Notary Public

My Commission Expires:

05/08/2027





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STATE OF GEORGIA)
COUNTY OF FULTON)

ACKNOWLEDGEMENT

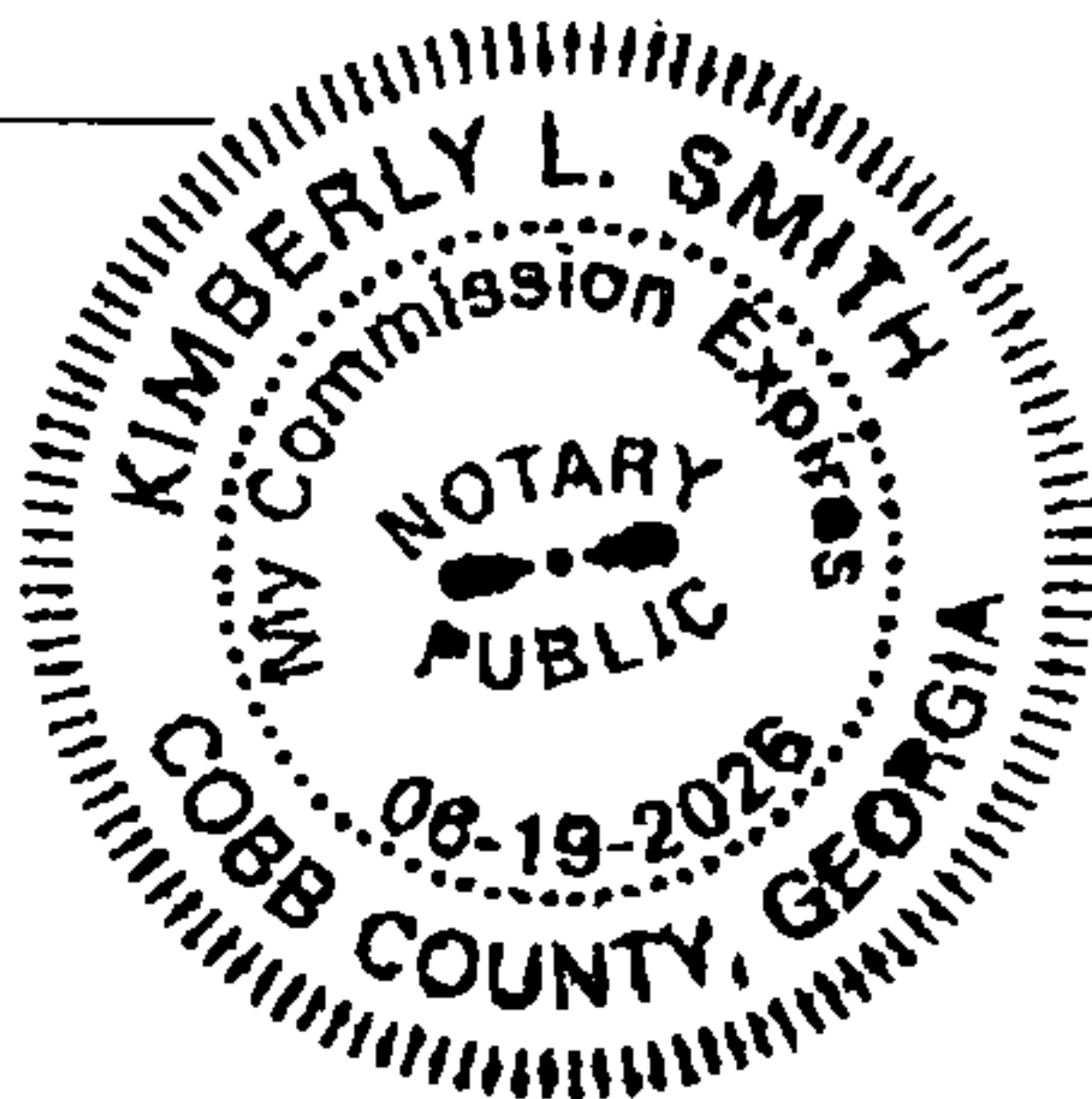
I, Kimberly Smith, a Notary Public for Fulton County and State of Georgia, do hereby certify that Jim Blake personally came before me this day and acknowledged that he is the Director of Engineering of **Cellco Partnership d/b/a Verizon Wireless** and that he, as _____, being authorized to do so, executed the foregoing Memorandum on behalf of Verizon Wireless.

WITNESS my hand and official Notarial Seal, this 29 day of August, 2023.

Kimberly L. Smith
Notary Public

My Commission Expires:

06/19/26





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EXHIBIT A

Property Description

(See Survey Attached)

Parent Parcel

A parcel of land known as lot 2, Vansant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama and situated in the SE¼ of the NE¼ of Section 4, Township 24 North, Range 15 East, Shelby County, AL and more particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of the NE¼ of Section 4, Township 24 North, Range 15 East for the point of beginning; thence run North on the quarter-quarter line for 690.82 feet; thence turn right 84 degrees 41 minutes 36 seconds for 1323.03 feet to the East section line; thence turn right 95 degrees 13 minutes 02 seconds and along said section line for 367.06 feet; thence turn right 85 degrees 03 minutes 21 seconds for 660.00 feet; thence turn left: 85 degrees 03 minutes 21 seconds for 330.00 feet to the South quarter-quarter line; thence turn right 85 degrees 03 minutes 21 seconds and along said quarter-quarter line for 663.56 feet to the point of beginning.

According to the survey of Ralph E. Chappell, dated May 16, 2002.

TOWER and EASEMENT PARCEL

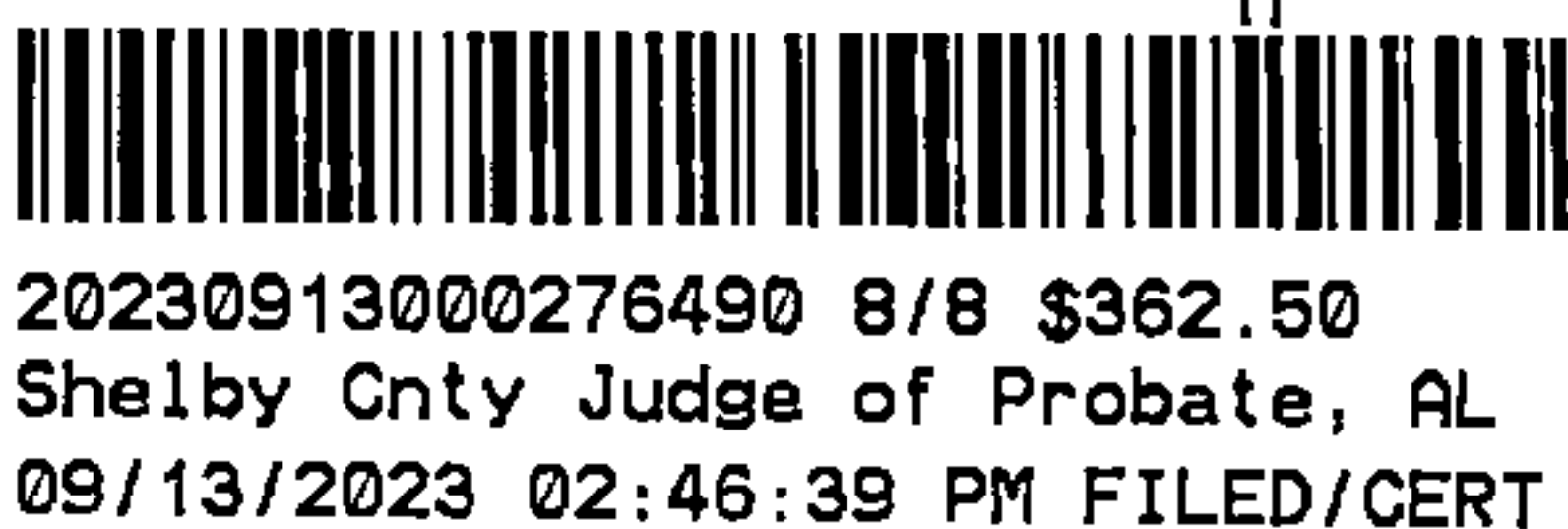
A parcel of land being a part of Lot 2, Vansant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama and situated in the SE¼ of the NE ¼ of Section 4, Township 24 North, Range 15 East, Shelby County, AL and more particularly described as follows:

BEGIN at the NE corner of Lot 2, Vansant and Shirley Subdivision as recorded in Map Book 32 Page 53 in the Probate Office of Shelby County, Alabama; thence S 5°10'22"W along the east line of said Lot 2 for a distance of 30.12'; thence S 89°58'11"W for a distance of 396.08'; thence S 75°55'11"W for a distance of 129.29'; thence S 39°53'11"W for a distance of 547.96' to the point of curvature of a curve to the left: having a radius of 100.00' and a central angle of 84° 42' 33"; thence along the arc of said curve for a distance of 147.85'; thence S 5°15'38"W for a distance of 344.77'; thence S 84° 48' 47" E for a distance of 35.00' to a 5/8" capped rebar {Bailey CA899LS); thence S 5°11'13"W for a distance of 100.00' to a 5/8" capped rebar {Bailey CA899LS); thence N 84°48'47"W for a distance of 100.00' to a 5/8" capped rebar (Bailey CA899LS); thence N 5°11'13"E for a distance of 100.00' to a 5/8" capped rebar {Bailey CA899LS); thence S 84°48'47"E for a distance of 35.00'; thence N 5° 15' 38" E for a distance of 344.77' to the point of curvature of a curve to the right having a radius of 129.90' and a central angle of 84° 47' 37"; thence along the arc of said curve for a distance of 192.24'; thence N 89° 58' 11" E for a




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distance of 545.15'; thence N 75° 55' 11" E for 125.48' to the north line of said Lot 2; thence N 89° 58' 11" E along said north line for 402.51' to the POINT OF BEGINNING. Said parcel containing 57,941 sq ft: {1.33 acres)+/-.



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Verticalbridge 700 PARK OF COMMERCE DRIVE BOCA RATON FL 33487 TEL (561) 946-6367	PROJECT INFORMATION: SITE NAME: SHELBY SITE NO.: US-AL-5346 FUZE PROJECT #: 2242405 STRANBERY ROAD SHELBY, AL 35143 SHELBY COUNTY	PLANS PREPARED BY: <div style="border: 2px solid black; padding: 10px; text-align: center;"> <h1 style="margin: 0;">Kimley»»Horn</h1> </div> 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 PHONE: 770-619-4260 WWW.KIMLEY-HORN.COM	REV: <u> </u> DATE: <u> </u> ISSUED FOR: <u> </u> BY: <u> </u> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>0</td><td></td><td></td><td></td></tr> <tr><td>A</td><td></td><td></td><td></td></tr> </table>	7				6				5				4				3				2				1				0				A				LICENSE: <u> </u> <div style="border: 2px solid black; padding: 10px; text-align: center;">  </div> KHA PROJECT NUMBER: <u>013509240</u> DRAWN BY: <u> </u> CHECKED BY: <u> </u> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BNA SHEET TITLE: <u> </u> </div> <div style="width: 45%;"> WOE SITE PLAN </div> </div> SHEET NUMBER: <u>C2</u>
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