

When Recorded Return to:

Tower Title & Closing
18 Imperial Place, Courtyard
Providence, RI 02903

Cross Reference:

Instrument#20020610000273040
Instrument#20141001000307260, Pages 1-9
Judge of Probate
Shelby County, AL
Tower Parcel ID No. 33-2-04-0-000-002.002

The Towers, LLC
750 Park of Commerce Dr., Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg, Esq.

Assignor Site Name: Shelby (Shirley)/ MDG# 5000206429
Assignee Site No. US-AL-5346
Assignee Site Name: Shelby (Shirley)

Commitment No.: VTB-154577-C

MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF
LAND LEASE AGREEMENT

This Memorandum of Assignment and Assumption of Land Lease Agreement (this “**Memorandum**”) is entered into as of November 3rd, 2023 by and between **Cellco Partnership d/b/a Verizon Wireless**, having an office address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920-1097 (“**Assignor**”), and **The Towers, LLC**, having an address of 750 Park of Commerce Dr., Suite 200, Boca Raton, Florida 33487, Attn: General Counsel (“**Assignee**”). The Assignor and Assignee are at times collectively referred to hereinafter as the “**Parties**” or individually as the “**Party**.”

1. Michael Shirley (a/k/a Michael E. Shirley, Sr.) and Tracy L. Goggins, his wife (the “**Owner**”), as lessor, and Assignor, as lessee, are parties to a Land Lease Agreement dated as of August 29, 2014 (the “**Ground Lease**”) for a portion of that certain parcel of real property

located at 227 Shortcake Lane, Shelby, Shelby County, Alabama 35633, as described in **Exhibit 1** attached hereto and incorporated herein. The Ground Lease is evidenced by that certain Memorandum of Land Lease recorded with the Office of the Judge of Probate for Shelby County, Alabama on October 1, 2014 in Instrument# 20141001000307260 at Pages 1-9.

2. Assignor and Assignee entered into an Assignment and Assumption of Land Lease Agreement (the “**Assignment**”) whereby Assignor transferred, assigned and conveyed its interest in the Ground Lease to Assignee effective as of **11:59 p.m. on July 31, 2023**. To the extent the Owner’s consent to such Assignment was required by the Ground Lease, Assignor has obtained such consent. By virtue of the Assignment, Assignee has succeeded to all rights and obligations of the Assignor under the Ground Lease. The terms, covenants and provisions of the Ground Lease extend to and are binding upon the respective successors and assigns of Assignor and Assignee.

3. This Memorandum is intended to give record notice of the Assignment and of the rights created thereby, all of which are hereby ratified and confirmed in all respects by the parties hereto.

4. This Memorandum may be executed in counterparts, each of which shall be deemed to be an original, but which together shall constitute one and the same instrument.

[Signatures and acknowledgements on following pages]

IN WITNESS WHEREOF, the Parties hereto have executed and delivered this Memorandum effective as of the date first above written.

WITNESSES:

Michael Haggerty
Name: MICHAEL HAGGERTY
Nathan Peterson
Name: Nathan Peterson

ASSIGNOR:

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

By: *Matthew Hartley*
Name: Matthew Hartley
Title: SR. MANAGER COAL RE
Date: 8.8.2023

STATE OF GEORGIA

COUNTY OF FULTON

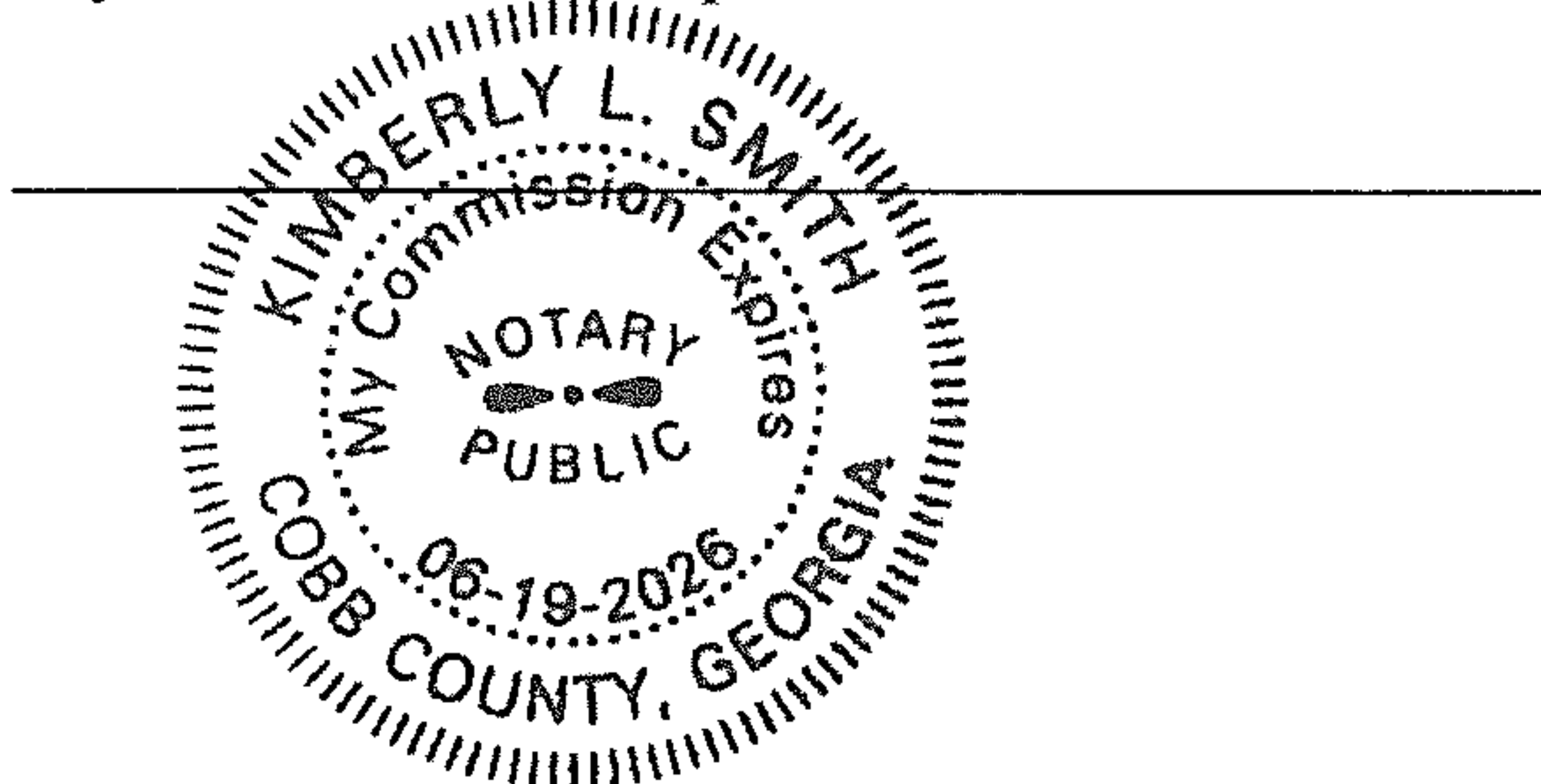
I, a Notary Public, in and for said County in said State, hereby certify that Matthew Hartley
Senior Manager of **Cellco Partnership**
d/b/a Verizon Wireless, is signed to the foregoing instrument or conveyance and who is known
to me, acknowledged before me on this day that, being informed of the contents of the conveyance,
he, as such Director-Network Field Engineering and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand this the 8 day of August, 2023.

Kimberly L. Smith
Notary Public

Printed Name: Kimberly Smith

My Commission Expires:



[Assignee signature page to Memorandum of Assignment and Assumption
of Land Lease Agreement]

WITNESSES:

ASSIGNEE:

The Towers, LLC

Janette Castillo
Name: Janette Castillo
Christopher Antoun
Name: Christopher Antoun

By: [Signature]
Name: Tim Shine
Title: UP of IT
Date: 11 / 03 / 2023

Leasing Ops ^{DS} 29

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, a Notary Public, in and for said County in said State, hereby certify that TIM SHINE
whose name as UP IT of The
Towers, LLC, is signed to the foregoing instrument or conveyance and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she, as such officer and with full authority, executed the same voluntarily for and as the act of
said Delaware limited liability company.

Given under my hand this the 3rd day of November, 2023.

Jeanne M Bruning
Notary Public

Printed Name: Jeanne M Bruning

My Commission Expires:

4/20/24

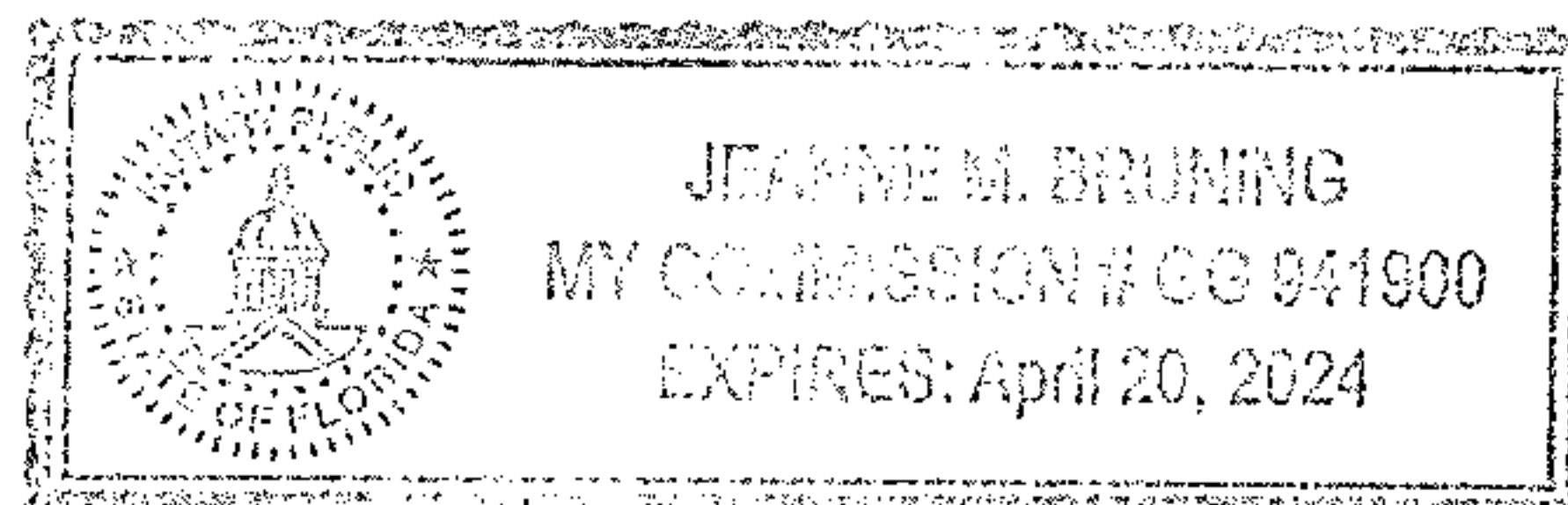


EXHIBIT 1**Legal Description of the Property and the Premises Leased to Assignor Pursuant to the Ground Lease****Parent Parcel**

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°11'13uW for a distance of 100.00' to a 5/8" capped re bar {Bailey CA899LS); thence N 84°48'47"Wfor a distance of 100.00CY 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 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)+/-.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2023 08:22:14 AM
\$41.00 JOANN
20231127000342210

Alli S. Bayl