

PREPARED BY
AND WHEN RECORDED RETURN TO:

Viasat, Inc.
Attn: Site Development
349 Inverness Drive South
Englewood, CO 80112



20231218000363340 1/7 \$118.50
Shelby Cnty Judge of Probate, AL
12/18/2023 02:08:35 PM FILED/CERT

(Space above this line for recorder's use)

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE (this "Memorandum") is entered into as of Dec 12, 2023, by and between Warren Gibson ("Landlord"), with a mailing address of 136 Renwick Lane, Calera, AL 35040, and Viasat, Inc, a Delaware corporation ("Tenant"), with a mailing address of c/o Legal Department, 6155 El Camino Real, Carlsbad CA 92009.

RECITALS

Landlord and Tenant entered into a Gateway Lease dated January 17, 2022 (the "Lease"). Landlord and Tenant desire to execute this Memorandum for the purpose of placing third parties on record notice of a right created and granted to Tenant with respect to the property located at 6327 Highway 31 South, Calera, AL 35040.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals, the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Pursuant to the Lease, Tenant has the right and option, exercisable at any time during the Thirty Six (36) month period following the date of the Lease (or until such other time as may be described in the Lease or to which the parties may mutually agree), to exercise such option in the manner set forth in the Lease, which provides Tenant with an exclusive and irrevocable right to lease a portion of Landlord's property ("Property"), described on **Exhibit "A"** attached hereto and made a part hereof for all purposes, consisting of that portion of the Property, described in **Exhibit "B"** ("Premises"), together with the easements appurtenant to the Premises described in **Exhibit "C-1"** and **Exhibit "C-2"**. The Lease is effective as of April 1, 2022, with a term of Three (3) years. Tenant's lease rights expire only when Tenant gives notice of nonrenewal to Landlord.

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

3. Defined terms used in this Memorandum and not otherwise defined herein shall have the meanings given to such terms in the Agreement.

Shelby County, AL 12/18/2023
State of Alabama
Deed Tax: \$78.50

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Memorandum to be duly executed as of the date first above written.

LANDLORD:

Signed: _____

Printed Name: _____

Its: _____

Date: _____

STATE OF Alabama)
COUNTY OF Shelby)

ACKNOWLEDGEMENT

I, Maria Dawn Moore, a Notary Public for said County and State, do hereby certify that Warren G. Gibson personally came before me this day and acknowledged that s/he executed the foregoing **MEMORANDUM OF LEASE**, being authorized to do so.

WITNESS my hand and official Notarial Seal, this 6 day of December, 2023

Maria Dawn Moore
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES APRIL 29, 2025



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IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

TENANT:

Viasat, Inc., a Delaware corporation

Signed: [Signature]

Printed Name: ERIC GRAHAM

Its: DIRECTOR NETWORK DEPLOYMENT

Date: 12/12/23

STATE OF COLORADO)
)
COUNTY OF DOUGLAS)

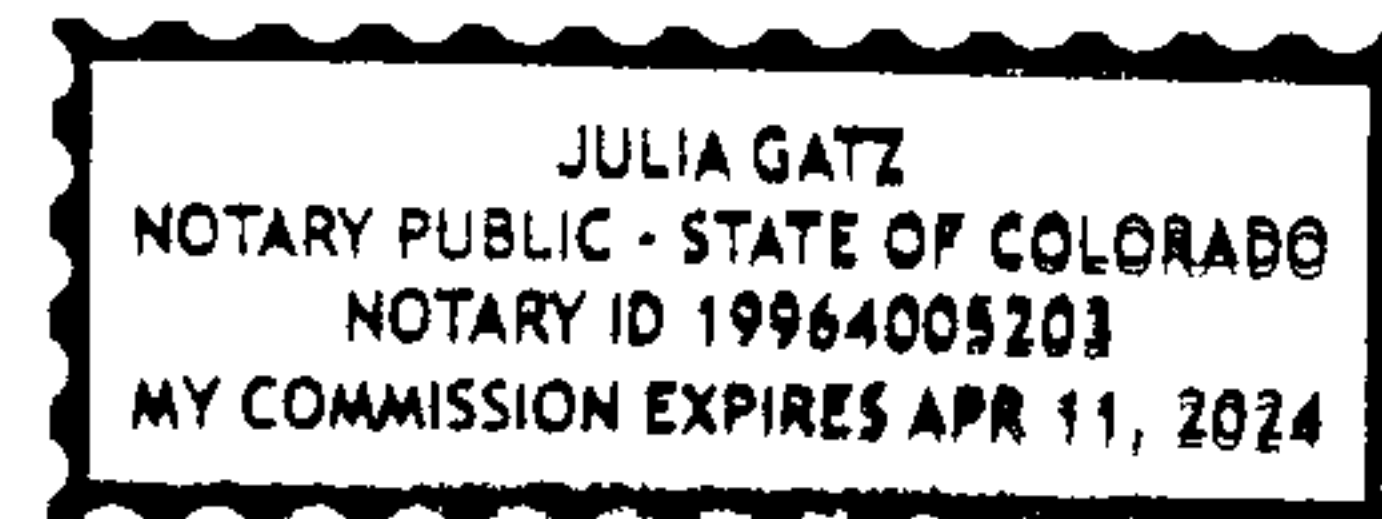
ACKNOWLEDGEMENT

I, Julia Gatz, a Notary Public for said County and State, do hereby certify that Eric Graham personally came before me this day and acknowledged that s/he executed the foregoing **MEMORANDUM OF LEASE**, being authorized to do so.

WITNESS my hand and official Notarial Seal, this 12th day of December, 2023.

[Signature]
Notary Public

My Commission Expires:
April 11, 2024





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EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West; thence run westerly along the north line thereof for 942.04 feet to the easterly R/W of U.S. Highway #31; thence 85 degrees 56 minutes left run southerly along said R/W for 278.20 feet to the Point of Beginning; thence continue last described course for 220.02 feet to a point; thence 86 degrees 00 minutes left run easterly for 175.00 feet to a point; thence 93 degrees 50 minutes 53 seconds left run northerly 100.20 feet to a point; thence 0 degrees 36 minutes 41 seconds left run northerly 120.14 feet to a point; thence 85 degrees 37 minutes 52 seconds left run westerly for 174.16 feet to the Point of Beginning.



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EXHIBIT "B"

DESCRIPTION OF PREMISES

All that tract or parcel of land lying and being lying and being in the Northwest quarter of the Southeast quarter of Section 9, Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, and being part of the lands of Warren Gibson, as recorded in Deed Instrument Number 20111128000356220, Shelby County records, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a 1/2-inch capped rebar found at the southerly right-of-way line of Highway 213, said rebar found marking the northeast corner of the lands of Davis Management, Inc., as recorded in Instrument No. 20191108000415200, Shelby County records and having an Alabama Grid North, NAD83, West Zone value of N:1139922.1898, E:2197863.7724; thence running along a tie-line, South 39°37'53" West, 301.70 feet to a point having an Alabama Grid North, NAD83, West Zone value of N:1139680.0828, E:2197683.7611 and the true POINT OF BEGINNING; Thence running, South 09°07'48" West, 25.00 feet to a point; Thence, North 80°52'12" West, 28.00 feet to a point; Thence, North 09°07'48" East, 25.00 feet to a point; Thence, South 80°52'12" East, 28.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Alabama Grid North, NAD83, West Zone.

Said tract contains 0.0161 acres (700 square feet), more or less, as shown in a survey prepared for Viasat, Inc. by POINT TO POINT LAND SURVEYORS, INC. dated December 16, 2021, and last revised on June 13, 2022.

EXHIBIT "C-1"

DESCRIPTION OF UTILITY EASEMENT AREA

Together with a 20-foot wide Ingress-Egress and Utility Easement, measuring 10 feet each side of centerline the side lines of which are to be lengthened or shortened to terminate at the east right-of-way line of U.S. Highway 31, lying and being in the Northwest quarter of the Southeast quarter of Section 9, Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, and being part of the lands of Warren Gibson, as recorded in Instrument Number 20111128000356220, Shelby County records, and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a 1/2-inch capped rebar found at the southerly right-of-way line of Highway 213, said rebar found marking the northeast corner of the lands of Davis Management, Inc., as recorded in Instrument No. 20191108000415200, Shelby County records and having an Alabama Grid North, NAD83, West Zone value of N:1139922.1898, E: 2197863.7724; thence running along a tie-line, South 39°37'53" West, 301.70 feet to a point on the northeast corner of the Lease Area having an Alabama Grid North, NAD83, West Zone value of N:1139680.0828, E:2197683.7611; thence running along the Lease Area, South 09°07'48" West, 25.00 feet to a point; thence, North 80°52'12" West, 10.00 feet to a point and the true POINT OF BEGINNING; Thence leaving the Lease Area and running, South 09°07'48" West, 15.63 feet to a point; Thence, South 71°06'28" West, 37.28 feet to a point; Thence, South 08°56'06" West 32.20 feet to a point; Thence South 47°52'21" West, 83.80 feet to the ENDING at a point on the east right-of-way line of U.S. Highway 31. Bearings based on Alabama Grid North, NAD83, West Zone.

As shown in a survey prepared for Viasat, Inc. by POINT TO POINT LAND SURVEYORS, INC. dated December 16, 2021, and last revised on June 13, 2022.

EXHIBIT "C-2"


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DESCRIPTION OF ACCESS EASEMENT AREA

Together with a 20-foot wide Ingress-Egress and Utility Easement, measuring 10 feet each side of centerline the side lines of which are to be lengthened or shortened to terminate at the east right-of-way line of U.S. Highway 31, lying and being in the Northwest quarter of the Southeast quarter of Section 9, Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, and being part of the lands of Warren Gibson, as recorded in Instrument Number 2011128000356220, Shelby County records, and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a 1/2-inch capped rebar found at the southerly right-of-way line of Highway 213, said rebar found marking the northeast corner of the lands of Davis Management, Inc., as recorded in Instrument No. 20191108000415200, Shelby County records and having an Alabama Grid North, NAD83, West Zone value of N:1139922.1898, E: 2197863.7724; thence running along a tie-line, South 39°37'53" West, 301.70 feet to a point on the northeast corner of the Lease Area having an Alabama Grid North, NAD83, West Zone value of N:1139680.0828, E:2197683.7611; thence running along the Lease Area, South 09°07'48" West, 25.00 feet to a point; thence, North 80°52'12" West, 10.00 feet to a point and the true POINT OF BEGINNING; Thence leaving the Lease Area and running, South 09°07'48" West, 15.63 feet to a point; Thence, South 71°06'28" West, 37.28 feet to a point; Thence, South 08°56'06" West 32.20 feet to a point; Thence South 47°52'21" West, 83.80 feet to the ENDING at a point on the east right-of-way line of U.S. Highway 31. Bearings based on Alabama Grid North, NAD83, West Zone.

As shown in a survey prepared for Viasat, Inc. by POINT TO POINT LAND SURVEYORS, INC. dated December 16, 2021, and last revised on June 13, 2022.