



20240701000197790 1/6 \$267.00  
Shelby Cnty Judge of Probate, AL  
07/01/2024 02:33:50 PM FILED/CERT

**Prepared by and return to:**

Attn: Network Real Estate Administration  
New Cingular Wireless PCS, LLC  
1025 Lenox Park Blvd NE, 3<sup>rd</sup> Floor  
Atlanta, GA 30319  
770-582-8228

Re: Cell Site #/Name: Lake Warren  
Fixed Asset Number: 15339660  
State: Alabama  
County of: Shelby  
Tax Parcel #(s): 22-15-19-23000-012-0190

**MEMORANDUM OF LICENSE**

This Memorandum of License is entered into on this 25<sup>th</sup> day of June, 2024, by and between SpectraSite Communications, LLC, a Delaware limited liability company, having its principal office/residing at 10 Presidential Way, Woburn, MA 01801 (hereinafter called "**American Tower**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("**AT&T**").

1. American Tower and AT&T entered into a certain Schedule Tower Space License For New Sites ("**Agreement**") on the 15<sup>th</sup> day of May, 2024, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial license term will be ten (10) years commencing on the Effective Date of the Agreement, with five (5) successive automatic five (5) year options to renew.
3. The portion of the land being licensed to AT&T (the "**Premises**") is described in **Exhibit 1** annexed hereto.
4. This Memorandum of License is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of License and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

**[SIGNATURES APPEAR ON NEXT PAGE]**

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

**AMERICAN TOWER:**

SpectraSite Communications, LLC,  
a Delaware limited liability company

By: [Signature]  
Print Name: Nathaniel Ritzenthaler  
Its: Senior Counsel  
Date: 6/25/2024

Witnesses:

Name: [Signature]

Name: [Signature]

**AT&T:**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager  
By: [Signature]  
Print Name: Bryan Coleman  
Its: Associate Director  
Date: 6/17/2024

Witnesses:

Name: [Signature]

Name: [Signature]

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]



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AT&T ACKNOWLEDGMENT

STATE OF Alabama  
COUNTY OF Jefferson

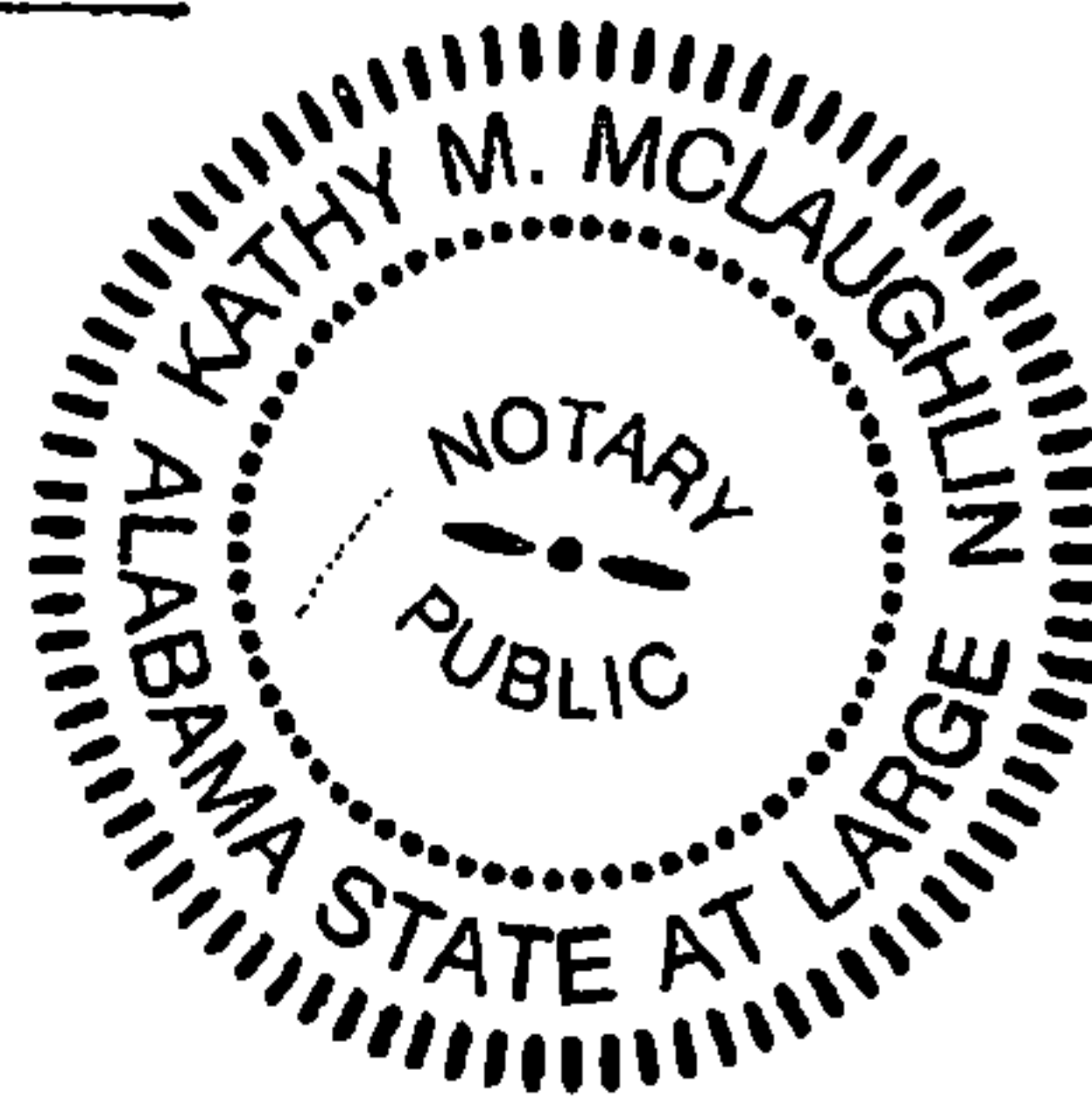
The foregoing instrument was acknowledged before me this 17 day of June 2024,  
by Bryan Coleman, who is personally known to me or who has produced \_\_\_\_\_, as  
identification and who did (did not) take an oath.

Witness my hand and official seal.

Kathy M. McLaughlin  
Notary Public

Kathy M. McLaughlin  
Print Name

My commission expires: 10-14-24



AMERICAN TOWER ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 25th day of June 2024,  
by Nathanial R. Gentile, who is personally known to me or who has produced \_\_\_\_\_, as  
identification and who did (did not) take an oath.

Witness my hand and official seal.

Alexandre Boucher  
Notary Public

Alexandre Boucher  
Print Name

My commission expires: May 01, 2026



ALEXANDRE BOUCHER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 1, 2026

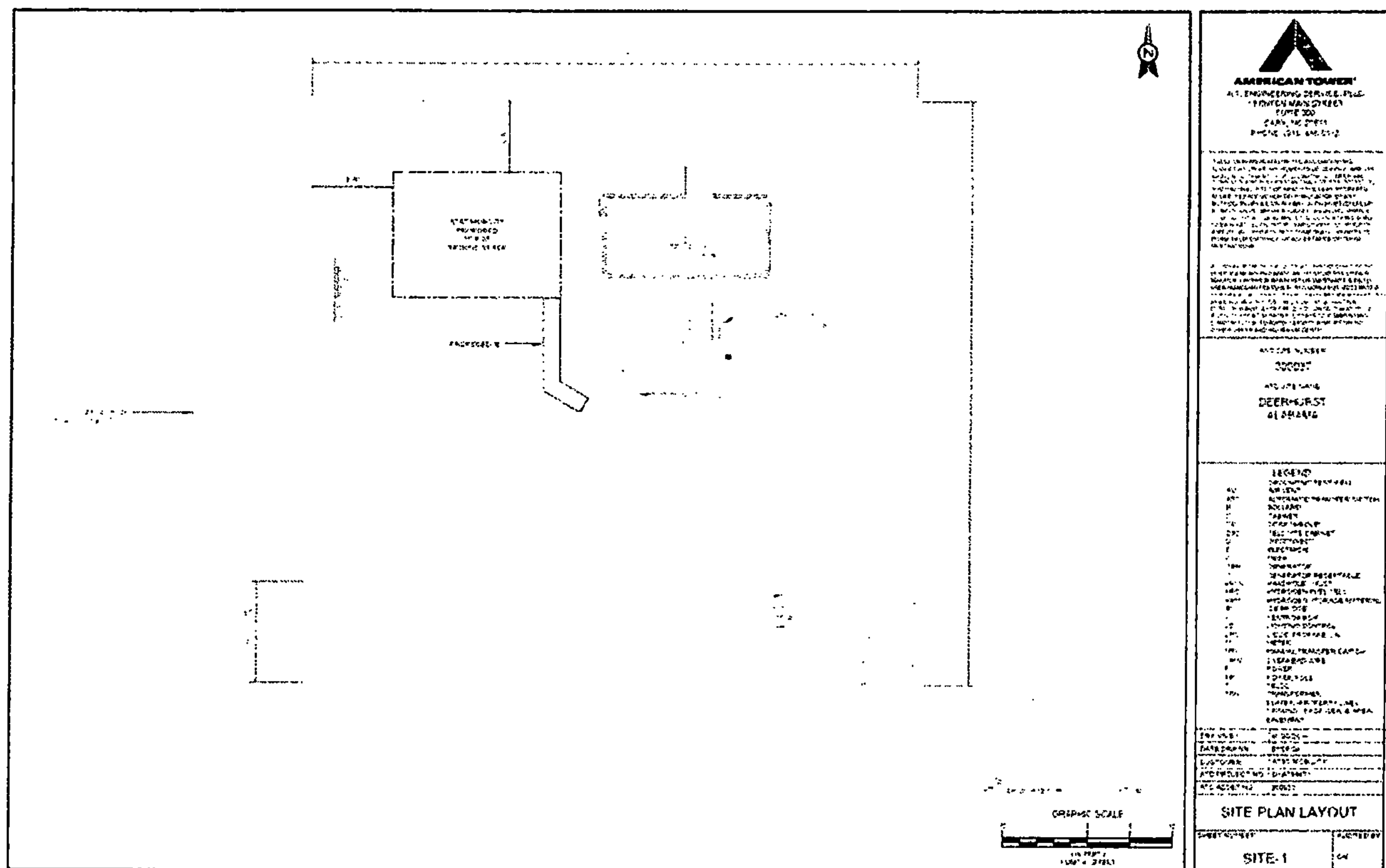


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## DESCRIPTION OF PREMISES

The licensed premises is made up of a single space with the ground space dimension of 15' x 20' that equals a 300 square foot portion of the property leased by the American Tower from the ground lessor described and/or depicted below:



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The property leased to American Tower is described and/or depicted as follows:

## LEGAL DESCRIPTION

### Attachment "B" – Exclusive Easement

This Attachment May be Replaced by descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Exclusive Easement

*ALL THAT TRACT or parcel of land lying in the northwest 1/4 of the northeast 1/4 and the southwest quarter of the northeast quarter of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:*

*COMMENCING at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 20 South, Range 2 West. Thence South 00 Degrees 12 Minutes 08 Seconds West, a distance of 155.00 feet to a point on the southeasterly right-of-way line of Simmsville Road; Thence along the southeasterly right-of-way line of said road North 80 Degrees 12 Minutes 08 Seconds East, a distance of 501.29 feet to a point;*

*Thence continuing along said right-of-way line North 80 Degrees 12 Minutes 08 Seconds East, a distance of 23.09 feet;*

*Thence away from said right-of-way line South 00 Degrees 12 Minutes 08 Seconds West, a distance of 484.25 feet;*

*Thence South 89 Degrees 47 Minutes 52 Seconds East, a distance of 21.04 feet to a point being the POINT OF BEGINNING.*

*Thence South 89 Degrees 47 Minutes 52 Seconds East, a distance of 100.00 feet to a point;*

*Thence South 00 Degrees 12 Minutes 08 Seconds West, a distance of 100.00 feet to a point;*

*Thence North 89 Degrees 47 Minutes 52 Seconds West, a distance of 100.00 feet to*



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**Attachment "C" – Access and Utility Easement**

This Attachment May be Replaced by descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Access and Utilities Easements

**ALL THAT TRACT or parcel of land lying in the northwest 1/4 of the northeast 1/4 and the southwest quarter of the northeast quarter of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:**

**COMMENCING at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 20 South, Range 2 West. Thence South 00 Degrees 12 Minutes 08 Seconds West, a distance of 155.00 feet to a point on the southeasterly right-of-way line of Simmsville Road; Thence along the southeasterly right-of-way line of said road North 60 Degrees 12 Minutes 08 Seconds East, a distance of 501.29 feet to a point being the POINT OF BEGINNING.**

**Thence along said right-of-way line North 60 Degrees 12 Minutes 08 Seconds East, a distance of 23.09 feet;  
Thence away from said right-of-way line South 00 Degrees 12 Minutes 08 Seconds West, a distance of 464.25 feet;  
Thence South 89 Degrees 47 Minutes 52 Seconds East, a distance of 21.04 feet to a point;  
Thence South 00 Degrees 12 Minutes 08 Seconds West, a distance of 20.00 feet to a point;  
Thence North 89 Degrees 47 Minutes 52 Seconds West, a distance of 41.04 feet to a point;  
Thence North 00 Degrees 12 Minutes 08 Seconds East, a distance of 472.70 feet to a point on the southeasterly right-of-way line of Simmsville Road being the POINT OF BEGINNING.**

**The property herein described being for a 20 foot wide Ingress/Egress and Utility Easement having an area of 9,990 square feet or 0.229 acres more or less ~~as shown on a Boundary Survey by Angel Surveying, dated September 17, 1998.~~**



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