



20250514000147120 1/4 \$84.00
Shelby Cnty Judge of Probate, AL
05/14/2025 01:01:06 PM FILED/CERT

Space Above Line Reserved for Recorder's Use

Prepared by & upon recording return to:

Brandy Hill – Director of Legal Operations
VB Acquisitions, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Site ID: US-AL-5457

MEMORANDUM OF LEASE

This Memorandum of Lease (this “*Memorandum*”) is entered into and made effective on the 23rd day of December 2024, by and between **Cellco Partnership d/b/a Verizon Wireless**, with an office at One Verizon Way, Basking Ridge, New Jersey 07920 (hereinafter referred to as “**Lessor**”), and **VB Acquisitions, LLC**, a Delaware limited liability company, with an office at 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 (hereinafter referred to as “**Lessee**”).

1. Lessor and Lessee entered into a Master Prepaid Lease (“MPL”) with an effective date of December 23, 2024, for the purpose of Lessee managing, operating and maintaining the site legally described in Attachment 1 annexed hereto (the “*Site*”). All of the foregoing is set forth in the MPL.
2. The term of the MPL as to the Site commences on December 23, 2024 and ends on December 22, 2049, unless earlier terminated in accordance with the MPL. All amounts owed on the MPL have been paid in advance and no additional amounts are owed.
3. **The total rent paid is \$102,880.34.**

Capitalized terms used and not defined herein have the respective meanings ascribed to them in the MPL.

This Memorandum may be executed in any number of counterparts, each such counterpart being deemed to be an original instrument, and all such counterparts shall together constitute the same agreement.

The duplicate original copies of the MPL are held at Lessor's and Lessee's addresses set forth above.



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

WITNESSES: By: <u>[Signature]</u> Name: <u>Miguel Bague</u> By: <u>[Signature]</u> Name: <u>Shenna Grandis</u>	LESSOR: Cellco Partnership d/b/a Verizon Wireless By: VB Acquisitions, LLC, a Delaware limited liability company Its: Attorney-in-Fact By: <u>[Signature]</u> Brandy Hill Director of Legal Operations
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STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations of VB Acquisitions, LLC, a Delaware limited liability company as Attorney-in-Fact for Cellco Partnership d/b/a Verizon Wireless, on behalf of the company, who is personally known to me.

[Signature]
Notary Public



SHANNA GRANDIS
Commission # HH 367267
Expires February 27, 2027

Printed Name: Shenna Grandis

My Commission Expires: 2/27/27

Commission # 367267



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WITNESSES:	LESSEE:
By: <u>[Signature]</u>	VB Acquisitions, LLC, a Delaware limited liability company
Name: <u>Miguel Bagon</u>	By: <u>[Signature]</u> Brandy Hill Director of Legal Operations
By: <u>[Signature]</u>	
Name: <u>Shanna Grandis</u>	

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations on behalf of the company, who is personally known to me.

[Signature]
Notary Public



SHANNA GRANDIS
Commission # HH 367267
Expires February 27, 2027

Printed Name: Shanna Grandis
My Commission Expires: 2/27/27
Commission # 367267



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Site ID: US-AL-5457

**ATTACHMENT 1
LEGAL DESCRIPTION OF LAND**

Lease Area

All that tract or parcel of land lying and being in Section 25, Township 21 South and Range 3 West of Shelby County, Alabama and being more particularly described as follows:

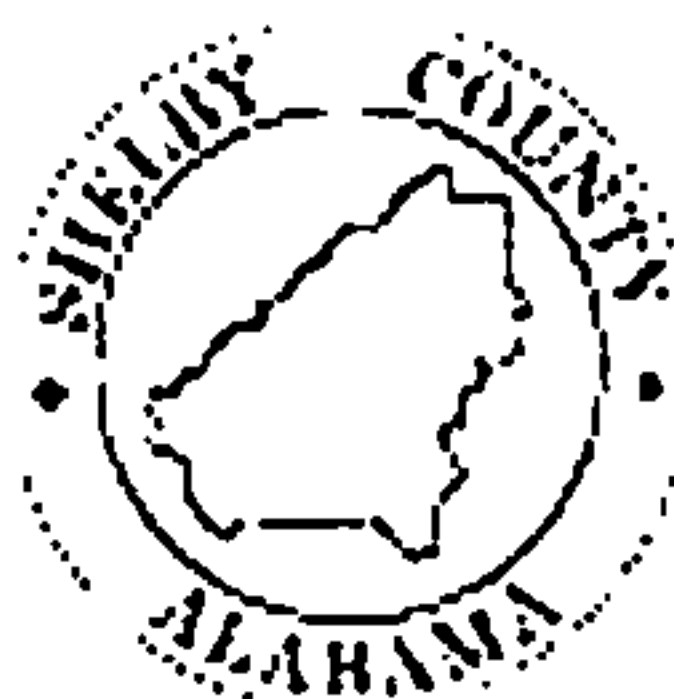
To find the true point of beginning, Commence at a 1/2" rebar found in the Westerly right of way of County Highway 21 (also known as Smokey Road and having a 80 foot wide right-of-way) said point being the Northeast corner of a parcel now or formerly owned by Steven and Hattie Harless and having a Alabama West state plane coordinate (NAD83) value of Northing: 1158243.14 and Easting: 2181130.03; thence running along said right-of-way, South 06°30'17" West, 32.56 feet to a point; thence leaving said right-of-way and running, North 80°48'37" West, 1214.01 feet to a point; thence, South 09°04'43" West, 74.82 feet to a point and the true Point Of Beginning; Thence running, North 80°55'17" West, 100.00 feet to a point; Thence, North 09°04'43" East, 100.00 feet to a point; Thence, South 80°55'17" East, 100.00 feet to a point; Thence, South 09°04'43" West, 100.00 feet to a point and the true point of beginning.

Said tract contains 0.2296 Acres (10,000 square feet), more or less.

30 Foot Wide Ingress-Egress And Utility Easement

Together with a 30 foot wide ingress-egress and utility easement lying and being in Section 25, Township 21 South and Range 3 West of Shelby County, Alabama and being more particularly described by the following centerline data:

To find the true point of beginning, Commence at a 1/2" rebar found in the Westerly right of way of County Highway 21 (also known as Smokey Road and having a 80 foot wide right-of-way) said point being the Northeast corner of a parcel now or formerly owned by Steven and Hattie Harless and having a Alabama West state plane coordinate (NAD83) value of Northing: 1158243.14 and Easting: 2181130.03; thence running along said right-of-way, South 06°30'17" West, 32.56 feet to a point and the true point of beginnig; Thence leaving said right-of-way and running, North 80°48'37" West, 1214.01 feet to the ending at a point.



Filed and Recorded
Official Public Records

Shelby County, Alabama

ntv. AL