
MEMORANDUM OF LEASE PURCHASE AGREEMENT

PIN: 10-9-30-0-002-001-002

STATE OF ALABAMA
COUNTY OFSHELBY

Document Date: 10/31/25

ASSIGNOR: **TERESA A. ALVIS**, a single woman (f/ka and who acquired title as
Teresa A. Beabout)

Address: 1274 Camp Branch Rd
Alabaster, AL 35007-4911

ASSIGNEE: **LD TELECOM ASSETCO 2 LLC**, a Delaware limited liability company

Address: 400 Continental Blvd., Ste. 500
El Segundo, CA 90245

With a copy to: P.O. Box 3429
El Segundo, CA 90245

Legal Description: Attached as Exhibit A.

Prepared by:

Landmark Dividend LLC
400 Continental Blvd., Suite 500
El Segundo, CA 90245
TC250292

Return after recording to:

Auro Solutions, LLC d/b/a Tower Title & Closing
225 Newman Ave.
East Providence, RI 02916
LD-219955-C

MEMORANDUM OF LEASE PURCHASE AGREEMENT

THIS MEMORANDUM OF LEASE PURCHASE AGREEMENT (this "**Memorandum**") is made as of Oct 31, 2025 (the "**Effective Date**") between TERESA A. ALVIS, a single woman (f/ka and who acquired title as Teresa A. Beabout) ("**Assignor**") and LD TELECOM ASSETCO 2 LLC, a Delaware limited liability company ("**Assignee**").

WHEREAS, Assignor owns certain real property located in the County of Shelby, State of Alabama (the "**Property**"); and more particularly described in Exhibit A attached hereto; and

WHEREAS, Assignor leases to Crown Castle GT Company LLC ("**Tenant**"), a portion of the Property more particularly described in Exhibit B attached hereto (the "**Leased Premises**"), pursuant to that certain lease more particularly described on Exhibit C attached hereto (the "**Lease**"); and

WHEREAS, Assignor and Assignee are parties to a Lease Purchase Agreement dated on or about the date hereof (the "**Agreement**"), pursuant to which Assignor has, among other things, sold and assigned to Assignee its right, title and interest in and to the Lease. The parties hereto desire to execute this Memorandum to provide constructive notice of the existence of the Lease and the Agreement, and of Assignee's rights under the Agreement.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto acknowledge and agree as follows:

1. Subject to the terms and conditions set forth in the Agreement, Assignor has sold and assigned all of its right, title and interest in and to the Lease and the Leased Premises to Assignee for a term of seventy-five (75) years commencing on the Effective Date. Assignor shall retain certain obligations and liabilities of lessor under the Lease pursuant to the terms of the Agreement. The Lease expires by its terms on or about February 1, 2044.
2. Commencing upon the termination or expiration of the Lease, Assignor hereby leases the Leased Premises to Assignee, pursuant to the terms of the Agreement.
3. This Memorandum is solely for the purpose of providing constructive notice of the Agreement. In the event of a conflict between the terms of the Agreement and this Memorandum, the terms of the Agreement shall control.

[Remainder of page left intentionally blank. Signatures appear on following pages.]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound, have caused this Agreement to be duly executed as of the date first written above.

ASSIGNOR:

TERESA A. ALVIS, a single woman (f/ka and who acquired title as Teresa A. Beabout)

Teresa A. Alvis

Name: Teresa A. Alvis

STATE OF Alabama)
) ss.
COUNTY OF Shelby)

On Oct. 28, 2025, before me, Christy N. Williams, a Notary Public in and for said County and State, personally appeared Teresa A. Alvis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

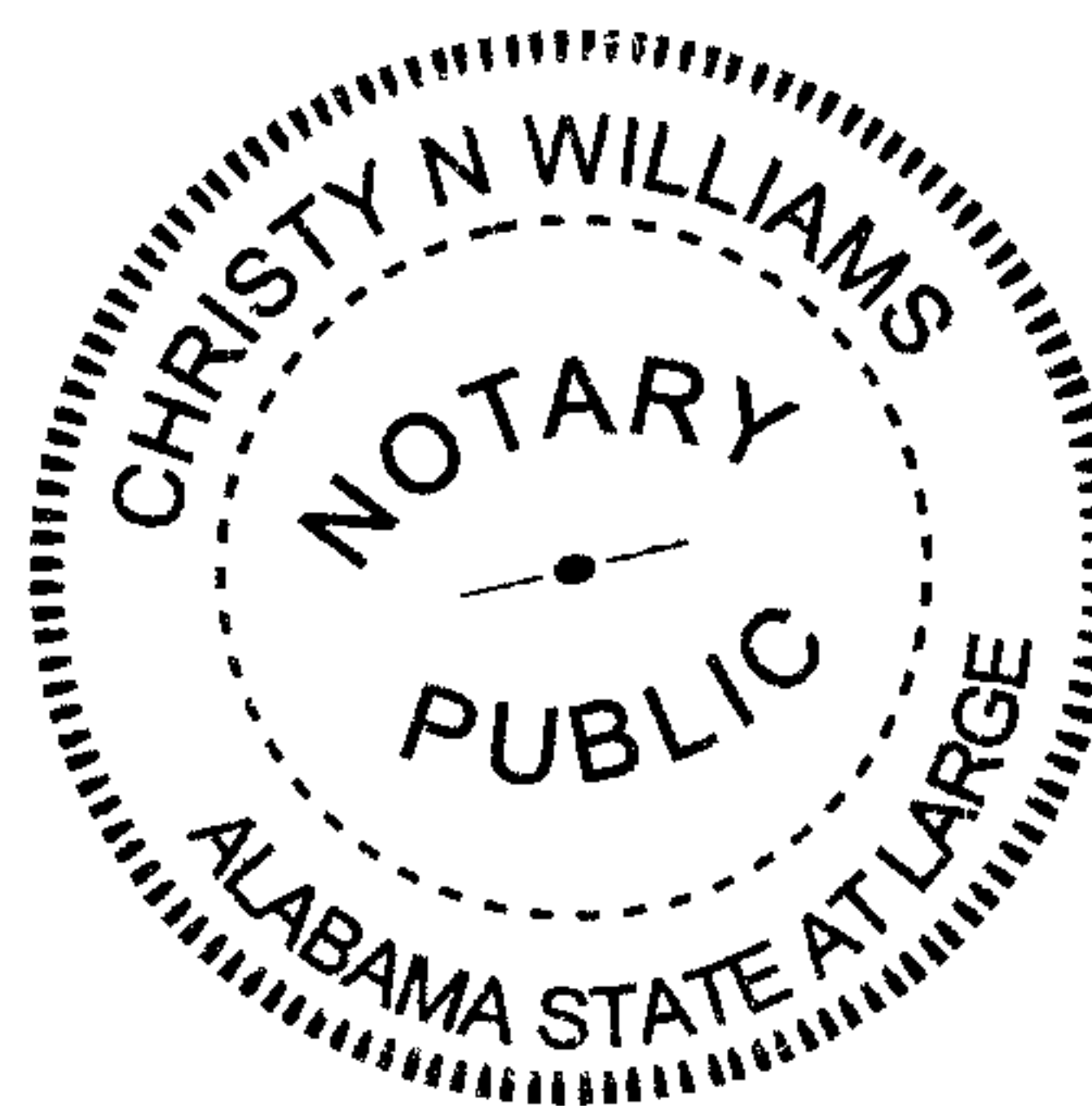
I certify under PENALTY OF PERJURY under the laws of the State of Alabama that the foregoing paragraph is true and correct.

WITNESS my hand and official Seal.

ChNW

Notary Public

My Commission Expires: 11/15/29

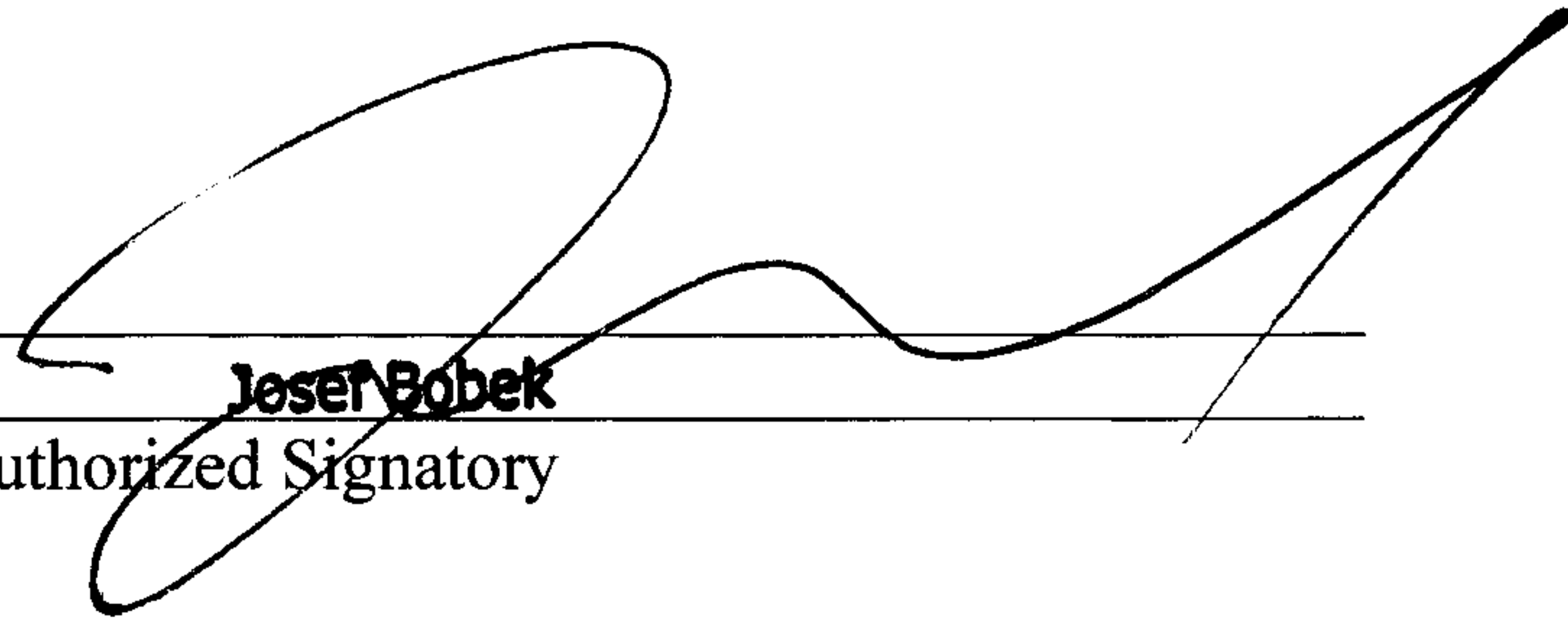


[SEAL]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound, have caused this Agreement to be duly executed as of the date first written above.

ASSIGNEE:

LD TELECOM ASSETCO 2 LLC, a Delaware limited liability company

By: 
Name: Josef Bobek
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

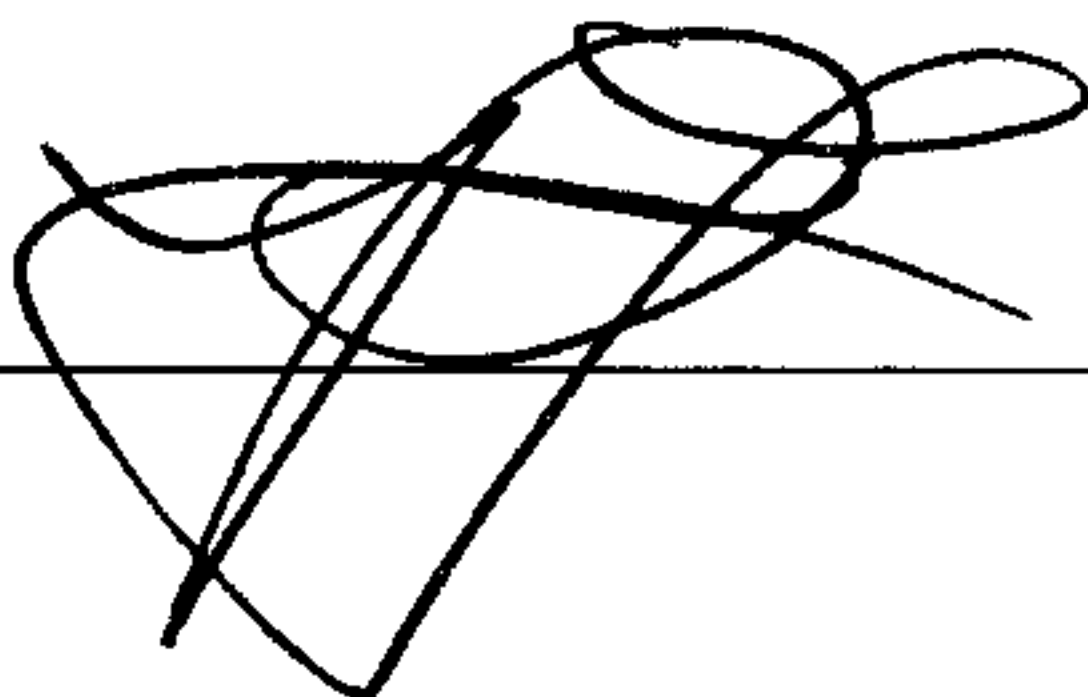
County of Los Angeles

On October 20th, 2025, before me, ROSARIO FLORES, Notary Public
(here insert name and title of officer), personally appeared Josef Bobek, who proved to me on the basis of satisfactory evidence to be the person(s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature



(Seal)

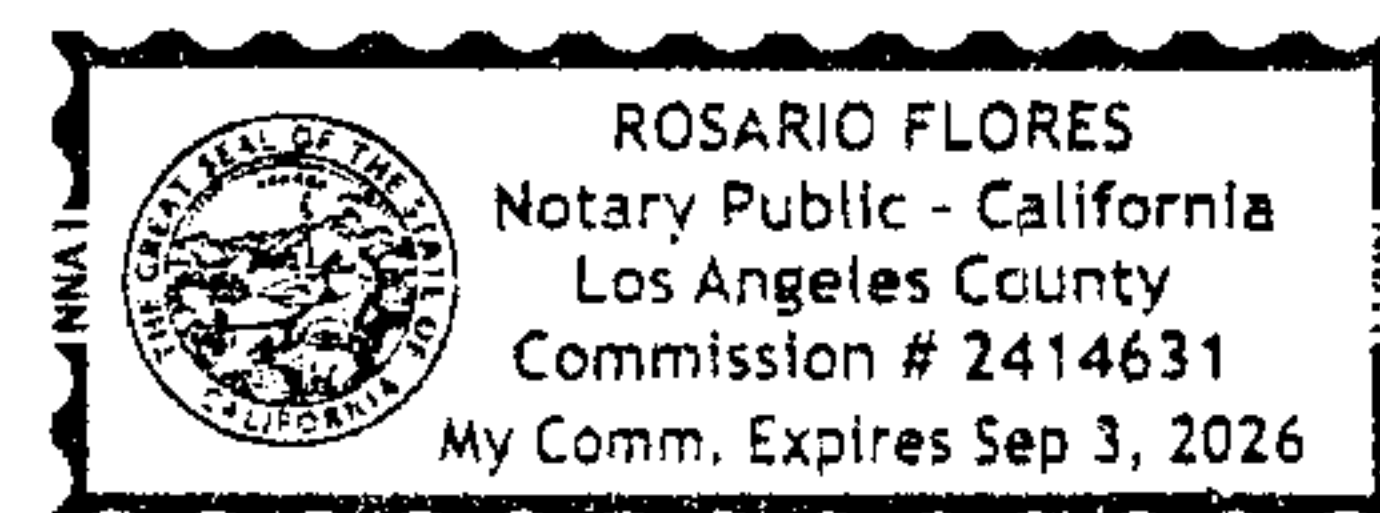


EXHIBIT ALEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN NORTH 87°42'56" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 605.88 FT. TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 87°42'56" WEST FOR A DISTANCE OF 60.00 FT, THENCE RUN NORTH 00°05'52" EAST FOR A DISTANCE OF 40.00 FT.; THENCE RUN SOUTH 87°42'56" EAST FOR A DISTANCE OF 61.53 FT., THENCE RUN SOUTH 02°17'04" WEST FOR A DISTANCE OF 39.97 FT. TO THE POINT OF BEGINNING.

ALSO:

AN EASEMENT FOR INGRESS AND EGRESS TO A PUBLIC ROAD (VALLEYDALE ROAD). SAID EASEMENT TO BE OVER AN EXISTING PAVED DRIVE AS PRESENTLY LOCATED, SAID PAVED DRIVE BEING LOCATED WITHIN A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 30, T. 19N. R.2W., SHELBY COUNTY, ALABAMA; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF SAID 1/4 SECTION 170.00 Ft.; THENCE TURN 92°11' LEFT AND RUN NORTHERLY 95.00 FT, TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED, THENCE 14°00' RIGHT AND 160.00 FT. THENCE 83°40' LEFT AND 40.0 FT., THENCE 49°00' RIGHT AND 55.00 FT.; THENCE 28°40'36" RIGHT AND 595.52 FT; THENCE 3°20'36" LEFT AND 58.70 FT, TO THE POINT OF A CURVE TO THE LEFT. SAID CURVE HAVING A CENTRAL ANGLE OF 47°02' AND RADIUS OF 227.50 FT., THENCE RUN ALONG SAID CURVE 186.75 FT. TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE LEFT AND SOUTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY LINE 20.37 FT.; THENCE 100°52' LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 48°00' AND A RADIUS OF 207.50 FT., THENCE SOUTHERLY ALONG SAID CURVE 173.83 FT. TO THE POINT OF TANGENT TO SAID CURVE; THENCE SOUTHERLY ALONG THE TANGENT TO SAID CURVE 68.16 FT., THENCE 3°20'36" RIGHT AND 590.88 FT.; THENCE 28°40'36' LEFT AND 78.00 FT.; THENCE 33°31'58" RIGHT AND 85.04 FT, THENCE 100°46'58" LEFT AND 25.00 FT.; THENCE 87°49' RIGHT AND 80.00 FT. TO THE POINT OF BEGINNING.

EXHIBIT BLEASED PREMISES

A parcel of land situated in the southeast quarter of the southwest quarter of Section 30, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the southeast corner of the southwest quarter of Section 30, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, thence run north 87°42'56" west along the south line of said section for a distance of 492.36 feet to the point of beginning; thence continue north 87°42'56" west for a distance of 60 feet; thence run north 5° 52' east for a distance of 40 feet; thence run south 87°42'56" east for a distance of 61.53 feet; thence run south 2°17'4" west for a distance of 39.97 feet to the point of beginning. Containing .056 acres, more or less.

TOGETHER WITH THE FOLLOWING ACCESS AND UTILITY EASEMENTS

A parcel of land situated in the southeast quarter of the southwest quarter of Section 30, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

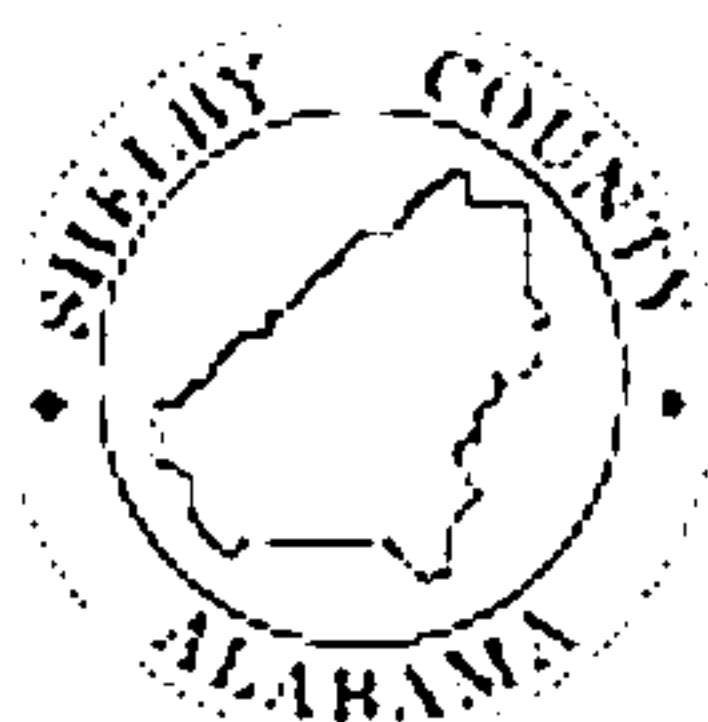
Commence at the southeast corner of the southwest quarter of Section 30, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama; thence run north 87°42'56" west along the south line of said section for a distance of 665.88 feet; thence run north 5°52' east for a distance of 40 feet; thence run south 87°42'56" east for a distance of 30 feet to the point of beginning of a 12 foot wide easement for ingress and egress lying 6 feet to each side of the following described line; thence run north 2°48'27" east for a distance of 86.19 feet to the point of curvature of a tangent curve to the right having a central angle of 77°21'43", a radius of 25 feet and a chord bearing north 41°29'19" east for a distance of 31.25 feet; thence run along the arc of said curve for a distance of 33.76 feet to the point of tangency; thence run north 80°10'11" east for a distance of 116.5 feet to the ending point of said easement.

AND

An easement for ingress and egress to a public road (Valleydale Road). Said easement to be over an existing paved drive as presently located, said paved drive being located within a parcel of land described as follows: Commence at the SW corner of the East½ of the East 1/2 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South boundary of said ¼ section 170.00 feet; thence turn 92 degrees 11 minutes left and run Northerly 95.00 feet to the point of beginning of the easement herein described; thence 14 degrees 00 minutes right and 180.00 feet; thence 83 degrees 40 minutes left and 40.0 feet; thence 49 degrees 00 minutes right and 55.00 feet; thence 28 degrees 40 minutes 36 seconds right and 595.52 feet; thence 3 degrees 20 minutes 36 seconds left and 58.70 feet to the point of a curve to the left. Said curve having a central angle of 47 degrees 02 minutes and radius of 227.50 feet; thence run along said curve 186.75 feet to the Southeasterly right of way line of Valleydale Road; thence left and Southwesterly along said road right of way line 20.37 feet; thence 100 degrees 52 minutes left to the tangent of a curve to the right, said curve having a central angle of 48 degrees 00 minutes and a radius of 207.50 feet; thence southerly along said curve 173.83 feet to the point of tangent to said curve; thence southerly along the tangent to said curve 68.16 feet; thence 3 degrees 20 minutes 36 seconds right and 590.88 feet; thence 28 degrees 40 minutes 36 seconds left and 78.00 feet; thence 33 degrees 37 minutes 58 seconds right and 85.04 feet; thence 100 degrees 46 minutes 58 seconds left and 25.00 feet; thence 87 degrees 49 minutes right and 80.00 feet to the point of beginning.

EXHIBIT CLEASE DESCRIPTION

That certain Ground Lease Agreement dated December 13, 1993 and recorded on April 4, 1994 as Instrument No. 1994-10808, by and between Assignor, as lessor, and Crown Castle GT Company LLC, as successor in interest to Contel Cellular of Birmingham, Inc., as lessee, for the Leased Premises, as amended by Lease Amendment dated August 16, 2002 and recorded on August 19, 2002 as Document No. 2002819000393150, and Second Amendment to Lease dated April 19, 2005 and recorded on May 17, 2005 as Document No. 815646, together with any and all other amendments, assignments or modifications thereto.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2025 12:18:44 PM
\$42.00 JOANN
20251106000341700

Allen S. Bayl