

**Memorandum
of
Lease**

After Recording, Mail To:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance / SL02811A

APN: XF00-6119-C
Loan No.

MEMORANDUM OF LEASE

A Site Lease Agreement (the "Lease") by and between Skyline Telecom, a Utah corporation ("Landlord") and T-Mobile West LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property (as more particularly described in the Lease, the "Premises"):

See Attached Exhibit A incorporated herein for all purposes.

Without limiting the terms and conditions of the Lease, Landlord and Tenant hereby acknowledge the following:

1. Capitalized terms used, but not otherwise defined herein, shall have the meanings ascribed to such terms in the Lease.
2. Pursuant to the Lease, Landlord has granted Tenant an option to lease the Premises (the "Option") on the terms and conditions described in the Lease. The Option is for an initial term of one (1) year commencing on the effective date of the Lease and will be extended for up to three (3) additional and successive one (1) year periods unless Tenant provides written notice to exercise or not renew its Option.
3. Provided that the Option has been exercised by Tenant, the initial term of the Lease shall be for five (5) years and will commence on the date that Tenant exercises its Option.
4. Tenant shall have the right to extend the Lease for five (5) additional and successive five(5)-year terms which may be extended for up to nine (9) additional and successive one-year periods.
5. This memorandum is not a complete summary of the Lease. It is being executed and recorded solely to give public record notice of the existence of the Option and the Lease with respect to the Premises. Provisions in this memorandum shall not be used in interpreting the Lease provisions and in the event of conflict between this memorandum and the said unrecorded Lease, the unrecorded Lease shall control.

6. This memorandum may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

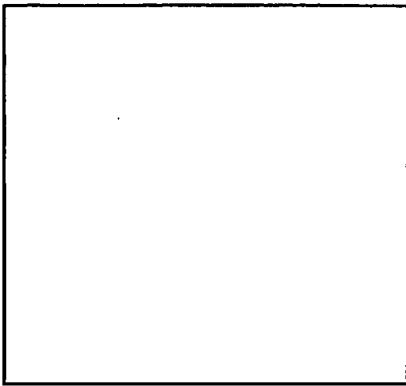
LANDLORD: Skyline Telecom

By: [Signature]
Printed Name: J. Branch Cox
Title: C.E.O.
Date: July 19 2018

STATE OF Utah)
COUNTY OF Sanpete) ss.

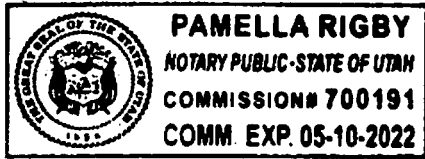
This instrument was acknowledged before me on July 19, 2018 by J. Branch Cox [title] C.E.O. of Skyline Telecom a Telecommunication Co [type of entity], on behalf of said Skyline Telecom [name of entity].

Dated: July 19, 2018

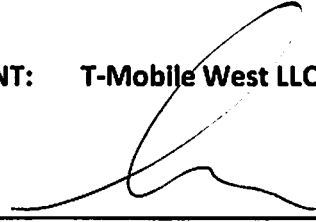


(Use this space for notary stamp/seal)

[Signature]
Notary Public
Print Name Pamella Rigby
My commission expires 5/10/2022



TENANT: T-Mobile West LLC

By: 

Printed Name: Todd VanCleve
Title: ~~Area Director, Network Engineering and Ops~~
Mountain West Area
Date: 5/31/2018

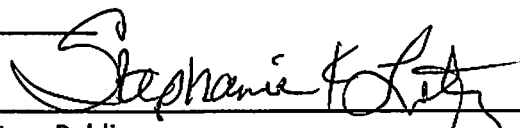
Digitally signed by
robert.doane@t-
mobile.com
DN: cn=robert.doane@t-
mobile.com
Date: 2018.05.29 14:35:36
-0700'

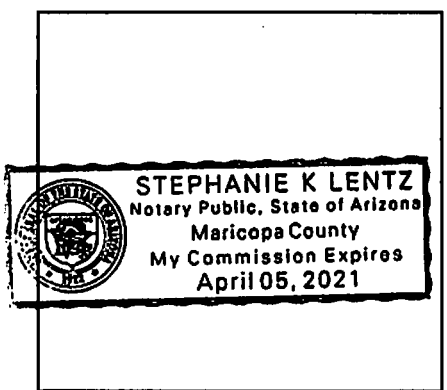
T-Mobile Legal Approval

STATE OF Arizona)
COUNTY OF Maricopa) ss.

I certify that I know or have satisfactory evidence that Todd VanCleve is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Area Director, Network Eng & Ops of T-Mobile West LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/31/18


Notary Public
Print Name Stephanie K. Lentz
My commission expires 4/5/2021



(Use this space for notary stamp/seal)

Memorandum of Lease - Exhibit A
Legal Description

The Property is legally described as follows:

Parcel No. XF00-6119-C: That portion of the South Extension Houghton patented lode mining claim, Mineral Survey No. 3735, situate in the Southwest quarter of the Northwest quarter of Section 19, Township 10 South, Range 2 West, Salt Lake Meridian, in Tintic Mining District described as follows: Beginning at a point which is 402.49 feet East and 2278.66 feet South from the Northwest corner of Section 19, Township 10 South, Range 2 West, Salt Lake Meridian, thence East 100 feet, thence South 100 feet, thence West 100 feet, thence North 100 feet to the place of beginning.

Together with a right-of-way, with no obligation of support, for an access road on and over said South Extension Houghton claim, said right-of-way being 40 feet in width and lying 20 feet on each side of the following described center line: Beginning at a point on the south boundary of the parcel of land hereinabove described, said point being also situate 432.49 feet East and 2378.66 feet South from said Northwest corner of said Section 19, thence South 34°39'12" East 154.28 feet, thence South 43°52' East 46 feet, more or less, to a point on the South end line of said South Extension Houghton claim.

T-Mobile®
TITLE REVIEW MEMO

Legal Approval Stamp

TMO
Legal

Digitally signed
 by TMO Legal
 Date: 2018.06.29
 13:41:34 -04'00'

TITLE RED FLAG ISSUES SUBMITTED TO T-MOBILE LEGAL FOR FINAL DECISION (T-MOBILE LEGAL INITIAL REVIEWER, PREPARE):	SAQ to obtain evidence of discharge of the Deed of Trust
SITE ID # AND (NAME):	SL02811A (Eureka)
SITE ADDRESS (county) + Assessor's Parcel No.(APN):	985 South 100 West, Eureka, Utah 84628 (Juab) (APN XF00-6119-C)
PUBLIC RIGHT OF WAY ACCESS TO SITE (If no PROW access, identify all easement access routes. If PROW access, name street):	Reservoir Road
SITE TYPE (Raw Land, Roof Top, Colocation, etc.) Describe Build	Colocation/ Self Support Tower
UTILITIES Describe Utility Routes (point of connection, overhead or underground)	POWER—Per SAQ, TMO is using LL power which is already on site FIBER—Per SAQ, LL will be feeding TMO the fiber and bringing it direct to the shelter where our equipment is located
LEGAL DESCRIPTION:	<p><u>Parcel No. XF00-6119-C:</u> That portion of the South Extension Houghton patented lode mining claim, Mineral Survey No. 3735, situate in the Southwest quarter of the Northwest quarter of Section 19, Township 10 South, Range 2 West, Salt Lake Meridian, in Tintic Mining District described as follows: Beginning at a point which is 402.49 feet East and 2278.88 feet South from the Northwest corner of Section 19, Township 10 South, Range 2 West, Salt Lake Meridian, thence East 100 feet, thence South 100 feet, thence West 100 feet, thence North 100 feet to the place of beginning.</p> <p>Together with a right-of-way, with no obligation of support, for an access road on and over said South Extension Houghton claim, said right-of-way being 40 feet in width and lying 20 feet on each side of the following described center line: Beginning at a point on the south boundary of the parcel of land hereinabove described, said point being also situate 432.49 feet East and 2378.66 feet South from said Northwest corner of said Section 19, thence South 34°39'12" East 154.28 feet, thence South 43°52' East 48 feet, more or less, to a point on the South end line of said South Extension Houghton claim.</p>
TITLE REPORT:	Issued By: Juab Title & Abstract Company Date Prepared: January 10, 2018 Date Updated: N/A Title File #: 37247
NAME OF LANDLORD IN LEASE AGREEMENT:	Skyline Telecom, a Utah corporation
OWNER IN TITLE REPORT:	Skyline Telecom, a Utah corporation via Quitclaim Deed, dated September 11, 1996 Owner Interest: Fee
MORTGAGE(S):	Exception 6 Discloses: Deed of Trust, Security Agreement and Financing Statement Amount: \$3,300,000.00 Dated: September 5, 1996

	<p>Trustor/Grantor: Skyline Telecom, Inc. Trustee: Associated Title Company of Davis County Beneficiary: CoBank, ACB Recording Date: September 12, 1996 Recording No: Book 378, Page 846</p> <p>**SAQ confirmed with the LL that the DOT was satisfied 15 years ago, but a discharge was never recorded. SAQ requested the LL to contact the Lender to obtain a discharge of the lien.</p>
STATUS OF SNDA (required or not required):	Not required
LIENS, TAXES, JUDGMENTS OR ACTIONS:	<p>Taxes Status for Current & Prior Fiscal Years: 2017, paid in full Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows: Tax Identification No.: XF00-6119-C Fiscal Year: 2018, not yet due and payable</p> <p>Liens / Judgments / Actions: None</p>
EASEMENTS, COVENANTS, AND USE RESTRICTIONS:	<p>Exception 5 Discloses: Quitclaim Deed for Mineral Rights Dated: November 30, 1966 Recording No: Book 209, Page 365</p> <p>Recommended Action: None, per SAQ since the reservation for mineral abstraction has no bearing on the existing telecommunications facility</p> <p>Exception 7 Discloses: Assignment and Assumption of Easement Purpose: Access Easement Assignor: US West Communications, Inc. Assignee: Skyline Telecom Recorded: September 12, 1996 Recording No: Book 378, Page 865</p> <p>Recommended Action: None. This Assignment and Assumption of Easement was made when Skyline Telecom (LL) purchased the tower from US West in 1996 and grants them (and subsequently TMO) the access needed to travel to the communications facility</p>
STATUS OF TITLE:	<p>Is PTR within last six (6) months? Yes If not, has updated PTR been ordered? N/A</p> <p>Are exception/deeds/etc. missing from PTR? No</p>
REVIEWED BY:	<p>Site Acquisition - Rocky Schutjer Date: 3-22-18</p> <p>Development Manager: Date:</p> <p>Legal Review: AC Date: 4-5-18</p>

Site ID #:
Site Name:

Page 3 of 3
TITLE REVIEW MEMO



LEASING ABSTRACT - NEW LEASE

New Lease Reference: SL02811A/032218.144551

Submitter Details	
Name: Britton Knaphus	Email: britton@ragedevelopment.com
Phone: 8018792788	Submitter is site acq?: Yes
Job Title: None	
Firm Name: RageDevelopment	

Site Details	
Site Number: SL02811A	Site Name: Eureka, Utah
Site Address: 300 E Main St Eureka UTAH 84628	Site Type: TBC
	Market Name: SALT LAKE CITY UT
	Region Name: WEST

Are the above details correct?: No

Updated Site Details	
Site Address: 985 South 100 West	Town/City: Eureka
State: UTAH	Zip Code: 84628
Market: SALT LAKE CITY UT	

Request Details	
Request Type: Site Lease	
Leasing Document Template: TMO	
Project: New Site Development (NSD)	

Landlord Information	
Landlord Entity Name: Skyline Telecom	Address: 35 South State

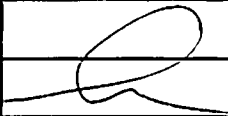
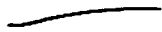
Town/City: Fairview	State: Utah
Zip Code: 84629	Is T-Mobile paying rent to the above Landlord?: Yes
Is the Landlord leasing the property?: No	
Is the Landlord also the Property Owner?: Yes	

Business Terms		
How long is the Lease Term?: 5 Years		
More renewal rights?: 5	# Renewals of: 5 Years	
Are there options?: Yes		
Number of options: 4	# options of: 1	Years
Monthly Rent Amount \$: 1250.00		Rent Commencement Criteria: Construction start
Are there other fees/costs?: Yes		
Other New Fees/Costs: \$250.00 Utilities (recurring)		
Revenue Share: No		
Is a new easement required?: No		

Site Equipment Details			
	Quantity and Type		Quantity and Type
Antennas	6 (3 Cellmax) (3 RFS)	MW	
Coax	12 (7/8" - 70')	ODU	
TMA	3 (Generic Twin Style 3C-PCS/AWS+700BP)	COVP	
Diplexers	3 (Generic Twin 700/PCS/AWS)	Generator	
Cabinets	2	APU Auxillary Power	
RRUs	9 (3 Radio 2217 B2) (3 RRUS 11 B4) (3 RRUS 11 B12)	Other	

Significant Risks
Are there any significant risks?: No

Signing Authority Level Routing
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Title	Print Name	Signature	Date
RVP			
RDD			
Senior Market Director			
Market Director	Todd Van Cleave		5/27/18
Market Manager <i>(Minimum signing authority)</i>	See attached		
Senior Managing Engineer	N/A		
Legal Summary Comments			
The title review requires that TMO obtain evidence of a discharge of the loan that is recorded against the property. I recommend that TMO do this task during the lease option period. If this is not done during the option period, Significant Risk.			
<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="203 865 441 896" data-label="Text"> <p>Legal Approval Stamp</p> </div> <div data-bbox="492 831 782 940" data-label="Text"> <p> robert.doan e@t- mobile.com <small>Digitally signed by robert.doan@t- mobile.com DN: cn=robert.doan@t- mobile.com Date: 2018.05.25 14:30:24 -0700</small> </p> </div> </div>			

Lentz, Stephanie

From: britton@ragedevelopment.com
Sent: Tuesday, May 29, 2018 11:05 AM
To: Lentz, Stephanie
Cc: Cardinal, Denise; 'Rocky Schutjer'
Subject: FW: New Lease Approval - SL02811A/032218.144551
Attachments: SL02811A Abstract Lease - Final.pdf; SL02811A Lease - Final.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Stephanie,

Attached is the legal approved lease and market approval below for this new lease.

Please route for signature.

Thanks

-Britton

From: Simmons, Chad <Chad.Simmons@T-Mobile.com>
Sent: Tuesday, May 29, 2018 11:16 AM
To: Rocky Schutjer <rocky@ragedevelopment.com>; britton@ragedevelopment.com
Subject: RE: New Lease Approval - SL02811A/032218.144551

I have reviewed and approve.
Regards

From: Rocky Schutjer [mailto:rocky@ragedevelopment.com]
Sent: Tuesday, May 29, 2018 10:00 AM
To: britton@ragedevelopment.com; Simmons, Chad <Chad.Simmons@T-Mobile.com>
Subject: RE: New Lease Approval - SL02811A/032218.144551

Thanks Garr.

Chad,

Not a BTS site just a colo with CetraCom.

Rock

From: britton@ragedevelopment.com <britton@ragedevelopment.com>
Sent: Tuesday, May 29, 2018 9:35 AM
To: 'Simmons, Chad' <Chad.Simmons@T-Mobile.com>
Cc: 'Rocky Schutjer' <rocky@ragedevelopment.com>
Subject: FW: New Lease Approval - SL02811A/032218.144551