

**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.

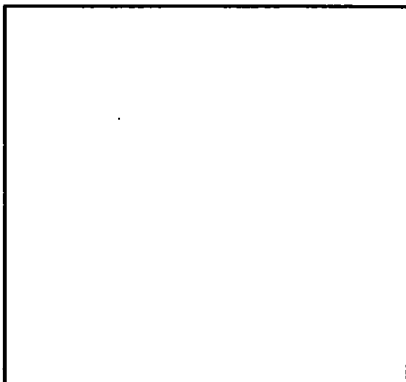
LANDLORD: Skyline Telecom

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

STATE OF Utah)
COUNTY OF Sampson) ss.

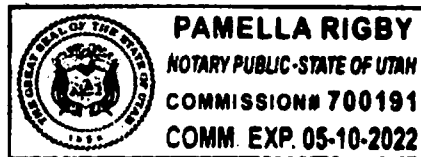
This instrument was acknowledged before me on July 19, 2018 by J. Branch Cox [title] C.E.O. of Skyline Telecom a Telecommunication Co [type of entity], on behalf of said Skyline Telecom [name of entity].

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: [Signature]

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

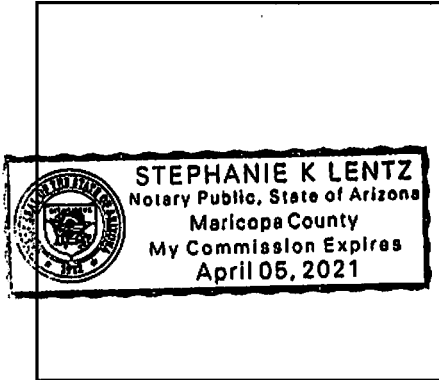
Digitally signed by
 robert.doane@t-mobile.com
 DN: cn=robert.doane@t-mobile.com
 Date: 2018.05.29 14:35:36 -0700
 T-Mobile Legal Approval

STATE OF Arizona)
) ss.
 COUNTY OF Maricopa)

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

[Signature]
 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:	<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 2278.66 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.
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		5/29/18
Market Manager (Minimum signing authority)	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="203 856 446 892" data-label="Text"> <p>Legal Approval Stamp</p> </div> <div data-bbox="495 829 787 934" data-label="Text"> <p> robert.doane@t-mobile.com <small>Digitally signed by robert.doane@t-mobile.com DN: cn=robert.doane@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

SITE LEASE AGREEMENT

This SITE LEASE AGREEMENT (this "Lease") is effective the date of the last signature on this Lease (the "Effective Date") by and between Skyline Telecom, a Utah corporation ("Landlord") and T-Mobile West LLC, a Delaware limited liability company ("Tenant").

Landlord and Tenant agree to the following:

1. **Property Description.** Landlord is the owner of the real property located at 985 South 100 West, Eureka, Utah 84628, as further described on Exhibit A (the "Property"). The Property includes the premises which is comprised of approximately 32 square feet plus any additional portions of the Property which Tenant may require for the use and operation of its facilities as generally described on Exhibit B (the "Premises"). Tenant reserves the right to update the description of the Premises on Exhibit B to reflect any modifications or changes.

2. **Option.** Landlord grants to Tenant an option to lease the Premises on the terms and conditions described in this Lease (the "Option"). The Option shall commence on the Effective Date and shall continue for a period of one (1) year (the "Option Period"). The Option Period will be automatically extended for successive three (3) additional one (1) year periods, unless Tenant provides written notice to the Landlord of its election to exercise or not renew its Option. For each Option Period, Tenant shall pay Landlord One Thousand Two Hundred Fifty and No/100 Dollars (\$1,250.00).

3. **Landlord Cooperation.** During the Option Period and Term (as defined below), Landlord shall cooperate with Tenant's due diligence activities, which shall include, but not be limited to, access to the Property for inspections, testing, permitting related to the Permitted Uses (as defined below). Landlord authorizes Tenant to sign, file, submit and obtain all zoning, land use and other applications for permits, licenses and approvals required for the Permitted Uses from all applicable governmental and quasi-governmental entities (collectively, the "Governmental Approvals"), and to the fullest extent necessary, Landlord grants Tenant and its agents power of attorney to take all such actions on behalf of and in the name of Landlord. Landlord's cooperation shall include the prompt execution and delivery of any documents necessary to obtain and maintain Government Approvals or utility services. Additionally, Landlord shall not take any actions which are in conflict with or interfere with Tenant's Governmental Approvals.

4. **Antenna Facilities and Permitted Uses.** Tenant leases the Premises for its equipment, personal property and improvements associated with Tenant's wireless communications business (the "Antenna Facilities"). The Premises may be used for the construction, installation, operation, maintenance, repair, addition, modification, upgrading, removal or replacement of any and all Antenna Facilities (the "Permitted Uses") for no fee or additional consideration. The Antenna Facilities shall remain the exclusive property of Tenant and shall not be considered fixtures. Tenant, at its expense, may use any and all reasonable means as Tenant deems necessary to control, secure or restrict access to the Antenna Facilities. Landlord hereby waives any and all lien rights it may have concerning the Antenna Facilities. Notwithstanding anything to the contrary in the Lease, (a) if any portion of the Antenna Facilities will be installed on a tower owned by Landlord ("Tower"), Landlord warrants that the Tower has structural capacity to support Tenant's equipment as shown on Exhibit B, (b) Tenant shall have the right to install the equipment shown on Exhibit B at any time during the Term without any increase in Rent, and (c) during the Term, Landlord shall reserve space and loading capacity on the Tower for Tenant's equipment shown on Exhibit B. If necessary to maintain service, Tenant shall have the right

to locate a cell-on-wheels, or other temporary antenna facility on the Property. Landlord shall cooperate with the placement of the temporary facility at a mutually acceptable location.

5. Lease Term.

a) The Initial Term of the Lease shall be five (5) years commencing on the date of Tenant's exercise of the Option (the "Commencement Date"), and ending on the day immediately preceding the fifth (5th) anniversary of the Commencement Date (the "Initial Term"). The Initial Term, together with any Renewal Terms and Extended Periods are referred to collectively as the "Term."

b) The Initial Term shall automatically renew for five (5) successive renewal terms of five (5) years each (each a "Renewal Term"), provided, however, that Tenant may elect not to renew by providing notice prior to the expiration of the then current Term.

c) Upon the expiration of the final Renewal Term, Tenant shall have the right to continue to occupy the Premises and the Term shall automatically extend for up to nine (9) successive one (1) year periods (each, an "Extended Period"). Landlord may terminate the renewal of any Extended Period by delivery of notice at least six (6) months prior to the end of the then current Extended Period. Tenant may terminate any Extended Period at any time by delivery of notice to Landlord.

6. Rent/Other Charges.

a) Upon the Commencement Date, Tenant shall pay Landlord rent in the amount of One Thousand Two Hundred Fifty and No/100 Dollars (\$1250.00) per month (the "Rent"). Tenant shall deliver Rent to Landlord at the address specified in Section 15, or by electronic payment. The first Rent payment shall be due within thirty (30) days after the Commencement Date. Subsequent Rent shall be payable by the fifth day of each month.

b) The Rent for each successive Renewal Term shall be an amount equal to One Hundred Two percent (102%) of the Rent for the immediately preceding Term. The Rent for each Extended Period shall be an amount equal to One Hundred Two percent (102%) of the Rent for the immediately preceding Term.

c) Rent for any partial month shall be prorated on a per day basis, based on the number of days in the month in question. Landlord shall cooperate with Tenant regarding the use of any electronic rent payment systems or the provision of any associated documentation. Tenant may condition payment of Rent and any other sums payable under this Lease upon Tenant's receipt of a duly completed IRS form W-9, or similar governmental form.

d) Any charges payable under this Lease other than Rent shall be billed by Landlord to Tenant within twelve (12) months from the date the charges were incurred or due; otherwise the charges shall be deemed time-barred and forever waived and released by Landlord.

7. Interference. Tenant shall not interfere with the radio frequency communications of Landlord or any of Landlord's existing tenants as of the Effective Date. After the Effective Date, Landlord shall not install, or permit any third party to install, any equipment or structures that interfere with or restrict the operations of Tenant. Any such interference shall be deemed a material breach of this Lease by Landlord and Landlord shall

remove the cause of the interference within forty-eight (48) hours of notice. Tenant shall have the right to exercise all legal and equitable rights and remedies to end the interference.

8. Utility Services.

a) Tenant shall have the right to connect to, maintain, repair, upgrade, remove or replace existing utility related equipment and shall have the right to install new utility related equipment, including a generator, optical fiber facilities, and alternative energy related equipment, to service its Antenna Facilities, or cell-on-wheels on the Property (collectively, the "Utility Facilities").

b) Tenant shall be responsible for all utilities charges for electricity, or any other utility service used by Tenant on the Premises. Tenant may install separate meters for Tenant's utility usage. If Tenant does not install a separate meter, Tenant shall pay Landlord Two Hundred Fifty and No/100 dollars (\$250.00) per month for its utility usage.

9. Access and Easements.

a) Landlord shall furnish, at no additional charge to Tenant, unimpeded and secure access to the Premises on a 24-hours-a-day, 7-days-a-week basis to Tenant and Tenant's employees, agents, contractors and other designees.

b) Landlord grants Tenant, at no additional Rent or charge, easements on, over, under and across the Property for ingress, egress, communications, power and other utilities, construction, demolition and access to the Premises and any Utility Facilities (collectively, the "Easements"). Landlord shall not modify, interrupt or interfere with any communications, electricity, or other utility equipment and easements serving the Property, except with the prior written approval of Tenant.

10. Termination. Tenant may terminate this Lease without further liability, upon thirty (30) days prior written notice to Landlord, for any of the following reasons: (i) changes in local or state laws or regulations which adversely affect Tenant's ability to operate; (ii) a Federal Communications Commission ("FCC") ruling or regulation that is beyond the control of Tenant; (iii) technical or economic reasons; or (iv) if Tenant is unable to obtain any Governmental Approval required for the construction or operation of Tenant's Antenna Facilities. Upon ninety (90) days prior written notice to Landlord, Tenant may terminate this Lease for any or no reason.

11. Casualty and Condemnation. If the Premises or Antenna Facilities are damaged or destroyed by wind, fire or other casualty, Tenant shall be entitled to negotiate, compromise, receive and retain all proceeds of Tenant's insurance and other claims and Tenant may terminate the Lease by written notice to Landlord. If the Premises, any Easements or Antenna Facilities are taken or condemned by power of eminent domain or other governmental taking, then: (a) Tenant shall be entitled to negotiate, compromise, receive and retain all awards attributable to (i) the Antenna Facilities, (ii) Tenant's leasehold interest in the Property, (iii) any moving or relocation benefit available to Tenant and (iv) any other award available to Tenant that is not attributable to Landlord's title to or interest in the Property. If the Antenna Facilities are not operational due to casualty or condemnation, Tenant shall have the right to abate the Rent for that period time. In addition, Tenant may terminate the Lease by written notice to Landlord.

12. Default and Right to Cure. A party shall be deemed in default under this Lease if it fails to make any payment, or to perform any obligation required of it within any applicable time period specified and does not commence curing such breach within thirty (30) days after receipt of written notice of such breach from the

non-defaulting party ("**Default**"). This Lease, or Tenant's rights of possession shall not be terminated due to any Tenant Default unless: (a) the Default is material; (b) Landlord shall have given Tenant not less than thirty (30) days prior written notice, after the expiration of the cure period described above, and Tenant fails to cure or commence the cure of such Default within the second thirty (30) day notice period; and (c) Landlord lacks any other adequate legal or equitable right or remedy.

13. Taxes. Landlord shall pay when due all real estate taxes and assessments for the Property, including the Premises. Notwithstanding the foregoing, Tenant shall reimburse Landlord for any personal property tax paid for by Landlord which is solely and directly attributable to the presence or installation of Tenant's Antenna Facilities during the Term. Landlord shall provide prompt and timely notice of any tax or assessment for which Tenant is liable. Tenant shall have the right to challenge any tax or assessment and Landlord shall cooperate with Tenant regarding such challenge.

14. Insurance and Subrogation and Indemnification.

a) During the Term, Tenant and Landlord each shall maintain Commercial General Liability Insurance in amounts of One Million and no/100 Dollars (\$1,000,000.00) per occurrence and Two Million and no/100 Dollars (\$2,000,000.00) aggregate. Each party may satisfy this requirement by obtaining the appropriate endorsement to any master insurance policy such party may maintain. Tenant and Landlord shall each maintain "all risk" or "special causes of loss" property insurance on a replacement cost basis for their respectively owned real or personal property.

b) Landlord and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of an insured loss, neither party's insurance company shall have a subrogated claim against the other party.

c) Subject to the property insurance waivers set forth in the preceding subsection (b), Landlord and Tenant each agree to indemnify and hold harmless the other party from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liabilities, including reasonable attorneys' fees, to the extent caused by or arising out of: (i) any negligent acts or omissions or willful misconduct in the operations or activities on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, (ii) any spill or other release of any Hazardous Substances (as defined below) on the Property by the indemnifying party or the employees, agents, contractors, licensees, tenants or subtenants of the indemnifying party, or (iii) any breach of any obligation of the indemnifying party under this Lease. The indemnifying party's obligations under this subsection are contingent upon its receiving prompt written notice of any event giving rise to an obligation to indemnify the other party and the indemnified party's granting it the right to control the defense and settlement of the same.

d) Tenant shall not be responsible or liable to Landlord or any third party for any claims, damages, costs, expenses, including liens, fines, penalties or other enforcement actions, attributable to any pre-existing violations of applicable laws, codes, ordinances or other regulations relating to the Property (collectively, "**Pre-Existing Violations**"). To the extent Tenant is or may be required to cure such Pre-Existing Violations in order to obtain any Governmental Approvals for its Permitted Uses of the Premises, however, Tenant shall have the right, but not the obligation, to cure such Pre-Existing Violations and deduct the curative costs from Rent payable under this Lease.

e) The provisions of subsections (b) and (c) above shall survive the expiration or termination of this Lease.

15. **Notices.** All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. Landlord or Tenant may from time to time designate any other address for this purpose by providing written notice to the other party.

If to Tenant, to:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance /SL02811A

If to Landlord, to:
Skyline Telecom
35 South State
Fairview, Utah 84629

Per the W-9 Form Rent is to be paid to:
Skyline Telecom, a Utah corporation
35 South State, Fairview, Utah 84629

16. **Quiet Enjoyment, Title and Authority.** Landlord covenants and warrants that: (a) Landlord has full right, power and authority to execute and perform this Lease and to grant Tenant the leasehold interest and Easements contemplated under this Lease; (b) Landlord has good and unencumbered title to the Property, free and clear of any liens or Mortgages (defined below) which will interfere with Tenant's Permitted Uses and any rights under this Lease; (c) the execution and performance of this Lease shall not violate any laws, ordinances, covenants, or the provisions of any Mortgage, lease, or other agreement binding on Landlord; (d) Tenant's use and quiet enjoyment of the Premises will not be disturbed; and (e) Landlord will be responsible, at its sole cost and expense, for maintaining all portions of the Property in good order and condition and in compliance with all applicable laws, including without limitation, the roof, any support structure owned by Landlord, HVAC, plumbing, elevators, landscaping and common areas.

17. **Environmental Laws.** Landlord and Tenant shall comply with all federal, state and local laws in connection with any substances brought onto the Property that are identified by any law, ordinance or regulation as hazardous, toxic or dangerous (collectively, the "**Hazardous Substances**"). Tenant agrees to be responsible for all losses or damage caused by any Hazardous Substances that it may bring onto the Property and will indemnify Landlord for all such losses or damages. Landlord agrees to be responsible for all losses or damage caused by any Hazardous Substances on or entering the Property, except those brought onto the Property by Tenant, and will indemnify Tenant for all such losses or damages including the cost of any investigation or remediation, or other actions required to comply with applicable law. Landlord represents that it has no knowledge of any Hazardous Substances on the Property.

18. **Assignment.**

a) Tenant shall have the right to assign, sublease or otherwise transfer this Lease, upon written notice to Landlord. Upon an assignment or transfer, Tenant shall be relieved of all liabilities and obligations and Landlord shall look solely to the transferee for performance under this Lease. Upon receipt of a written request from Tenant, Landlord shall promptly execute an estoppel certificate.

b) Landlord shall have the right to assign and transfer this Lease only to a successor owner of the Property. Only upon Tenant's receipt of written verification of a sale, or transfer of the Property shall Landlord be relieved of all liabilities and obligations and Tenant shall look solely to the new landlord for performance under this Lease. Until Tenant receives required information and documents, Tenant shall not be responsible for any failure to make payments under this Lease and reserves the right to hold payments due under this Lease. Landlord shall not attempt to assign, or otherwise transfer this Lease separate from a transfer of ownership of the Property (the "**Severance Transaction**"), without the prior written consent of Tenant, which consent may be withheld or conditioned in Tenant's sole discretion. If Tenant consents to a Severance Transaction, Landlord and its successors and assigns shall remain jointly and severally responsible for the performance of all duties and obligations of the Landlord under this Lease.

19. Relocation. Landlord must provide Tenant at least six (6) months written notice of any repairs, maintenance or other work (the "**Work**") during the Term of the Lease which would require the temporary relocation of the Antenna Facilities. Landlord agrees that the Work will not interfere with or alter the quality of the services provided by the Antenna Facilities. Landlord will reimburse Tenant for all expenses incurred by Tenant required to accommodate the Work.

20. Marking and Lighting Requirements. If any tower or other support structure for Tenant's Antenna Facilities is owned by Landlord, Landlord acknowledges that Landlord shall be responsible for compliance with all marking and lighting requirements of the Federal Aviation Administration and the FCC. Landlord shall indemnify and hold Tenant harmless from any fines or other liabilities caused by Landlord's failure to comply with these requirements.

21. Miscellaneous.

a) The prevailing party in any litigation or other legal proceedings arising under this Lease (including any appeals and any insolvency actions) shall be entitled to reimbursement from the non-prevailing party for reasonable attorneys' fees and expenses.

b) This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements with respect to the subject matter and Property. Any amendments to this Lease must be in writing and executed by both parties.

c) Landlord agrees to cooperate with Tenant in executing any documents which Tenant deems necessary to insure and protect Tenant's rights in, or use of, the Premises. Landlord shall execute and deliver: (i) a Memorandum of Lease in substantially the form attached as Exhibit C; and (ii) if the Property is encumbered by a deed, mortgage or other security interest (each, a "**Mortgage**"), a subordination, non-disturbance and attornment agreement using Tenant's form.

d) This Lease shall be construed in accordance with the laws of the state or territory in which the Property is located, without regard to the principles of conflicts of law.

e) If any term of this Lease is found to be void or invalid, the remaining terms of this Lease shall continue in full force and effect. Any questions of particular interpretation shall be interpreted as to their fair meaning.


f) Each party hereby represents and warrants to the other that this Lease has been duly authorized, executed and delivered by it, and that no consent or approval is required by any lender or other person or entity in connection with the execution or performance of this Lease.

g) If either party is represented by any broker or any other leasing agent, such party is responsible for all commission fee or other payment to such agent.


h) This Lease and the interests granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

i) This Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed facsimile and electronic copies of this Lease shall legally bind the parties to the same extent as original documents.

LANDLORD: Skyline Telecom

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

TENANT: T-Mobile West LLC

By: 
Printed Name: Todd VanCleve
Title: Area Director, Network Engineering and Ops
Mountain West Area
Date: 5/29/18

Digitally signed by
robert.doane@t-mobile.com
DN: cn=robert.doane@t-
mobile.com
Date: 2018.05.25 14:31:00
-07'00'

robert.doane@
t-mobile.com

T-Mobile Legal Approval

EXHIBIT A
Legal Description

Property address of 985 South 100 West, Eureka, Utah 84628
Assessor's tax parcel number of XF00-6119-C

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.

EXHIBIT B

Subject to the terms and conditions of this Lease, the location of the Premises is generally described and depicted as shown below or in the immediately following attachment(s).

However, it is expressly agreed and understood by and between the Landlord and Tenant that the exact and precise location of the Tenant's Antenna Facilities are subject to review and approval by the planning and/or zoning Boards having jurisdiction over the Property.

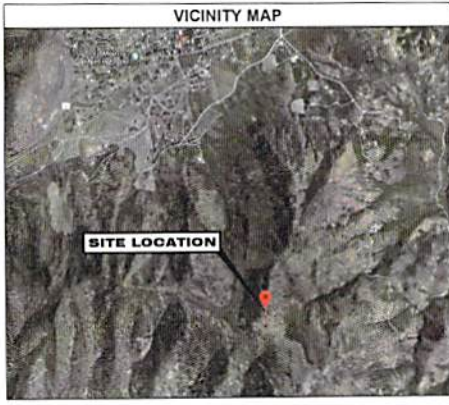
Notwithstanding anything to the contrary, the specific number and type of equipment described in the Exhibit is for illustrative purposes only and in no way limits Tenant's ability to alter, replace, add to, expand, enhance, modify, supplement, replace, refurbish, relocate or upgrade any such equipment within the Premises.

PROPERTY INFORMATION:
THE INFORMATION CONTAINED IN THIS
SET OF DRAWINGS IS PREPARED BY
MAYNARD AND ASSOCIATES, INC. AND IS
FOR THE USE OF THE CLIENT ONLY. NO
OTHER THAN THAT WHICH RELATES TO
T-MOBILE SERVICES IS STRICTLY
PROHIBITED.



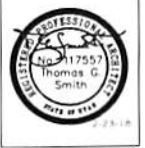
SL02811A EUREKA
985 SOUTH 100 WEST
EUREKA, UT 84628

LAT/LONG 39.93849900, -112.10629200



DRAWING INDEX	
T1	TITLE SHEET
N1	GENERAL NOTES
A1	SITE LOCATION PLAN
A2	EQUIPMENT SITE PLAN
A3	TOWER ELEVATION
A4	EQUIPMENT DETAILS
A5	SITE DETAILS
E1	GROUNDING PLAN
E2	POWER, TELEPHONE, GROUNDING
E3	SITE NOTES
E4	ANTENNA DIAGRAM

PROJECT SUMMARY	
PROPERTY INFORMATION	CENTRACOM
TOWER OWNER	SL02811A
SITE ID	
ZONING CLASSIFICATION	UNIMPROVED WIRELESS TELECOMMUNICATIONS FACILITY
CONSTRUCTION TYPE	NEW USE
OCCUPANCY	UNIMPROVED WIRELESS TELECOMMUNICATIONS FACILITY



REVISIONS		
DATE	DESCRIPTION	INT
1/2/18	ZD (P#48)	ACH
1/31/18	ZD (P#48)	ACH
2/1/18	ZD (P#48)	ACH
2/16/18	CD (P#48)	ACH
2/23/18	CD (P#48)	ACH

APPROVALS			
APPROVED BY	PRINT NAME	INITIALS	DATE
PROJECT MANAGER			
RF ENGINEER			
OPS MANAGER			
CONSTRUCTION			
LANDLORD			

CONTACT INFORMATION	
TOWER OWNER CENTRACOM 35 SOUTH STATE FAIRVIEW, UT 84629	SITE ACQUISITION FIRM RAGE DEVELOPMENT LLC 2181 HUGO AVENUE SALT LAKE CITY, UT 84117
NETWORK SYSTEMS OWNER T-MOBILE 121 WEST ELECTION RD STE. 330 DRAPER, UT 84020	A/E FIRM SMITH HYATT ARCHITECTS 845 SOUTH MAIN STREET BOUNTIFUL, UTAH 84010

SL02811A
EUREKA
985 SOUTH 100 WEST
EUREKA, UT 84628

DRAWING NO. T-1

GENERAL NOTES

DATE: 12/20/2017

DRAWN BY: MOBY DEUTER

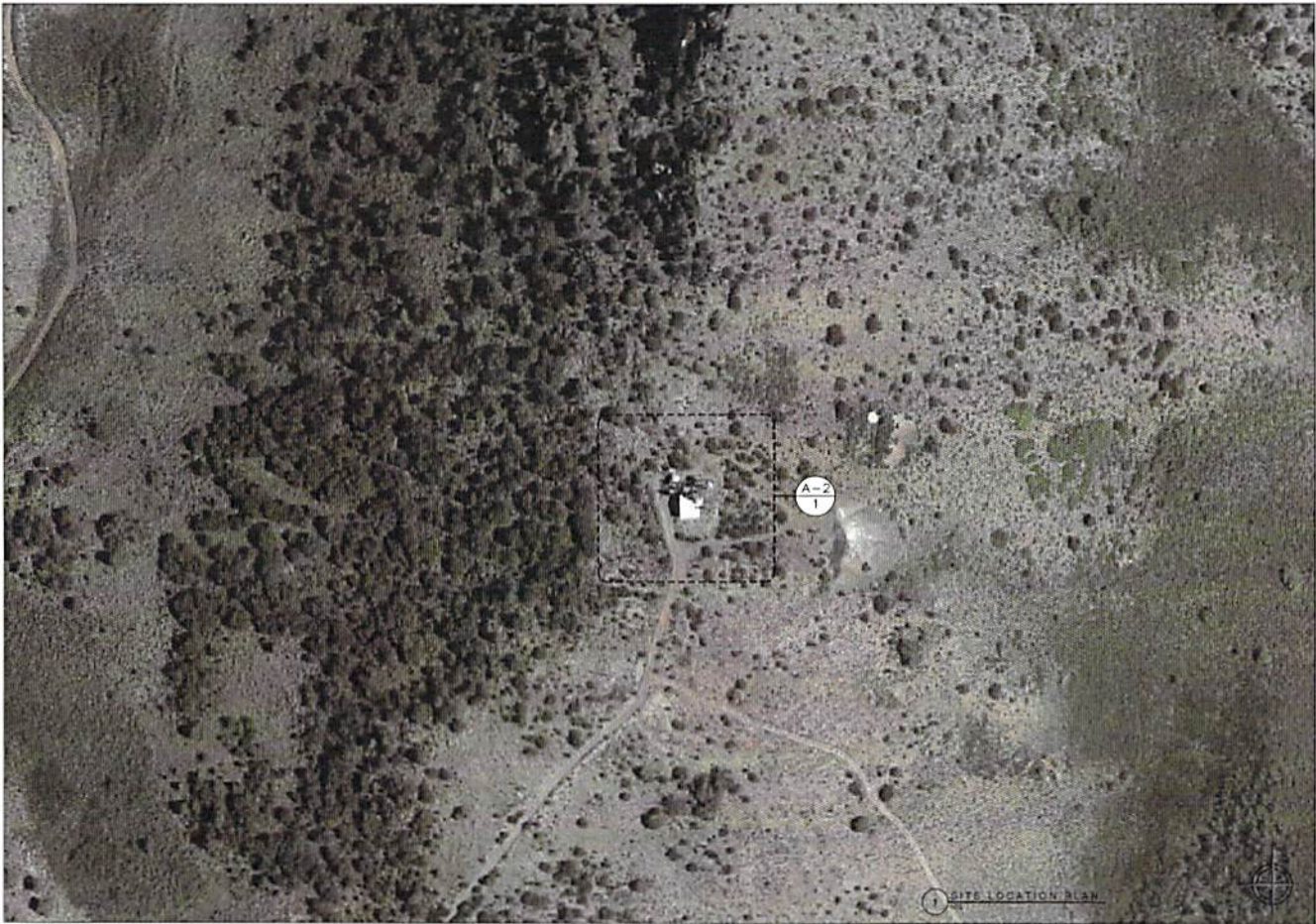
CHECKED BY: MOBY DEUTER

DESIGNED BY: MOBY DEUTER

PROJECT: SUD2811A EUREKA SUBSTATION WEST EUREKA, UT 84303

NO. 1-N

NO.	DESCRIPTION
1	DRAWINGS WERE PREPARED FROM STANDARDIZED DETAILS DEVELOPED AND PROVIDED BY T-MOBILE WEST, LLC (T-MOBILE). STANDARDIZED DETAILS ARE TO BE CONFIRMED AND CORRELATED AT THE SITE BY THE CONTRACTOR. STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO, AND APPROVED BY, T-MOBILE PRIOR TO START OF WORK.
2	DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAM PURPOSES ONLY. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.
3	THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND AS DISCUSSED ON THE SITE WALK.
4	PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF T-MOBILE VERBALLY AND IN WRITING.
5	THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS.
6	THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7	THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURERS' SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8	ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, STATE JURISDICTIONAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND MUNICIPAL, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
9	GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUM CLASSIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
10	NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE. CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH UL LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11	CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH UL LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
GENERAL CONSTRUCTION NOTES	
12	CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
13	CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
14	CONTRACTOR TO VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO EXCAVATION.
15	CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, ESSENTIALS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
16	CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION DAILY AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
17	THE ARCHITECT/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL BEAR IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR EXCLUSIVE AND ENTIRE RESPONSIBILITY FOR VERIFYING THE PROJECT AND IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE PROJECT AND IMPROVEMENTS. THE RESPONSIBILITY OF NOTIFYING (IN WRITING) T-MOBILE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR PROPOSAL IN THE EVENT OF DISCREPANCIES. THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
18	THE CONTRACTOR SHALL PERFORM WORK DURING OWNERS' PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
19	THE CONTRACTOR SHALL PROVIDE T-MOBILE CORPORATION PROPER INSURANCE CERTIFICATES NAMING T-MOBILE WEST, LLC AS ADDITIONAL INSURED, AND T-MOBILE WEST, LLC PROOF OF LICENSE(S) AND PL & PD INSURANCE.
CODE COMPLIANCE	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.	
A. UTAH UNIFORM BUILDING STANDARD ACT RULES (IBC)	
B. 2015 INTERNATIONAL BUILDING CODE (IBC)	
C. 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101)	
D. 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101)	
E. 2015 INTERNATIONAL MECHANICAL CODE (IMC)	
F. LOCAL BUILDING CODE	
G. CITY OR COUNTY ORDINANCES	
IMPORTANT NOTICE	
THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ALE FIRM CANNOT GUARANTEE THE CORRECTNESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT.	



...T...Mobile

RAGE
DEVELOPMENT LLC

SMITH HYATT
ARCHITECTS
465 SOUTH MAIN, SUITE 200, FARMINGTON, CT 06032
860.639.7272 FAX 860.639.7273



DATE 12/06/2017

DRAWN BY ACH

CHECKED BY ROCKY SCHUTZLER

REVISIONS

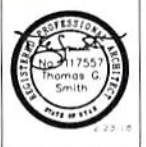
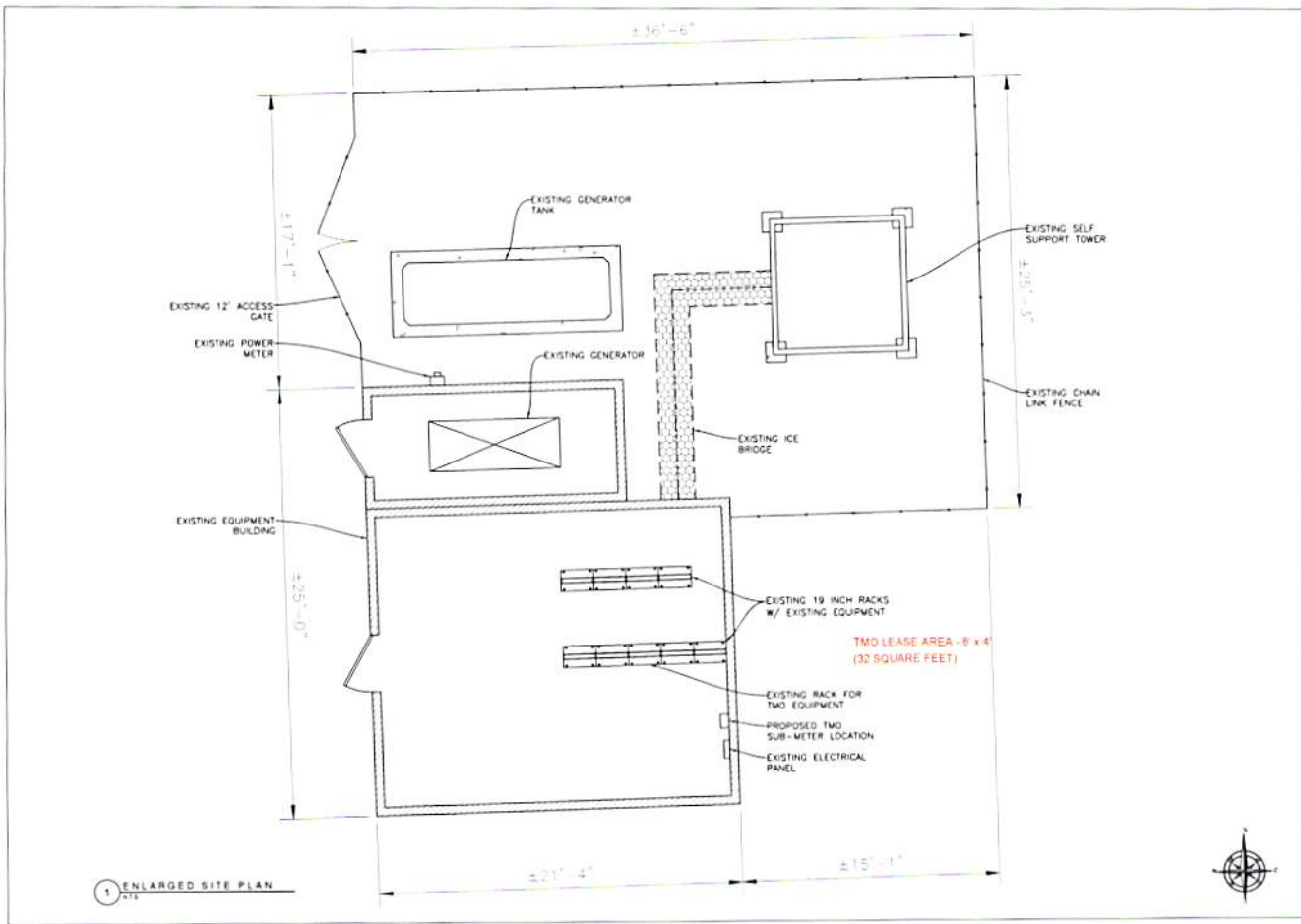
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1/17/18	ZD (P-FIN)	ACH
3/1/18	ZD (P-FIN R1)	ACH
2/16/18	CD (P-FIN)	ACH
2/23/18	CD (P-FIN)	ACH

SU02811A
EUREKA
985 SOUTH MAIN STREET
EUREKA, UT 84203

DRAWING NO. 1
SITE LOCATION PLAN

A-1

1 SITE LOCATION PLAN



DATE 12/26/2017
 DRAWN BY ACH
 CHECKED BY ROCKY SCHULTER

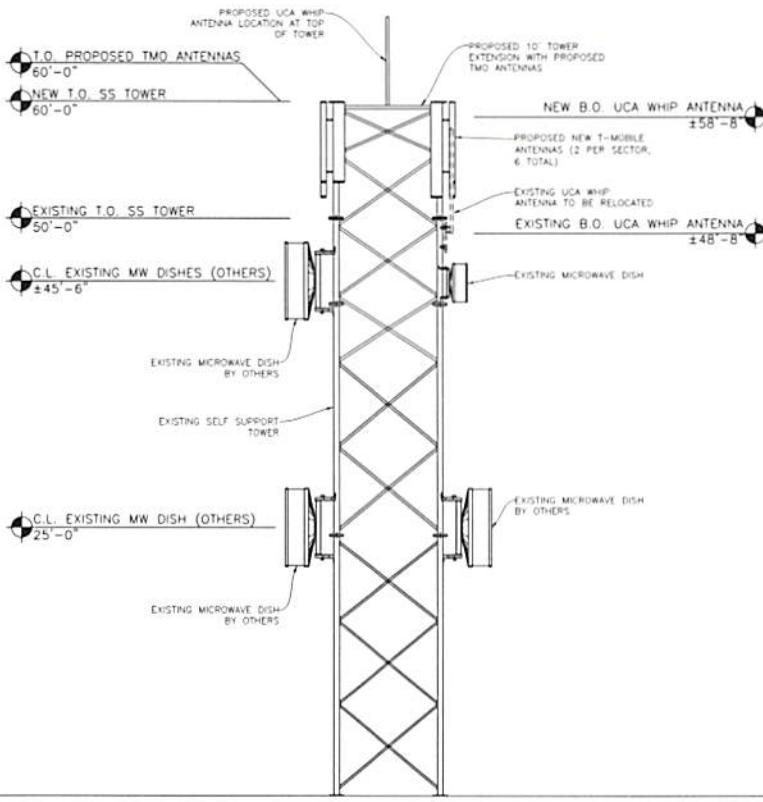
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12/18	2D (Final)	ACH
2/1/18	2D (Final R1)	ACH
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2/23/18	CD (Final)	ACH

SLO2811A
 EUREKA
 1805 SOUTH 100 WEST
 EUREKA, UT 84302

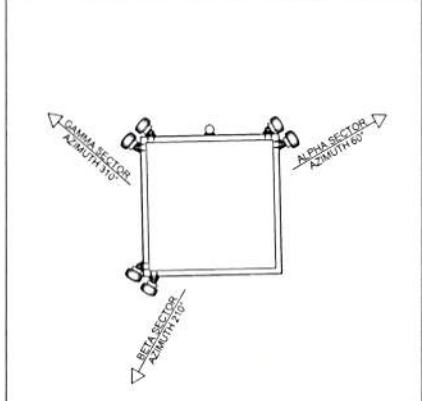
DRAWING NO. ENLARGED SITE PLAN
 DRAWING NO. A-2



*** PLEASE NOTE REQUIRED TOWER EXTENSION/MODIFICATION PER STRUCTURAL ANALYSIS REPORT BY ANDERSON ENGINEERING, DATED 2/22/18 ***



2 TOWER ELEVATION
NTS



1 PROPOSED ANTENNAS
NTS



DATE: 12/06/17
DRAWN BY: ACH

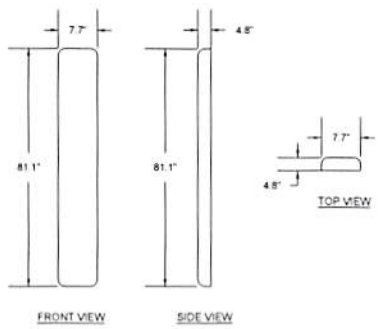
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2/16/18	CD (Final)	ACH
2/23/18	CD (Final)	ACH

SLO2811A
EUREKA
986 S. STATE WEST
EUREKA, UT 84628

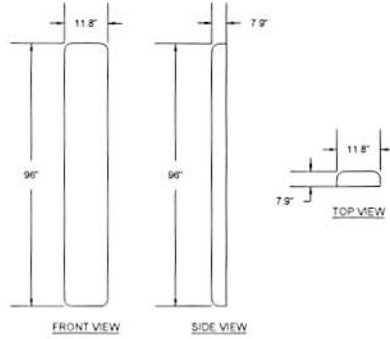
DRAWING TITLE: TOWER ELEVATION
DRAWING NO: A-3

CELLMAX CMA-B/6521/E0-6/RMU/TB05 (DUAL)



4 ANTENNA DETAIL
N/A

RFS APXVAA24 43-U-A20 (QUAD)



2 ANTENNA DETAIL
N/A

NEW EQUIPMENT LIST

SECTOR	TYPE	MODEL	QUANTITY
ALPHA	ANTENNA	CMA-B/6521/E0-6/RMU/TB05 (DUAL)	1
ALPHA	ANTENNA	APXVAA24 43-U-A20 (QUAD)	1
ALPHA	TMA	GENERIC TWIN STYLE 3C - PCS/AWS-7006P	1
ALPHA	CABLE	78" - 79"	4
BETA	ANTENNA	CMA-B/6521/E0-6/RMU/TB05 (DUAL)	1
BETA	ANTENNA	APXVAA24 43-U-A20 (QUAD)	1
BETA	TMA	GENERIC TWIN STYLE 3C - PCS/AWS-7006P	1
BETA	CABLE	78" - 79"	4
GAMMA	ANTENNA	CMA-B/6521/E0-6/RMU/TB05 (DUAL)	1
GAMMA	ANTENNA	APXVAA24 43-U-A20 (QUAD)	1
GAMMA	TMA	GENERIC TWIN STYLE 3C - PCS/AWS-7006P	1
GAMMA	CABLE	78" - 79"	4
SITE	RRU	2217 82	3
SITE	RRU	RRU511 84	3
SITE	RRU	RRU511 812	3

...T-Mobile

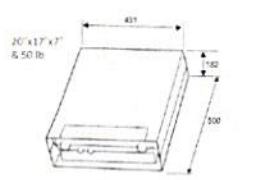


DATE: 12/20/17
DRAWN BY: ACH
CHECKED BY: ROCKY SCHULTER

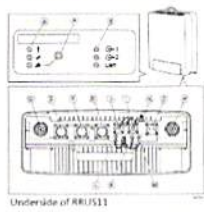
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1/3/18	ZD (PWA)	ACH
2/1/18	ZD (PWA-R1)	ACH
2/18/18	CD (PWA)	ACH
2/23/18	CD (PWA)	ACH

RRU511 – Remote Radio Unit (PCS & AWS)

Hardware Overview & Interfaces



Dimensions with Side Shield and Handle	
Height	150 mm
Width	267 mm
Depth	182 mm
Weight	2.95 kg
RRU511	2.95 kg
Color	
Gray	N/C System A



Part Number	Description	Marking
A	Manipulation button	2
B	Optical indicator	1
C	4	1
D	4	1
E	4	1
F	Optical cable 1	3P-1
G	Optical cable 2	3P-2
H	Antenna 1	A12
I	Antenna 2	A12
J	RFU (used for a RFU unit for example)	A12
K	External alarm	10
L	Close connect Pin	RKA 10
M	RKA pin	RKA Out
N	Close connect Pin	RKB 10
O	Grounding	4

Model	Output Power	Typical Power Consumption	High Load Power Consumption
RRU511 81, 84	2.5 W	0.25 W	0.45 W
RRU511 82	2.5 W	0.25 W	0.45 W
RRU511 82	1.25 W	0.125 W	0.225 W
RRU511 82	1.25 W	0.125 W	0.225 W

3 RRU DETAIL
N/A

1 NOT USED
N/A

SI02811A
EUREKA
885 SOUTH 100 WEST
EUREKA, UT 84203

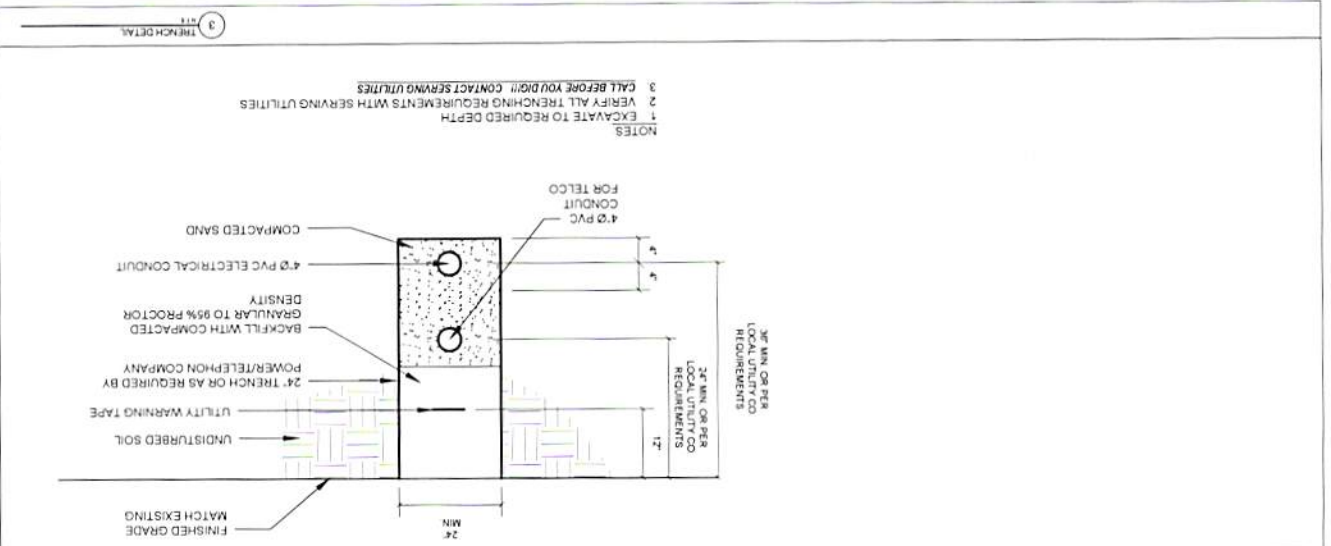
DRAWING NO. 1
EQUIPMENT DETAILS
DRAWING NO. A-4

CHANGING NO. A-5
 DRAWING TITLE: TRENCH DETAILS

SL02811A
 EUREKA
 985 SOUTH 100 WEST
 EUREKA, UT 84603

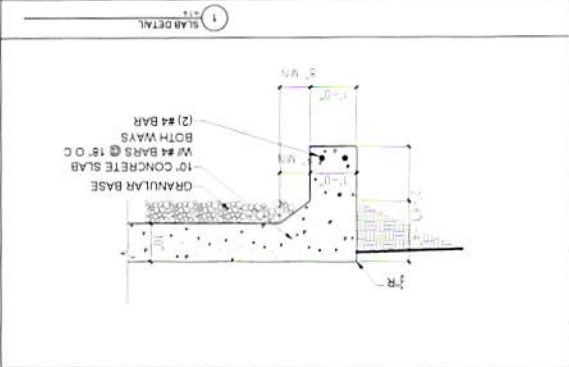
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1	12/20/07	DATE
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3	02/11/08	CD (P&M)
4	02/11/08	CD (P&M)
5	02/11/08	CD (P&M)
6	02/11/08	CD (P&M)
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REVISIONS
 CHECKED BY: MOCKY SCHULTZ
 DRAWN BY: MOCKY SCHULTZ
 DATE: 12/20/07



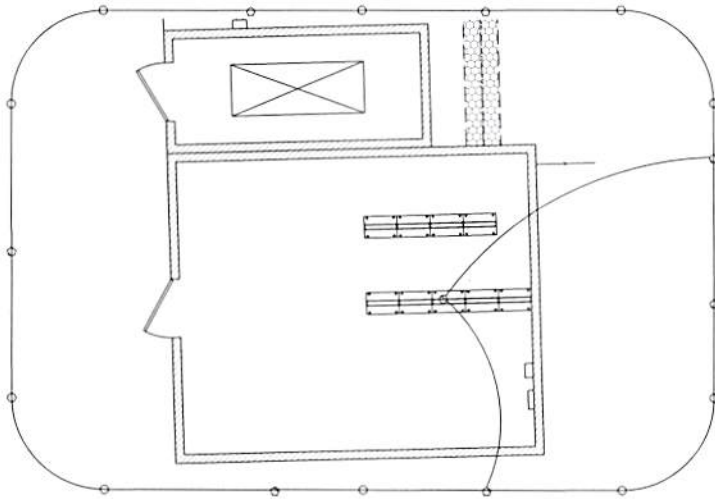
NOTES
 1 EXCAVATE TO REQUIRED DEPTH
 2 VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES
 3 CALL BEFORE YOU DIG!! CONTACT SERVING UTILITIES

30' MIN OR PER LOCAL UTILITY CO REQUIREMENTS



2 NOT USED

GROUNDING PLAN



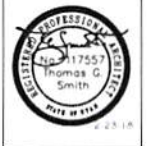
NOTE: TYPICAL GROUNDING PLAN SHOWN. CONTRACTOR TO TIE ANY NEW EQUIPMENT INTO EXISTING GROUNDING PLAN AT A MINIMUM OF TWO CONNECTIONS.

GROUNDING NOTES

1. ALL SAFETY GROUNDING OF THE ELECTRICAL EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT REVISION OF NEC.
2. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND SITE CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS. IF SITE SOIL CONDITIONS ARE CORROSIVE, USE OF A LARGER MAIN GROUND RING CONDUCTOR MAY BE NECESSARY.
3. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR MONOPOLE USING MANUFACTURERS PRACTICES.
4. ALL GROUND CONNECTIONS SHALL BE CADWELDED. ALL WIRES SHALL BE COPPER THIN THAN. ALL GROUND WIRE SHALL BE SOLID COPPER WITH GREEN INSULATED WIRE ABOVE GROUND.
5. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE TO A MAXIMUM OF 5 OHMS. IF GROUND TEST DID NOT ACHIEVE THE MAXIMUM 5 OHMS, CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING TO OHM MAX REQUIREMENT. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY A T-MOBILE REPRESENTATIVE.
6. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM AND RECEIVE APPROVAL OF DESIGN BY AN AUTHORIZED T-MOBILE REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM.
7. NOTIFY T-MOBILE IF THERE ARE ANY DIFFICULTIES INSTALLING GROUND SYSTEM DUE TO SITE SOIL CONDITIONS.
8. IF SURGE SUPPRESSOR IS AN EXTERIOR MOUNT, RUN A #2 THIN GROUND WIRE IN A 1" SCHED. 40 PVC CONDUIT TO SIDE SPLICE CADWELDED AT GROUND RING. HEAT RADIUS CONDUIT TO PRODUCE LARGE RADIUS BENDS. STRAP TO SLAB AT A MINIMUM OF TWO POINTS.
9. ALL GROUNDING WIRE RUNS AND CONNECTIONS, BOTH ABOVE AND BELOW GRADE, SHALL BE LOCATED INSIDE OF THE LEASE AREA.
10. TIE NEW GROUNDING INTO EXISTING GROUND GRID IN AT LEAST TWO LOCATIONS.
11. THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.

SYMBOL KEY

- MECHANICAL CONNECTION
- COPPER GROUND ROD
- △ CADWELDED CONNECTION
- GROUND BAR



DATE: 12/28/2017
DRAWN BY: ACH

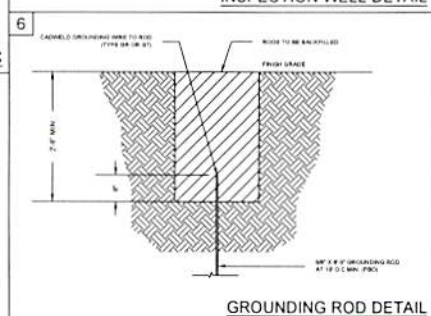
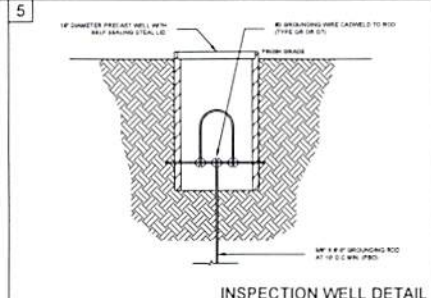
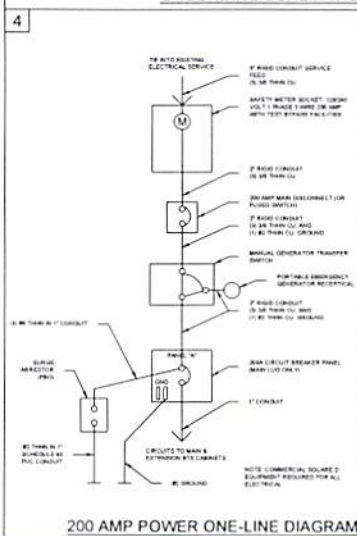
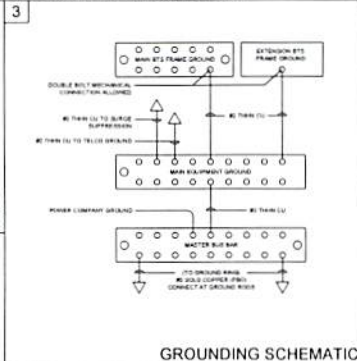
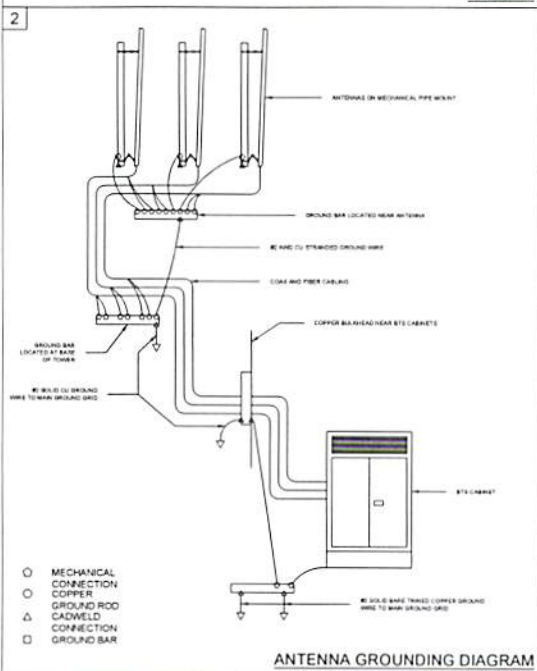
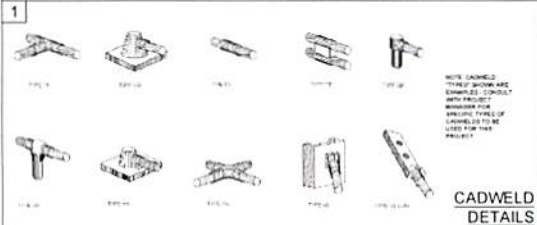
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REVISIONS		
DATE	DESCRIPTION	INT.
1/2/18	2D (Final)	ACH
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2/1/18	2D (Final R1)	ACH
2/15/18	CD (Final)	ACH
2/23/18	CD (Final)	ACH

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EUREKA, UT 84628

DRAWING TITLE: GROUNDING PLAN
DRAWING NO: E-1

TYPICAL GROUNDING DETAIL



7

1. PROVIDE DETAILED SPECIFICATION OF WIRING PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND COMMENCE CONSTRUCTION. VERIFY 1. BEFORE OF ANY ORDERED WIRING.
2. PRIOR TO ORDERING WIRING, COORDINATE ALL WIRING AND TELLER WORK WITH THE LOCAL UTILITY COMPANY AS ALL WIRING APPLY TO THIS SITE. ALL WIRING TO COMPLY WITH THE RULES AND REGULATIONS OF THE UTILITY PROVIDED.
3. IN ALL TELEPHONE FROM EXISTING PRE-CAST OR TELEPHONE WIRING TO PRE-LOCATION CONTRACTOR SHALL PRE-EXISTING WIRING ROUTING OF POWER AND TELLER FOLLOW APPLICABLE LOCAL CODES AND UTILITY REQUIREMENTS.
4. FABRICATION AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM SHALL BE DONE IN A FIRST CLASS WORKMANSHIP BY QUALIFIED PERSONNEL EXPERIENCED IN SUCH WORK.
5. PROVIDE 1\"/>

1. CONTRACTOR TO PROVIDE 1\"/>

2. ALL ELECTRICAL WIRING SHALL CONFORM TO THE EDITION OF THE NEC ACCEPTED BY THE LOCAL JURISDICTION AND TO THE APPLICABLE LOCAL CODES AND REGULATIONS.

3. MINIMIZE THE WIRING IN AN UNUSUAL MANNER SO AS NOT TO IMPED THE PROGRESS OF THE PROJECT.

4. CONTRACTOR TO VERIFY ALL WIRING WITH FINAL BY DATA SHEET FROM AN ENGINEER.

Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS

PROFESSIONAL ARCHITECT

DATE: 12/08/11

DRAWN BY: ACH

CHECKED BY: ROCKY SCHULTZER

REVISIONS		
DATE	DESCRIPTION	INT
12/11/11	2D (Final)	ACH
12/11/11	2D (Final)	ACH
2/17/12	2D (Final)	ACH
2/16/12	CD (Final)	ACH
2/23/12	CD (Final)	ACH

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EUREKA, UT 84628

DRAWING NO: E-2

SWEEP TEST PROCEDURE

THE FOLLOWING DESCRIBES THE TEST AND ANTENNAS

1. TEST EQUIPMENT SHOULD CONSIST OF A SWEEP SIGNALOR SET TO RUN BETWEEN 1800 AND 2000 MHz. DIRECTIONAL COURSE WITH AT LEAST 30 DB DIRECTIVITY AND SCALAR NETWORK ANALYZER WITH RESOLUTION OF BETTER THAN 20 DB A MATCHED 50 OHM LOAD AND SHORT CIRCUIT TERMINATION ARE ALSO REQUIRED.
2. SET UP PER THE MANUFACTURER'S INSTRUCTIONS AND CALIBRATE WITH THE SHORT FOR RETURN LOSS VSWM * INFINITY.
3. INFORM T-MOBILE OPERATIONS PERSONNEL AT THE SWITCH THAT SWEEP TESTS ARE TO BEGIN AT THE SITE TO AVOID POTENTIAL TRIP DAMAGE WITH THE ANTENNA PORT OPEN.
4. COMPOSITE RETURN LOSS, DISCONNECT THE BOTTOM JUMPER AT THE B1S AND CONNECT IT TO THE MAIN PORT OF THE BRIDGE RETURN LOSS OF THE COMPOSITE JUMPER FEEDER AND ANTENNA SHOULD BE < 1.45 DB VSWM * (1 S) BETWEEN 1800 AND 2000 MHz.
5. FEEDER RETURN LOSS TURN OFF THE TOP JUMPER AT THE ANTENNA AND CONNECT A DUMMY LOAD TO THE END OF THE SWEEP GENERATOR. DISCONNECT THE FEEDER WITH A MIN. N ADAPTER BETWEEN 1800 AND 2000 MHz. ANTENNA SHOULD BE < 1.45 DB VSWM * (1 S) BETWEEN 1800 AND 2000 MHz.
6. FEEDER RETURN LOSS. TURN OFF THE ANTENNA STARTING FROM THE ANTENNA LEFT ANTENNA MARK IT WITH ONE BAND MOVING POINT WITH ONE BAND MARK IT WITH TWO BANDS OF COLORED TAPE CONTINUE WITH THE SAME ANTENNAS YOU HAVE FOR EACH SECTOR. REPEAT THIS FOR EVERY SECTOR.
7. IF THE CONDITIONS IN 4 AND 5 ARE MET, BUT 5 AND 6 PASSED, REPLACE THE FAILED MEASURE RETURN LOSS OF MAIN ANTENNA AND RETEST IF ITEMS 5 OR 6 ARE TO 30 DB BETTER OR MORE THAN 20% REPLACE OR RETURN THE BOTTOM AND TOP JUMPER. NOTIFY T-MOBILE OF ANY FAULTY HARDWARE.

ALL TEST RESULTS SHOULD BE CLEARLY MARKED WITH SITE FEEDER NUMBER DATE AND MEASUREMENT TIME

CABLING IDENTIFICATION

THE FOLLOWING DESCRIBES THE TEST AND PROCEDURE FOR MARKING AND IDENTIFYING ANTENNA CABLING

1. LOCATION MARKINGS SHALL BE MADE BY USE OF 3M COLORED TAPE AT TYPICALLY FOUR PLACES ON THE CABLE RUN AS FOLLOWS:
 - A) ON THE COAX AT THE ANTENNA WHERE THE COAX AND JUMPER ARE CONNECTED
 - B) AT THE BASE OF THE TOWER STRUCTURE (FOR TOWER ONLY)
 - C) AT A POINT OUTSIDE THE B1S
 - D) AT CONNECTION POINT INSIDE THE B1S
2. SECTION IDENTIFICATION A SITE CAN HAVE MULTIPLE SECTIONS. EACH SECTION SHALL BE DESIGNATED BY NUMBERING EACH IN A CLOSER MANNER (THE FIRST SECTION IS THE ONE CLOSEST TO ZERO DEGREES ON NORTH).
3. FOR MORE THAN ONE ANTENNA PER SITE THE FOLLOWING WILL BE APPLIED TO:
 - A) SECTION #1 COAX WILL HAVE ONE BAND OF RED COLORED TAPE
 - B) SECTION #2 COAX WILL HAVE ONE BAND OF WHITE COLORED TAPE
 - C) SECTION #3 COAX WILL HAVE ONE BAND OF BLUE COLORED TAPE
4. IN ADDITION TO THE COLORED TAPE APPLY PERMANENT MARKINGS AS FOLLOWS:
 - ONE INCH BRASS ROUND TAGS MARKED WITH PRINCIPAL (P1), PRINCIPAL 2 (P2), PRINCIPAL 3 (P3), DIVERSITY 1 (D1), DIVERSITY 2 (D2) AND DIVERSITY 3 (D3) TO BE ATTACHED BY A FOURTEEN (14) GAUGE BLACK ELECTRICAL WIRE.

TYPICAL GROUNDING SYSTEM NOTES

1. TOWER RADIAL GROUNDING:
 - 1.1 SOLID COPPER WIRE CABLED FOR PASTER APPROVED BY PROJECT MANAGER TO TOWER BASE. EXTEND WIRE 30 MINIMUM IN SHIELDING CONDUIT TO A MINIMUM DEPTH OF 2'. ALL GROUND RODS TO BE 6 COPPER OR COPPER CLAD. FIRST GROUND RODS FROM TOWER ARE TO BE PLACED 10 EQUAL DISTANCE (BETWEEN ROD CENTERS) AND A MINIMUM OF EVERY 10' ALONG TOTAL LENGTH. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
 - 2. TOWER EQUIPMENT GROUND INTERCONNECT:
 - 2.1 ONLY ONE CONNECTION OF THIS TYPE FOR EACH TOWER. SAME CONSTRUCTION AS NOTE 1 ABOVE EXCEPT THE TERMINATION AT THE GROUNDING RING MUST BE THREE-WAY CONNECTED. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
 - 3. EQUIPMENT BUILDING RING GROUND:
 - 3.1 ALWAYS OBSERVE THE TURN DIRECTIONS SHOWN WHEN PLACING BENDS OR CONNECTIONS. USE #2 SOLID COPPER WIRE PLACED WITHIN 3" FROM EDGE OF BUILDING CONCRETE FOUNDATION AT A MINIMUM DEPTH OF 2'. ALL CONNECTIONS TO GROUND RING ARE TO BE CABLED TO TWO 3 COPPER RIBBONS ATTACHED TO OPPOSITE ENDS OF BAR OR BULKHEAD EXTENDING DIRECTLY TO GROUND. ALL WIRE CONNECTIONS TO EQUIPMENT SHELTERS INNER BONDING RING.
 - 3.2 EQUIPMENT SHELTERS INNER BONDING RING ALWAYS USE PFC INCHMET TALLEY SLEEVES WHEN ENTERING THE STRUCTURE. THIS TYPE OF BOND IS REQUIRED AT EACH OUTSIDE CORNER AND AT DISTANCES NOT TO EXCEED 50' ALONG ANY STRAIGHT WALL. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
 - 3.3 SOLID COPPER WIRE CABLED TO INNER BONDING RING AT A LOCATION EITHER ABOVE THE SOIL LINE OR JUST INSIDE INTERIOR OF BUILDING. ALWAYS USE PFC INCHMET TALLEY SLEEVES WHEN ENTERING THE STRUCTURE. THIS TYPE OF BOND IS REQUIRED AT EACH OUTSIDE CORNER AND AT DISTANCES NOT TO EXCEED 50' ALONG ANY STRAIGHT WALL. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
 - 3.4 SOLID COPPER WIRE CABLED TO BUILDING RING GROUND AND ATTACHED TO EACH INSIDE OR OUTSIDE CORNER FENCE POST AND/OR IS NOT SET IN CEMENT. PLACE AN ADDITIONAL 10' GROUND ROD AT POST LOCATION.
 - 7. GATE EQUALIZATION BOND:
 - A) SECTION #1 COAX WILL HAVE ONE BAND OF RED COLORED TAPE
 - B) SECTION #2 COAX WILL HAVE ONE BAND OF WHITE COLORED TAPE
 - C) SECTION #3 COAX WILL HAVE ONE BAND OF BLUE COLORED TAPE
 - 8. POWER / TELEPHONE TRENCH:
 - 8.1 UTILITIES CAN EITHER BE PLACED IN SAME TRENCH (INSEC. RANDOM SEPARATION) OR IN SEPARATE TRENCH AT A 36" DEPTH. ALWAYS PLACE THESE FACILITIES BELOW WHILE MAINTAINING A 36" HORIZONTAL SEPARATION AND A 12" VERTICAL SEPARATION FROM ANY RADIAL OR RING GROUND SYSTEMS IN, ON, OR ADJACENT TO THE RADIO SITE.
 - 8.2 SOLID COPPER WIRE CABLED TO FENCE EQUALIZATION WIRE AND ATTACHED TO EACH GATE POST WITH A LISTED WIRE CLAMP. IF METALLIC POST IS NOT SET IN CEMENT.
 - 9. POWER / TELEPHONE ENTRANCE:
 - 9.1 THE BUILDING RING GROUND MEETS OR EXCEEDS THE NEC ARTICLE 250 UTILITY PROTECTION GROUND. THEREFORE, INFORM LOCAL INSPECTOR THAT ADDITIONAL GROUND RODS ARE NOT REQUIRED. ALL UTILITY GROUNDS MAY BE ATTACHED TO THE #2 SOLID COPPER WIRE DETAILED IN NOTE 1 BELOW.
 - 9.2 IF LOCAL POWER COMPANY CODES REQUIRE AN ADDITIONAL GROUND ROD, BOND THE TWO FACILITIES TOGETHER AT THIS LOCATION.
 - 10. UTILITY GROUNDING ELECTRODE BOND:
 - 10.1 USE #2 SOLID COPPER WIRE PLACED WITHIN 3" OF UTILITY ENTRANCE AT DEMARCATION CABINET ENTRY POINT. ALL CONNECTIONS TO GROUND RING ARE TO BE CABLED CONNECTION TO DEMARCATION CABINET ENTRY POINT TO BE WITH A LISTED CONNECTION. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
 - 11. RADIAL GROUND / FENCE BOND CROSSINGS:
 - 11.1 USE AN INDIVIDUAL LISTED GROUNDING KITS TO REDUCE MAGNETIC COUPLING. THESE FACILITIES MUST CROSS AT 90 DEGREE ANGLE WHILE MAINTAINING 18" VERTICAL SEPARATION.
 - 11.2 COAX GROUNDING WITH 2 HOLE CRIMPED CONNECTIONS TO TOWER BONDING BUSH BAR WITH #2 THIN SOLID COPPER WIRE WITH 2 HOLE CRIMPED CONNECTIONS.
 - 12. COAX GROUNDING WITH 2 HOLE CRIMPED CONNECTIONS TO TOWER BONDING BUSH BAR WITH #2 THIN SOLID COPPER WIRE WITH 2 HOLE CRIMPED CONNECTIONS.
 - 13. GROUNDING BUSH BAR KIT:
 - 13.1 THE GROUNDING BUSH BAR AND ATTACHMENT KIT MUST BE DIRECTLY BOLTED TO THE TOWER STRUCTURE WITHOUT ELECTRICAL INSULATIONS.
 - 14. ICE BRIDGE BONDING:
 - 14.1 THE ICE BRIDGE SHOULD NOT BE BONDED TO THE TOWER STRUCTURE. IT SHOULD ONLY BE BONDED AT ONE END TO THE ENTRANCE BULKHEAD (SINGLE POINT GROUND ONLY). USE #2 THIN SOLID COPPER WIRE WITH 2 HOLE CRIMPED CONNECTIONS.
 - 15. RADIO BAY 2 COAX BULKHEAD BOND:
 - 15.1 THIS IS THE ONLY CABINET TO GROUND BOND WIRE ATTACHED TO THE RADIO BAY. USE #2 THIN SOLID COPPER WIRE WITH 2 HOLE CRIMPED CONNECTIONS OR A 3 COPPER STRAP.
 - 16. RADIO BAY ISOLATION KIT:
 - 16.1 CONTACT RADIO EQUIPMENT SUPPLIER FOR SPECIFICATION AND INSTALLATION PROCEDURES.

DATE: 12/20/21																									
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CHECKED BY: ROOBY SOUTHERN																									
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EUREKA
946 SOUTH 00 WEST
EUREKA, UT 84808

DRAWING NO: E-3

DATE: 12/20/21

DRAWN BY: MCH

CHECKED BY: ROOBY SOUTHERN

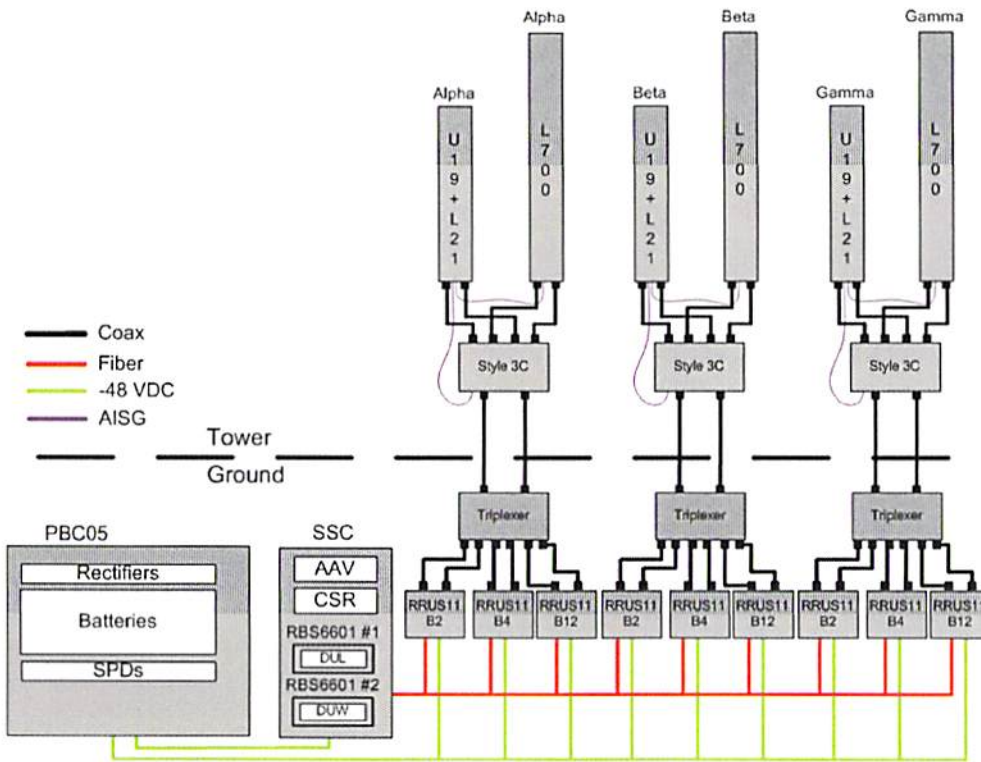


SMITH HAIRT
ARCHITECTS



••• Mobile

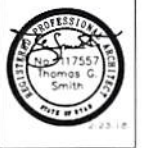
ANTENNA DIAGRAM



AT&T Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS



DATE: 12/28/2017
 DRAWN BY: ACH
 CHECKED BY: ROCKY SCHUTTER

REVISIONS		
DATE	DESCRIPTION	INT
1/2/18	ZD (Prelim)	ACH
1/11/18	ZD (Prelim)	ACH
2/1/18	ZD (Prelim-RT)	ACH
2/15/18	CD (Prelim)	ACH
2/23/18	CD (Prelim)	ACH

SLO2811A
 EUREKA
 1000 EAST
 EUREKA, UT 84603

DRAWING NO: E-4
 DRAWING TITLE: ANTENNA DIAGRAM

EXHIBIT C

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: _____

Printed Name: _____

Title: _____

Date: _____

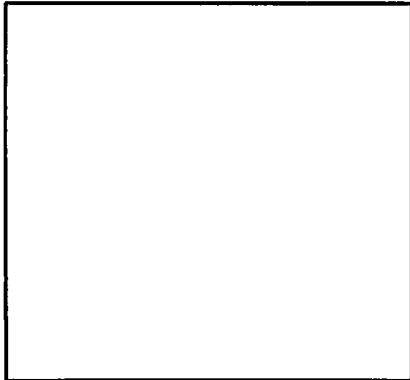
STATE OF _____)

) ss.

COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____, [title] _____ of _____ a _____ [type of entity], on behalf of said _____ [name of entity].

Dated: _____



Notary Public
Print Name _____
My commission expires _____

(Use this space for notary stamp/seal)

TENANT: T-Mobile West LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

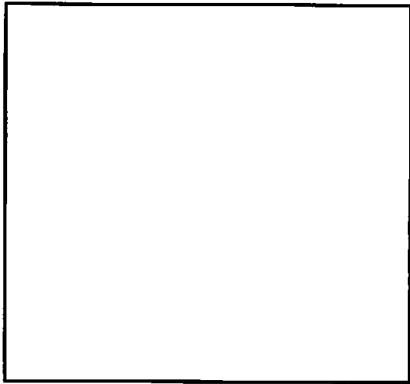
STATE OF _____)

) ss.

COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ 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
_____ 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: _____



(Use this space for notary stamp/seal)

Notary Public
Print Name _____
My commission expires _____

**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.