

Prepared by and return to:

Weiss Brown, PLLC
6263 N. Scottsdale Rd., Suite 340
Scottsdale, AZ 85250
Attn. Kristopher A. Bailey

Site Name: SRIngo

MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is made on _____, 2024, by and between LAKE HAVASU CITY, an Arizona municipal corporation, as the City, and TOWERCOM XI-B, LLC, a Delaware limited liability company, as Lessee.

1. The City and Lessee are parties to a Land Lease Agreement dated _____ (the “Lease Agreement”); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in **Mohave County, Arizona**, as more fully described in the legal description attached hereto as **Exhibit “A”** (“Leased Premises”).

2. Pursuant to the Lease Agreement, Lessee has the right and option (“Option”), exercisable at any time during the six (6) month period following the date of the Lease Agreement (“Option Period”), to exercise such option in the manner set forth in the Lease Agreement, which provides Lessee with an exclusive and irrevocable right to lease the Leased Premises.

3. If the Option is not exercised or terminated by Lessee during the Option Period, the Option shall be automatically extended for two (2) additional six (6) month periods, unless the Option is exercised or terminated by Lessee in accordance with the terms of the Lease Agreement.

4. Pursuant to the Lease Agreement, the City has granted, and by these presents does grant, to the Lessee non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the City’s property, the location of said easements being shown on **Exhibit “B”** hereto (the “Easements”). The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.

5. If the Option is exercised, the Lease Agreement provides for a term of twenty-five (25) years.

“Lessee” TowerCom XI-B, LLC,
a Delaware limited liability company

Name: Christopher Colten
Title: Vice President

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 _____)

On _____, 2024 before me, _____, a Notary Public, personally appeared **Christopher Colten**, 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 of Notary Public

(This area for official notarial seal)

Exhibit "A"

LEASED PREMISES LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 19, BLOCK 3, OF TRACT 2293, LAKE HAVASU CITY, ARIZONA, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 16, 1975, AT FEE NO. 75-15157, AND AMENDED PLAT RECORDED OCTOBER 6, 1975, AT FEE NO. 75-24938 IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 19 WHICH THE SOUTHEASTERLY CORNER OF LAID LOT 19 BEARS SOUTH 43°41'50" EAST, A DISTANCE OF 700.24 FEET; THENCE SOUTH 82°56'02" EAST, A DISTANCE OF 721.68 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 34°49'09" EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 34°49'09" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 55°10'51" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1600 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.

Exhibit "B"
(the "Easements")

12' ACCESS EASEMENT DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 19, BLOCK 3, OF TRACT 2293, LAKE HAVASU CITY, ARIZONA, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 16, 1975, AT FEE NO. 75-15157, AND AMENDED PLAT RECORDED OCTOBER 6, 1975, AT FEE NO. 75-24938 IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 12.00 FOOT STRIP OF LAND LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 19 WHICH THE SOUTHEASTERLY CORNER OF LAID LOT 19 BEARS SOUTH 43°41'50" EAST, A DISTANCE OF 700.24 FEET; THENCE SOUTH 82°56'02" EAST, A DISTANCE OF 721.68 FEET;
THENCE NORTH 34°49'09" EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 34°49'09" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 55°10'51" WEST, A DISTANCE OF 68.71 FEET;
THENCE NORTH 37°36'03" EAST, A DISTANCE OF 48.06 FEET;
THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 117.31 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

6' UTILITY EASEMENT 1 DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 19, BLOCK 3, OF TRACT 2293, LAKE HAVASU CITY, ARIZONA, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 16, 1975, AT FEE NO. 75-15157, AND AMENDED PLAT RECORDED OCTOBER 6, 1975, AT FEE NO. 75-24938 IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 6.00 FOOT STRIP OF LAND LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 19 WHICH THE SOUTHEASTERLY CORNER OF LAID LOT 19 BEARS SOUTH 43°41'50" EAST, A DISTANCE OF 700.24 FEET; THENCE SOUTH 82°56'02" EAST, A DISTANCE OF 721.68 FEET;
THENCE NORTH 34°49'09" EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 34°49'09" WEST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 34°49'09" EAST, A DISTANCE OF 118.50 FEET;
THENCE SOUTH 53°03'43" EAST, A DISTANCE OF 51.14 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.

6' UTILITY EASEMENT 2 DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 19, BLOCK 3, OF TRACT 2293, LAKE HAVASU CITY, ARIZONA, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 16, 1975, AT FEE NO. 75-15157, AND AMENDED PLAT RECORDED OCTOBER 6, 1975, AT FEE NO. 75-24938 IN THE OFFICE OF THE COUNTY RECORDER OF MOHAVE COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 6.00 FOOT STRIP OF LAND LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 19 WHICH THE SOUTHEASTERLY CORNER OF LAID LOT 19 BEARS SOUTH 43°41'50" EAST, A DISTANCE OF 700.24 FEET; THENCE SOUTH 82°56'02" EAST, A DISTANCE OF 721.68 FEET; THENCE NORTH 34°49'09" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 34°49'09" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 3.00 FEET; THENCE NORTH 34°49'09" EAST, A DISTANCE OF 33.61 FEET; THENCE SOUTH 55°10'51" EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°45'40" EAST, A DISTANCE OF 42.29 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES OF DESCRIBED EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS PARCEL.