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JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jul 30 1:12 pm FEE 40.00 BY SM
RECORDED FOR ATLAS TOWER

Title of Document: Memorandum of Lease
For 1st Recording

Grantor: STAY CC LLC
360 N 700 W # G
NORTH SALT LAKE, UT 84054-2719

Grantee: Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301

Parcel ID Number: 14:025:0198

Legal Description: COM N 847.94 FT & W 445.49 FT FR S 1/4 COR.
SEC. 20, T5S, R2E, SLB&M.; N 73 DEG 20' 51" W
224.74 FT; N 20 DEG 29' 0" W 699.61 FT; N 2 DEG
46' 37" E 340.98 FT; S 88 DEG 54' 0" E 178.48 FT; S
0 DEG 9' 0" E 148.05 FT; S 87 DEG 53' 24" E 209.09
FT; S 0 DEG 41' 0" W 344.57 FT; N 89 DEG 39' 0" W
5.86 FT; S 0 DEG 32' 9" W 164.53 FT; S 89 DEG 39'
51" E 106.5 FT; S 0 DEG 32' 9" W 268 FT; N 89 DEG
39' 51" W 35.5 FT; S 0 DEG 32' 9" W 123.72 FT TO
BEG. AREA 7.342 AC.

EXHIBIT 3

Return to:
Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301

FORM OF MEMORANDUM OF LEASE

This Memorandum of Lease evidences a Lease (“Lease”) is made upon the date of the last signee, in the recording district of Utah County, UT, by and between, STAY CC LLC (the “Landlord”), whose address is 259 Riverbend Way Ste 102 North Salt Lake, UT 84054, and Atlas Tower 1, LLC (the “Tenant”), whose address is 3002 Bluff Street, Suite 300, Boulder, CO 80301, commencing upon the earlier of (1) the election of Tenant by sending Notice of Commencement to Landlord or (2) on the first day of the month following site construction completion (the “Commencement Date”), which shall be confirmed in writing from Tenant to Landlord, for certain real property (the “Premises”), as described in Exhibit 1 attached hereto.

Landlord ratifies, restates and confirms the Lease and hereby Leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the Lease by the Landlord to Tenant of the Premises for [a/an initial] term of two hundred forty (240) months with four renewal option(s) of an additional sixty (60) months each, and further provides:

1. Landlord will attorn to any mortgagee of Tenant and will subordinate any Landlord’s lien to the liens of Tenant’s mortgagees;
2. The Lease restricts Landlord’s ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
3. The Premises may be used exclusively by Tenant for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
4. Tenant is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon; and,
5. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord.
6. Landlord authorizes Tenant, and any of Tenants agents or representatives, to seek, applies for, and secure any and all permits related to the installation of a wireless communications tower and facility.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK,
SIGNATURES BEGIN ON NEXT TWO PAGES]**

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

LANDLORD:

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STAY CC LLC

Signature: [Signature]

Printed Name: Tom Stuart

Title: Manager

Date: 7/9/19

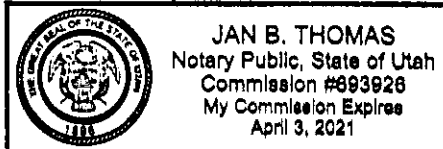
State of Utah
County of Davis

On this 9 day of July, 2019, before me personally appeared Tom Stuart to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal at office this 9 day of July, 2019

[Signature]
Notary Public

My Commission Expires: 4/3/21



TENANT:

Atlas Tower 1, LLC

Signature: [Signature]

Printed Name: Evan Eschmeyer

Title: Chief Financial Officer, Atlas Tower 1 LLC

Date: 7/12/19

State of Colorado
County of Boulder

On this 12th day of July, 2019, before me personally appeared Evan Eschmeyer, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal at office this 12th day of July, 2019.

[Signature]
Notary Public

My Commission Expires: 4-17-2022

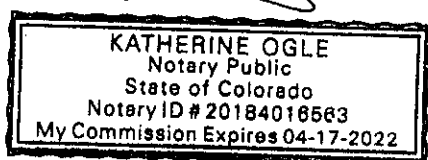


Exhibit 1

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Description of Parent Tract

Real property with parcel number 14:025:0198 and an assessor legal description of COM N 847.94 FT & W 445.49 FT FR S 1/4 COR. SEC. 20, T5S, R2E, SLB&M.; N 73 DEG 20' 51" W 224.74 FT; N 20 DEG 29' 0" W 699.61 FT; N 2 DEG 46' 37" E 340.98 FT; S 88 DEG 54' 0" E 178.48 FT; S 0 DEG 9' 0" E 148.05 FT; S 87 DEG 53' 24" E 209.09 FT; S 0 DEG 41' 0" W 344.57 FT; N 89 DEG 39' 0" W 5.86 FT; S 0 DEG 32' 9" W 164.53 FT; S 89 DEG 39' 51" E 106.5 FT; S 0 DEG 32' 9" W 268 FT; N 89 DEG 39' 51" W 35.5 FT; S 0 DEG 32' 9" W 123.72 FT TO BEG. AREA 7.342 AC..

EXHIBIT 2

The Premises is depicted/described as follows (50 feet x 50 feet, measuring 2500 sq. feet.) and will be replaced by a surveyed legal description when available.

