



\*W2376082\*

E# 2376082 PG 1 OF 7  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
19-NOV-08 824 AM FEE \$24.00 DEP SPY  
REC FOR: COURT EXPLORERS

Space Above Line Reserved For Recorder's Use

Prepared by & Return to:

Court Explorers, Inc  
111 John Street, Suite 645  
New York, NY 10038  
212-608-1585

- 1. **Title of Document:** Memorandum of Lease
- 2. **Date of Document:** Feb. 28, 2008
- 3. **Grantor:** Frank W. Clawson & Ruth Clawson, Trustees (and their Successors In Trust), The Frank W. and Ruth E. Clawson Family Trust U/A dated February 14, 2005
- 4. **Grantee:** American Tower

5. **Statutory Mailing Address(es):**

Frank Wessman Clawson & Ruth H. Clawson, *Trustees*  
10787 N 5800 W  
Highland, UT 84003

American Tower  
10 Presidential Way  
Woburn, MA 01801  
Attn: Land Management

6. **Property Address:**

676 N. 7100 East St.  
Huntsville, UT 84317

Tax Parcel ID Number: 21-0080029

Book 1951 pg. 715

**Prepared by and Return To:**  
**Attorney Justin White**  
**American Tower Corporation**  
**10 Presidential Way**  
**Woburn, M A 01801**  
**Attn: Land Management**  
**ATC Site # 310318**  
**ATC Site Name: HUNTSVILLE - Clawson**  
**Tax Parcel ID Number: 21-0080029**  
**Book 1951 pg. 715**

**MEMORANDUM OF LEASE**

This MEMORANDUM OF LEASE ("Memorandum") is entered into on the 28<sup>th</sup> day of February, 2008, by and between **Frank Wessman Clawson & Ruth H. Clawson** (hereinafter referred to as "Lessor") and **American Tower Asset Sub, LLC**, a Delaware limited liability company, its successors and/or assigns (hereinafter referred to as "Lessee").  
*Trustees*

**WITNESSETH:**

**WHEREAS**, Lessor and Nextel West Corp., predecessor-in-interest to Lessee, executed and entered into that certain Agreement dated May 11, 1998 (the "Lease"), as amended by that certain First Amendment to Communications Site Lease Agreement (Ground), by and between Lessor and Lessee, dated November 20, 2007 (the "First Amendment") for the purpose of installing, operating and maintaining a communications facility and other improvements on the Site (as described in Exhibit A attached hereto and incorporated by reference herein; said Exhibit A may be replaced with a survey depicting the actual legal description); and

**WHEREAS**, Lessor and Lessee desire to give public notice of certain provisions in the Lease.

**NOW, THEREFORE**, in consideration of the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. The terms and conditions of said Lease are incorporated into this Memorandum by reference.
2. **Premises:** Subject to the terms of the Lease, Lessor has leased to Lessee a portion of the real property described in Exhibit A attached hereto and incorporated herein by reference. Lessor hereby leases to Lessee an additional Three Hundred Twenty (320) square feet contiguous to the leased area as set forth on Exhibit B attached hereto and incorporated by reference herein. Said Exhibit B may be replaced with a survey depicting the actual legal description.

3. Term: The Lease was for an initial term of five (5) years commencing on June 8, 1998. Lessee has extended this lease for one (1) term of five (5) years. Lessee has the irrevocable right and option to extend this Lease for four (4) terms of five (5) years each.
4. This Memorandum is not a complete summary of the terms and conditions contained in the Lease. Provisions in the Memorandum shall not be used in interpreting the Lease provisions. In the event of a conflict between this Memorandum and the Lease, the Lease shall control.

[SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day first above written.

LESSOR:

WITNESSES:

Frank W. Clawson & Ruth Clawson, Trustees  
(and their Successors In Trust), The Frank W.  
and Ruth E. Clawson Family Trust U/A dated  
February 14, 2005,

Frank Wessman Clawson  
Frank Wessman Clawson

Donald S. Francis  
Signature  
Print Name: DONALD S. FRANCIS

Barbara Madsen  
Signature  
Print Name: Barbara Madsen

Ruth H. Clawson  
Ruth H. Clawson

Jackie Kirk  
Signature  
Print Name: JACKIE KIRK

Marilyn Lorenson  
Signature  
Print Name: Marilyn Lorenson

State of

County of Salt Lake

On 28 Feb 2008 before me, Julia C Baker (here insert name), a Notary Public, personally appeared Frank Wessman Clawson & Ruth H. C. Clawson, personally known to me (or 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.

WITNESS my hand and official seal.

Julia C. Baker  
Notary Public


Print Name: Julia C Baker


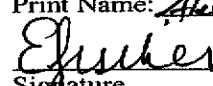
My commission expires: 8 Jan 2009



**LESSEE:**

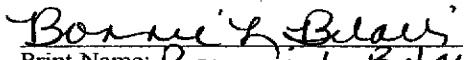
**American Tower Asset Sub, LLC,**  
a Delaware limited liability company

  
\_\_\_\_\_  
Jason D. Hirsch  
Vice President, Land Management

  
\_\_\_\_\_  
Signature  
Print Name: Alex Litan  
  
\_\_\_\_\_  
Signature  
Print Name: Erin Fischer

**COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX**

On this the 21<sup>st</sup> day of February, 2008 before me, Bonnie L. Belair, the undersigned Notary Public, personally appeared Jason D. Hirsch, proved to me through satisfactory evidence of identity, in which he is personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Vice President, Land Management, of American Tower Asset Sub, LLC, on behalf of the limited liability company.

  
\_\_\_\_\_  
Print Name: Bonnie L. Belair  
Notary Public  
Commonwealth of Massachusetts  
Commission Expires 9/5/2008

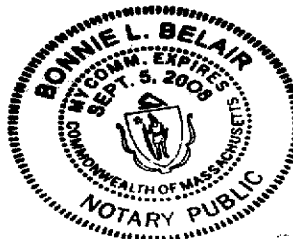


EXHIBIT A

AS SURVEYED LEASE AREA:

Beginning at a point North 90°00'00" West 807.88 feet and North 0°00'00" East 2543.90 feet from the South Quarter Corner of Section 7, Township 6 North, Range 2 East Salt Lake Base and Meridian, and running thence North 00°54'52" West and 75.00 feet; thence South 89°05'08" West 40.00 feet; thence South 00°54'52" East 75.00 feet; thence North 89°05'08" East 40.00 feet to the point of beginning. Contains 0.069 Acres (as described)

21-008-0029 pt *VB*

AS SURVEYED ACCESS EASEMENT DESCRIPTION:

Beginning at a point North 90°00'00" West 809.08 feet and North 0°00'00" East 2618.89 feet from the South Quarter Corner of Section 7, Township 6 North, Range 2 East Salt Lake Base and Meridian, and running thence North 89°05'08" East 5.00 feet to a point on a 20.00 foot radius to the right; thence along the arc of said curve 31.42 feet, chord bears South 45°54'52" East 28.28 feet; thence South 0°54'52" East 68.00 feet to a point on a 20.00 foot radius curve to the right; thence along the arc of said curve 31.42 feet, chord bears South 44°05'08" West 28.28 feet; thence South 89°05'08" West 134.98 feet to a point on a 60.00 foot radius curve to the right; thence along the arc of said curve 94.25 feet, chord bears North 45°54'52" West 84.85 feet; thence North 0°54'52" West 8.00 feet to a point on a 20.00 foot radius curve to the left; thence along the arc of said curve 31.42 feet, chord bears North 45°54'52" West 28.28 feet; thence South 89°05'08" West 911.20 feet; thence North 0°00'00" East 20.01 feet; thence South 89°05'08" West 76.82 feet; thence South 83°18'19" West 347.37 feet to the east right of way line of a public street known as 7100 East; thence North 6°41'41" West 20.00 feet; thence North 83°18'19" East 348.37 feet; thence North 89°05'08" East 103.03 feet; thence South 0°00'00" East 20.01 feet; thence North 89°05'08" East 886.00 feet to a point on a 40.00 foot radius curve to the right; thence along the arc of said curve 62.83 feet, chord bears South 45°54'52" East 56.57 feet; thence South 0°54'52" East 8.00 feet to a point on a 40.00 foot radius curve to the left; thence along the arc of said curve 62.83 feet, chord bears South 45°54'52" East 56.57 feet; thence North 89°05'08" East 134.98 feet; thence North 0°54'52" West 68.00 feet; thence South 89°05'08" West 5.00 feet; thence North 0°54'52" West 20.00 feet to the point of beginning. Containing 34,764 Square Feet or 0.80 Acres more or less.

21-008-0029 pt *VB*

EXHIBIT B

AS SURVEYED ADDITIONAL LEASE AREA:

The real property located at Huntsville, County of Weber, State of Utah, also known at the: Beginning at a point 807.88 feet North 90°00'00" West and 2543.90 feet North 0°00'00" East from the South Quarter Corner of Section 7, Township 6 North, Range 2 East Salt Lake Base and Meridian, and running thence South 00°54'52" East and 8.00 feet; thence South 89°05'08" West 40.00 feet; thence North 00°54'52" West 8.00 feet; thence North 89°05'08" East 40.00 feet to the point of beginning. Contains 320 Square Feet (as described)

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