

WHEN RECORDED RETURN TO:

Prepared by:
Lake & Cobb, PLC
1095 W. Rio Salado Pkwy, Suite 206
Tempe, AZ 85281

Space above this line for Recorder's Use

A.P.N. 58-040-0261

Prior recorded document(s) in Utah County, Utah:
March 21, 2002 at Entry No. 32387:2002
February 5, 2003 at Entry No. 17456:2003

MEMORANDUM OF GROUND LEASE MODIFICATION AGREEMENT

This Memorandum of Ground Lease Modification Agreement (the "Memorandum") is made this 11th day of JUNE, 2013, by and between **GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company** ("Lessor"), and **GOLDENSTATE TOWERS LLC, a Delaware limited liability company** ("Lessee").

RECITALS

WHEREAS, Lessor and Lessee are the current parties under that certain Communications Site Lease Agreement (Ground) dated February 21, 2002 originally by and between The Ranches, L.C., a Utah limited liability company and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications (the "Original Lease"), a memorandum of which was recorded on March 21, 2002 at Entry No. 32387:2002, and corrected by memorandum recorded on February 5, 2003 at Entry No. 17456:2003, in the Public Records for Utah County, Utah; and,

WHEREAS, the parties have modified the terms of the Original Lease by that certain Ground Lease Modification Agreement ("Agreement") dated of approximate date herewith by and between Lessor and Lessee, and wish to provide record notice of the modification of the Original Lease as amended thereby and the status of certain rights and interests thereunder through the recording of this Memorandum in the Public Records (hereafter, the Original Lease and the Agreement are referred to as the "Lease"); and,

WHEREAS, the Lease pertains to certain real property leased to Lessee (the "Leased Premises") together with access and utility easements granted to Lessee pursuant to the Lease; and

WHEREAS, the Leased Premises is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

OPERATIVE PROVISIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. The recitals hereinabove are true and correct and are incorporated herein by this reference.
2. The Lease commenced on February 21, 2003 ("Commencement Date") and will expire on February 20, 2033.
3. The parties consent to the recording of this Memorandum in the public records of the county in which the Leased Premises is situated, and agree that this Memorandum shall be executed in recordable form.
4. This Memorandum may be executed in counterparts, each of which shall constitute an original instrument.

[Execution pages follow]

IN WITNESS WHEREOF, Lessor and Lessee, having read the foregoing and intending to be legally bound hereby, have executed this Agreement as of the day and year first written above.

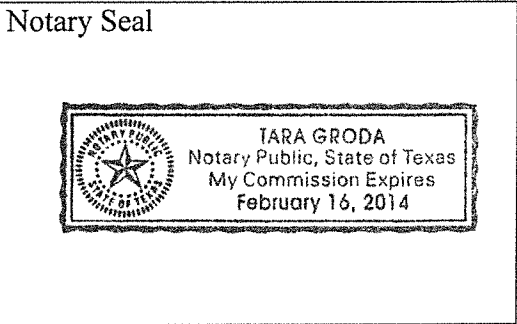
LESSOR:
GLOBAL SIGNAL ACQUISITIONS IV LLC,
a Delaware limited liability company

By: [Signature]
Print Name: Hick J Reed
Title: Land Acquisition Director

STATE OF Texas)
)ss.
COUNTY OF Harris)

On this 11 day of June 2013, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Rick Reed, the Director of GLOBAL SIGNAL ACQUISITIONS IV LLC, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Ground Lease Extension Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



[Signature]
(Signature of Notary)
My Commission Expires: 2/16/2014

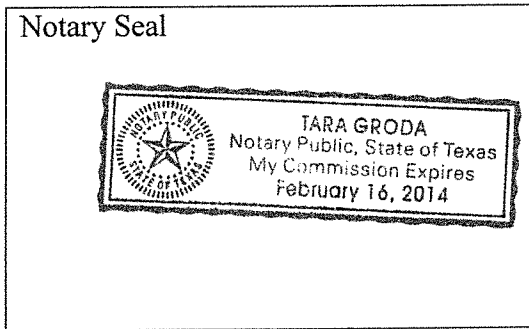
LESSEE:
GOLDENSTATE TOWERS LLC, a Delaware
limited liability company

By: [Signature]
Print Name: Rick J Reed
Title: Land Acquisition Director

STATE OF Texas)
)ss.
COUNTY OF Dan)

On this 11 day of June 2013, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Rick Reed, the Director of GOLDENSTATE TOWERS LLC, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Ground Lease Extension Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



[Signature]
(Signature of Notary)
My Commission Expires: 2/16/2014

EXHIBIT "A"
(Leased Premises and Access and Utility Easements)

LEASED PREMISES (also referred to as Tower Area):

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88°34'03" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, 1237.21 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH, 1019.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 64°15'28" EAST, 18.52 FEET; THENCE NORTH 24°49'05" WEST, 14.14 FEET; THENCE NORTH 64°58'28" EAST, 22.47 FEET; THENCE SOUTH 22°25'05" EAST, 13.88 FEET; THENCE NORTH 64°15'28" EAST, 19.59 FEET; THENCE SOUTH 25°44'29" EAST, 40.00 FEET; THENCE SOUTH 64°15'28" WEST, 60.00 FEET; THENCE NORTH 25°44'29" WEST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.062 ACRES OR 2711 SQUARE FEET MORE OR LESS.

ACCESS EASEMENT AREA:

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND BEING A 16 FOOT WIDE ACCESS EASEMENT, 8' ON EITHER SIDE OF THE CENTERLINE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88°34'03" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, 1223.45 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH, 1048.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°50'28" WEST, 69.29 FEET; THENCE SOUTH 19°34'12" WEST, 29.59 FEET; THENCE SOUTH 00°23'24" WEST, 45.24 FEET; THENCE SOUTH 17°39'05" EAST, 103.12 FEET; THENCE SOUTH 08°02'40" WEST, 23.00 FEET; THENCE SOUTH 20°13'41" WEST, 77.93 FEET; THENCE SOUTH 04°41'52" WEST, 28.35 FEET; THENCE SOUTH 18°18'18" EAST, 21.07 FEET; THENCE SOUTH 38°39'07" EAST, 67.52 FEET; THENCE SOUTH 50°53'14" EAST, 44.18 FEET; THENCE SOUTH 65°39'25" EAST, 47.31 FEET; THENCE SOUTH 50°07'27" EAST, 96.92 FEET; THENCE SOUTH 35°53'38" EAST, 11.46 FEET; THENCE SOUTH 15°58'16" EAST, 51.06 FEET; THENCE SOUTH 02°28'26" EAST, 80.81 FEET; THENCE SOUTH 13°45'23" EAST, 16.63 FEET; THENCE SOUTH 51°41'30" EAST, 34.21 FEET; THENCE SOUTH 88°28'01" EAST, 93.33 FEET; THENCE SOUTH 69°27'16" EAST, 53.68 FEET; THENCE SOUTH 59°16'10" EAST, 41.11 FEET; THENCE SOUTH 30°41'38" EAST, 38.29 FEET;

THENCE SOUTH 45°54'59" EAST, 33.78 FEET; THENCE SOUTH 66°04'58" EAST, 32.93 FEET; THENCE SOUTH 75°12'57" EAST, 61.82 FEET; THENCE SOUTH 71°33'44" EAST, 31.06 FEET; THENCE SOUTH 56°26'18" EAST, 32.82 FEET; THENCE SOUTH 50°16'57" EAST, 59.25 FEET; THENCE SOUTH 53°40'18" EAST, 32.81 FEET; THENCE SOUTH 67°35'48" EAST, 30.23 FEET TO THE POINT OF TERMINUS.

16 FOOT WIDE ACCESS EASEMENT CONTAINS 0.522 ACRES OR 22,732 SQUARE FEET MORE OR LESS.

THE SIDE LINES ARE TO BE PROLONGED OR SHORTENED AT THE NORTHERLY LINE OF RANCHES HOLDING LLC, TPN 58-040-0326 AND THE WESTERLY LINE OF THE TOWER AREA.

UTILITY EASEMENT AREA:

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND BEING A 6 FOOT WIDE ACCESS AND UTILITY EASEMENT, 3' ON EITHER SIDE OF THE CENTERLINE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 88°34'03" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, 1170.38 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH, 1021.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 64°15'31" EAST, 4.45 FEET; THENCE SOUTH 25°44'29" EAST, 31.95 FEET; THENCE SOUTH 00°00'00" EAST, 119.26 FEET; THENCE SOUTH 36°56'01" EAST, 172.59 FEET; THENCE SOUTH 01°09'48" EAST, 444.24 FEET; THENCE SOUTH 51°51'30" EAST, 11.12 FEET; THENCE SOUTH 87°12'47" EAST, 144.17 FEET; THENCE SOUTH 59°16'10" EAST, 52.94 FEET; THENCE SOUTH 30°41'38" EAST, 50.54 FEET; THENCE SOUTH 45°54'59" EAST, 28.48 FEET; THENCE SOUTH 66°04'59" EAST, 28.55 FEET; THENCE SOUTH 75°12'57" EAST, 61.01 FEET; THENCE SOUTH 71°33'44" EAST, 33.85 FEET; THENCE SOUTH 56°26'18" EAST, 35.99 FEET; THENCE SOUTH 50°16'57" EAST, 59.67 FEET; THENCE SOUTH 53°40'16" EAST, 30.23 FEET; THENCE SOUTH 67°35'46" EAST, 37.08 FEET TO THE POINT OF TERMINUS.

6 FOOT WIDE UTILITY EASEMENT CONTAINS 0.184 ACRES OR 8,023 SQUARE FEET MORE OR LESS.

THE SIDE LINES ARE TO BE PROLONGED OR SHORTENED AT THE NORTHERLY LINE OF RANCHES HOLDING LLC, TPN 58-040-0326 AND THE EASTERLY LINE OF THE TOWER AREA.