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JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Nov 04 9:23 am FEE 40.00 BY HIG
RECORDED FOR ATLAS TOWER 1 LLC

Title of Document: Memorandum of Lease
For 1st Recording

Grantor: S&S FARMS LLC
1227 E MANFIELD WY DRAPER,
UT 84020

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

Parcel ID Number: 12:033:0024

Legal Description: COM N 28'15"W 642.41 FT & W 780.76 FT FR E1/4
COR SEC 7, T5S, R1E, SLM; N 20'29"W 639.50 FT; N
89 DEG 00'57"W 104.88 FT; N 87 DEG 31'05"W 54.24
FT; N 89 DEG 38'41"W 278.06 FT; S 36'55"W 635.60;
S 88 DEG 05'58"E 170.34 FT; S 89 DEG 37'26"E
162.47 FT; S 88 DEG 27'49"E 115.07 FT TO BEG.
AREA 6.49 ACRES.

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

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MEMORANDUM OF LEASE AGREEMENT

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, S&S FARMS LLC (the "Landlord"), whose address is 1227 E MANFIELD WY DRAPER, UT 84020, 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:

S&S FARMS LLC

Signature: Stacy E. Shaha

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Printed Name: Stacy E. Shaha

Title: President

Date: July 16, 2019

State of Utah

County of Salt Lake

On this 16 day of July, 2019, before me personally appeared Stacy E Shaha, 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 16 day of July, 2019.

Rachel Canova

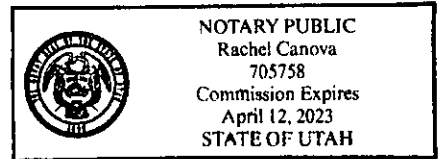
Notary Public

My Commission Expires:

April 12, 2023

TENANT:

Atlas Tower 1, LLC



Signature: Evan Eschmeyer

Printed Name: Evan Eschmeyer

Title: Chief Financial Officer, Atlas Tower I LLC

Date: 7.26.19

State of Colorado

County of Boulder

On this 26th 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 26th day of July, 2019.

Katherine Ogle
Notary Public

My Commission Expires:

4.17.2022

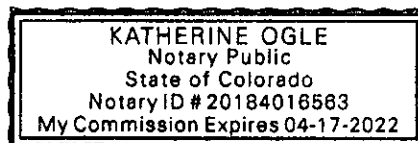


Exhibit 1

Description of Parent Tract

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Real property with parcel number 12:033:0024 and an assessor legal description of COM N 28'15"W 642.41 FT & W 780.76 FT FR E1/4 COR SEC 7, T5S, R1E, SLM; N 20'29"W 639.50 FT; N 89 DEG 00'57"W 104.88 FT; N 87 DEG 31'05"W 54.24 FT; N 89 DEG 38'41"W 278.06 FT; S 36'55"W 635.60; S 88 DEG 05'58"E 170.34 FT; S 89 DEG 37'26"E 162.47 FT; S 88 DEG 27'49"E 115.07 FT TO BEG. AREA 6.49 ACRES..

EXHIBIT 2

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**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.**