

MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of May 19th, 2016, by and between D & S Smerchek Real Estate, LLC, a Utah limited liability company ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located at 2990 South 800 West Street, Cache, County of Sanpete, State of Utah, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Land Lease Agreement as of the day and year last below written.

LESSOR: D & S Smerchek Real Estate, LLC, a Utah limited liability company

By: Dan Smerchek
Name: Dan Smerchek
Title: Partner
Date: 4/18/16

Ent 1151203 Bk 1904 Pg 1748
Date: 11-Jul-2016 02:55 PM Fee \$18.00
Cache County, UT
Michael Gleed, Rec. - Filed By JA
For DAVIS WRIGHT TREMAINE

LESSEE: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

By: Rick Goldschmidt
Name: Rick Goldschmidt
Title: Director Network Field Engineering
Date: 5/19/16

Exhibit A – Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF Kansas)
COUNTY OF Marshall) ss.

On this 18 day of April, 2016, before me, a Notary Public in and for the State of Kansas, personally appeared Dan Smerchek, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the Partner of D & S Smerchek Real Estate, LLC, a Utah limited liability company, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Darla Dick
NOTARY PUBLIC in and for the State of KS,
residing at Waterville
My appointment expires 5-19-18
Print Name Darla Dick

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STATE OF COLORADO

COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this May 19, 2016 (date) by
Rick Goldschmidt, Director Network Field Engineering of Verizon
Wireless (VAW) LLC d/b/a Verizon Wireless, a Delaware limited liability company, on behalf
of the company.

Deborah K. Essert
Notary Public

Print Name: Deborah K. Essert

My commission expires:

9/30/17

DEBORAH K. ESSERT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134061478
MY COMMISSION EXPIRES SEPTEMBER 30, 2017

Notary Seal

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EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 21, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point located South 89°45'39" East along the Section line 24.75 feet and South 0°26'23" East, along Easterly right of way line of the county road, 1331.76 feet from the Northwest corner of said Section 21, running thence North 89°30'12" East 1098.29 feet to the Westerly right of way line of the Wellsville Branch of the Oregon Shortline Railroad, thence along said Westerly right of way line the following five courses: South 1°01'07" West 909.92 feet, North 88°58'53" West 3.50 feet, South 1°01'07" West 330 feet, North 88°58'53" West 8.00 feet and South 1°01'07" West 93.00 feet to an existing fence corner (and the accepted South line of said Northwest Quarter of Section 21), thence South 89°57'21" West along said existing fence 1052.88 feet to the Easterly right of way line of the county road, thence North 0°26'23" West along said Easterly right of way line 723.54 feet to an existing fence, thence North 89°33'37" East 239.25 feet to an existing fence corner, thence North 0°26'23" West 214.50 feet, thence South 89°33'37" West 239.25 feet to the Easterly right of way line of said county road, thence North 0°26'23" West along said right of way line 385.83 feet to the point of beginning.

Tax ID: 03-019-0003

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