

11729022
09/23/2013 11:47 AM \$20.00
Book - 10179 Pg - 5188-5193
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DAVIS WRIGHT TREMAINE LLP
777 108TH AVE NE STE 2300
BELLEVUE WA 98004-5149
BY: ZJM, DEPUTY - MA 6 P.

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Davis Wright Tremaine LLP
Attn: Corinne Eng
777 108th Avenue NE, Suite 2300
Bellevue, WA 98004-5149

Space above this line is for Recorder's use

MEMORANDUM OF LEASE AND ACCESS AGREEMENT

Lessor: Kennecott Utah Copper LLC

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

Legal Description: County of Salt Lake, State of Utah
See attached Exhibit "A" for legal description

Tax Parcel #: 13-09-400-001

Reference: N/A

Site Reference: SAL KENNECOTT

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Verizon Wireless
Attn: Network Real Estate – Mountain Region
9656 S. Prosperity Road
West Jordan, Utah 84088

Space above this line is for Recorder's use

Memorandum of Lease and Access Agreement

Lessor: Kennecott Utah Copper LLC
Lessee: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless
Legal Description: County of Salt Lake, State of Utah
Official legal description as Exhibit A
Assessor's Tax Parcel ID#: 13-09-400-001

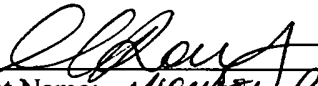
MEMORANDUM OF LEASE AND ACCESS AGREEMENT

THIS MEMORANDUM OF LEASE AND ACCESS AGREEMENT evidences that a Lease and Access Agreement (the "Lease") with an effective date of Sept. 3, 2013, by and between Kennecott Utah Copper LLC ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), which Lease replaces and supersedes in its entirety that certain Lease and Access Agreement between Lessor and Lessee, dated May 7, 1993, as amended, for a portion of certain real property located at State Highway U.T. 202 and South of Interstate Eighty (I-80), in the County of Salt Lake, State of Utah, within the property of Lessor which is described in Exhibit "A" attached hereto ("Lessor Property"), together with a right of access for an initial term of ten (10) years commencing as provided for in the Lease, which term is subject to Lessee's rights to extend the term of the Lease as provided in the Lease. The portion of the Lessor Property leased by Lessee is depicted on Exhibit "B" attached hereto.

[SIGNATURE PAGE FOLLOWS]

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

LESSOR: Kennecott Utah Copper LLC,
a Utah limited liability company

By: 
Print Name: MICHAEL ROURKE
Title: VP M&E & PROTECT.

LESSEE: Verizon Wireless (VAW) LLC,
a Delaware limited liability company d/b/a Verizon
Wireless


By:  8/20/13
Print Name: Brian Mecum
Title: Area Vice President Network

Exhibit A – Legal Description of Lessor Property
Exhibit B – Depiction of Leased Premises

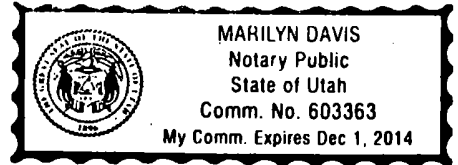
LESSOR ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3 day of September, 2013, by Michael Routledge in his/her capacity as VP of Projects of Kennecott Utah Copper LLC, a Utah limited liability company.

Marilyn Davis
NOTARY PUBLIC
Residing at: 4700 Dambreak Parkway
South Jordan, UT 84095

My Commission Expires:
1 December 2014



LESSEE ACKNOWLEDGMENT

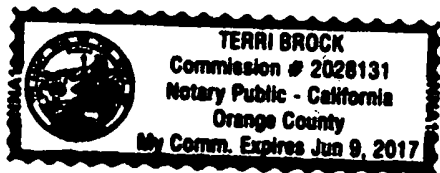
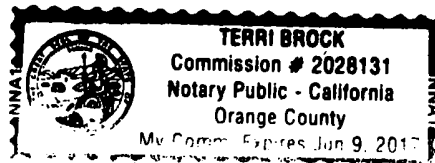
STATE OF CALIFORNIA)
: ss.
COUNTY OF ORANGE)

On August 27, 2013, before me, TERRI BROCK, Notary Public, personally appeared Brian Mecum, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jeri Brock
Signature of Notary Public



Place Notary Seal Above

**EXHIBIT A
TO
MEMORANDUM OF LEASE AND ACCESS AGREEMENT**

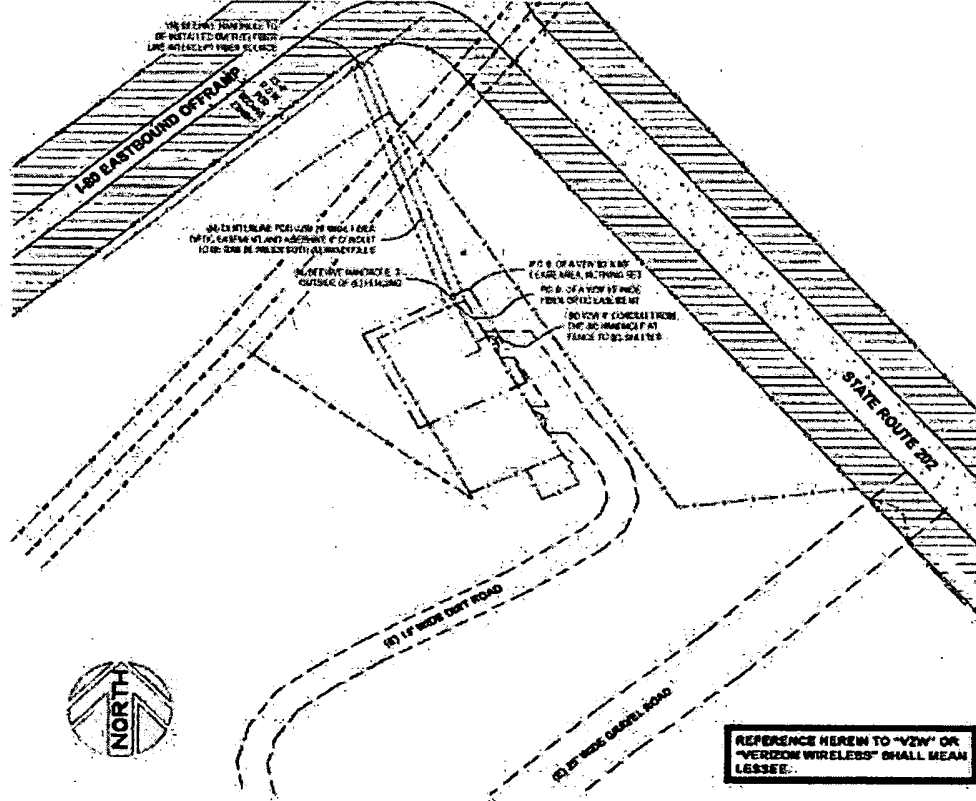
LEGAL DESCRIPTION OF LESSOR PROPERTY

All of the following described real property situated in Township 1 South, Range 3 West, Salt Lake Base and Meridian, that part of Section 9 described as follows: That part of the South half of said Section 9 lying West of the County Road right of way known as the Garfield cut-off and East of Interstate Highway No. 80.

Tax ID No: 13-09-400-001

**EXHIBIT B
TO
MEMORANDUM OF LEASE AND ACCESS AGREEMENT**

DEPICTION OF LEASED PREMISES



VERIZON WIRELESS LEASE SITE DESCRIPTION:
 BEGINNING AT A POINT LOCATED SOUTH 46°40'40" WEST 1103.61 FEET FROM A FOUND FORSGREN IRON PIPE AND CAP. SAID POINT ALSO BEING LOCATED NORTH 00°08'30" EAST 864.59 FEET AND WEST 930.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 29°07'17" EAST 60.00 FEET; THENCE SOUTH 63°42'27" WEST 60.00 FEET; THENCE NORTH 29°07'17" WEST 60.00 FEET; THENCE NORTH 63°42'27" EAST 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3600 SQ. FT. OR 0.082 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS FIBER OPTIC EASEMENT DESCRIPTION:
 A 10 FOOT WIDE NONEXCLUSIVE TERMINABLE EASEMENT FOR THE PURPOSE OF INSTALLING (1) FIBER OPTIC LINE, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED ON THE WEST FENCE LINE OF THE AMERICAN TOWER SITE #82858, SAID POINT BEING LOCATED SOUTH 46°35'12" WEST 1114.89 FEET FROM A FOUND FORSGREN IRON PIPE AND CAP, SAID POINT ALSO BEING LOCATED NORTH 00°08'30" EAST 855.56 FEET AND WEST 937.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 20°07'01" WEST 144.52 FEET, MORE OR LESS, TO AN EXISTING BEEHIVE TELEPHONE COMPANY FIBER VAULT AND TERMINATING.

CONTAINS: 0.033 ACRES, MORE OR LESS, (AS DESCRIBED).