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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
US TITLE SOLUTIONS
3 WERNER WAY, 2ND FLR
LEBANON NJ 08833
BY: NPP, DEPUTY - MA 5 P.

Prepared by:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006

Return To:
US Title Solutions
Bonnie Puskar
3 Werner Way
Lebanon, NJ 08833
908.849.3019

**ABOVE THIS LINE FOR RECORDERS USE
MEMORANDUM OF SITE LEASE AGREEMENT**

Prepared by and after Recording, return to:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance
Site: SL07013A

MEMORANDUM OF SITE LEASE AGREEMENT

A Site Lease Agreement (the "Lease") by and between **Turf Equipment & Irrigation, Inc.** a Utah corporation ("Landlord") and **T-Mobile West LLC**, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property (as more particularly described in the Lease, the "Premises"):

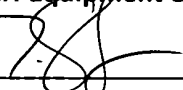
See Attached Exhibit A incorporated herein for all purposes.

Without limiting the terms and conditions of the Lease, Landlord and Tenant hereby acknowledge the following:


1. Capitalized terms used, but not otherwise defined herein, shall have the meanings ascribed to such terms in the Lease.
2. Pursuant to the Lease, Landlord has granted Tenant an option to lease the Premises (the "Option") on the terms and conditions described in the Lease. The Option is for an initial term of one (1) year commencing on the effective date of the Lease, and will be extended for up to one (1) additional and successive one (1) year periods unless Tenant provides written notice to exercise or not renew its Option.
3. Provided that the Option has been exercised by Tenant, the initial term of the Lease shall be for five (5) years and will commence on the date that Tenant exercises its Option.
4. Tenant shall have the right to extend the Lease for four (4) additional and successive five(5)-year terms which may be extended for up to nine (9) additional and successive one-year periods.
5. This memorandum is not a complete summary of the Lease. It is being executed and recorded solely to give public record notice of the existence of the Option and the Lease with respect to the Premises. Provisions in this memorandum shall not be used in interpreting the Lease provisions and in the event of conflict between this memorandum and the said unrecorded Lease, the unrecorded Lease shall control.
6. This memorandum may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument.

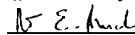
IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: Turf Equipment & Irrigation, Inc.

By: 
Printed Name: TYLER SOLENSON
Title: PRESIDENT
Date: 3/14/18

TENANT: T-Mobile West LLC

By: 
Printed Name: Todd VanCleve
Title: Area Director, Network Engineering and Ops
Mountain West Area
Date: 3/28/18

Approved as to Form - Legal:

Marla E. Mucha

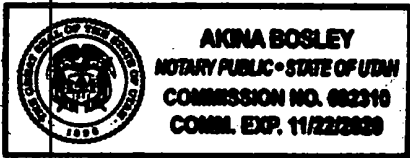
NOTARY PAGE TO FOLLOW

Landlord Notary

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

This instrument was acknowledged before me on 3/14/2018 by Tyler Sorenson, President of Turf Equipment & Irrigation, Inc., a Utah corporation, on behalf of said limited liability company.

Dated: 3/14/2018



(Use this space for notary stamp/seal)

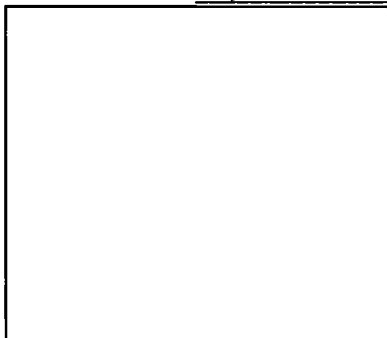
[Signature]
Notary Public
Print Name Akina Bosley
My commission expires 11/22/2020

[Notary block for Tenant]

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

I certify that I know or have satisfactory evidence that Todd VanCleave is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Area Director of T-Mobile West LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/28/18



(Use this space for notary stamp/seal)

[Signature]
Notary Public
Print Name Jennifer Ashley Leclair
My commission expires May 16, 2021

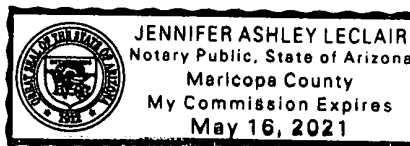


Exhibit A

All that certain property situated in the County of Salt Lake, State of Utah, described as follows:

A PARCEL LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND BEING A PORTION OF LOT 16 NIN TECH EAST VII RECORDED OCTOBER 16, 2008 AS ENTRY NO. 10542768 IN BOOK 200 SP AT PAGE 266 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF GLADIOLA ST., EET (3355WEST) AS SHOWN ON SAID SUBDIVISION PLAT, WHICH IS 2209.72 FEET NORTH 89 DEGREES 54 MINUTES 29 SECONDS EAST ALONG THE SECTION LINE AND 1697.58 FEET SOUTH 00 DEGREES 05 MINUTES 34 SECONDS EAST FROM THE NORTH QUARTER OF SAID SECTION 17 (THE BASIS OF BEARINGS IS NORTH 89 DEGREES 54 MINUTES 29 SECONDS EAST 2650.82 FEET ALONG SAID SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 17, AS SHOWN ON SAID SUBDIVISION PLAT), SAID POINT IS ON THE ARC OF A 768.0 FOOT RADIUS CURVE TO THE RIGHT, AND RUNNING THENCE SOUTHEASTERLY 307.21 FEET ALONG THE ARC OF SAID CURVE AND STREET THROUGH A CENTRAL ANGLE OF 22 DEGREES 55 MINUTES 07 SECONDS (CHORD BEARS SOUTH 33 DEGREES 54 MINUTES 31 SECONDS EAST 305.16 FEET); THENCE SOUTH 70 DEGREES 16 MINUTES 05 SECONDS WEST 24.08 FEET; THENCE SOUTH 52 DEGREES 07 MINUTES 33 SECONDS WEST 67.61 FEET; THENCE SOUTH 37 DEGREES 52 MINUTES 27 SECONDS EAST 23.90 FEET; THENCE SOUTH 70 DEGREES 19 MINUTES 43 SECONDS WEST 72.22 FEET; THENCE SOUTH 79 DEGREES 50 MINUTES 16 SECONDS WEST 207.94 FEET; THENCE SOUTH 70 DEGREES 57 MINUTES 18 SECONDS WEST 212.00 FEET; THENCE SOUTH 70 DEGREES 52 MINUTES 14 SECONDS WEST 199.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST 260.81 FEET; THENCE NORTH 62 DEGREES 07 MINUTES 38 SECONDS EAST 616.31 FEET TO THE POINT OF BEGINNING.

APN: 15-17-276-009