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07/21/2020 12:02 PM \$40.00
Book - 10983 Pg - 2205-2209
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
NEXIUS
7025 S FULTON ST #100
CENTENNIAL CO 80112
BY: DSA, DEPUTY - MA 5 P.

Prepared by and Return to:

New Cingular Wireless PCS, LLC
Attn: Lease Administration Team
161 Inverness Drive West, 2nd Floor
Englewood, CO 80112

(Space Above This Line For Recorder's Use Only)

APN (Tax Id.): 15-33-129-062

Cell Site #: UTL01406
Cell Site Name: NSB-Relo-UT-VALLEY_FAIR_MALL_RELO_UTL01406_14804407
Fixed Asset #: 14804407
State: UT
County: Salt Lake

MEMORANDUM OF LICENSE

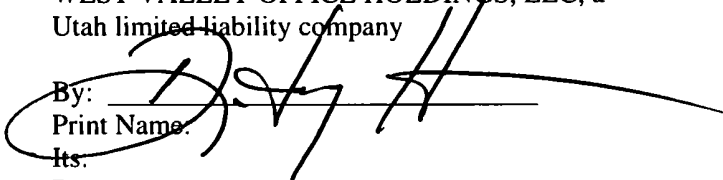
This Memorandum of License is entered into on this 15th day of June, 2020, by and between WEST VALLEY OFFICE HOLDINGS, LLC, a Utah limited liability company having its principal office/residing at 595 S. Riverwoods Parkway, Suite 400, Logan, UT 84321 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

1. Landlord and Tenant entered into a certain License Agreement ("**Agreement**") on the 19th day of March, 2020, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial license term will be five (5) years commencing on the Effective Date, with five (5) successive automatic five (5) year options to renew.
3. The portion of the land being licensed to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. This Memorandum of License is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of License and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of License as of the day and year first above written.

LANDLORD:

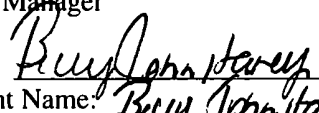
WEST VALLEY OFFICE HOLDINGS, LLC, a
Utah limited liability company

By: 
Print Name: _____
Its: _____
Date: _____

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: 
Print Name: Billy John Stoney
Its: Area manager
Date: 5/26/20

TENANT ACKNOWLEDGMENT

STATE OF COLORADO)

) ss:

COUNTY OF ARAPAHOE)

On the 26 day of May, 2020, before me personally appeared Becky Joann Hansen and acknowledged under oath that he/she is the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

CASSANDRA STAKOLICH
Notary Public
State of Colorado
Notary ID # 20184039327
My Commission Expires 10-05-2022

Cassandra Stakolich
Notary Public: Cassandra Stakolich
My Commission Expires: 10-05-2022

LANDLORD ACKNOWLEDGMENT

STATE OF UTAH)

) ss:

COUNTY OF CACHE)

On the 15th day of JUNE, 2020, before me, personally appeared DELL LOY HANSEN, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

 NATHAN EDWARDS
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 04/28/2024
Commission # 711687

Nathan Edwards
Notary Public: NATHAN EDWARDS
My Commission Expires: 4/28/24

EXHIBIT 1 TO MEMORANDUM OF LICENSE
DESCRIPTION OF PROPERTY AND PREMISES

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to the Memorandum of License dated June 15, 2020, by and between WEST VALLEY OFFICE HOLDINGS, LLC, a Utah limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

A PARCEL OF LAND SITUATE IN THE NW 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EASTERLY RIGHT OF WAY LINE OF MARKET STREET (2820 WEST) SAID POINT IS 591.98 FEET S.89°53'20"W. ALONG THE SECTION LINE AND 182.99 FEET S.00°00'20"W. FROM THE NORTH QUARTER CORNER OF SAID SECTION 33 (NOTE: BASIS OF BEARING IS S.89°53'20"W. ALONG THE NORTHERLY SECTION LINE FROM THE FOUND MONUMENTS REPRESENTING THE NORTHERLY QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 33); AND RUNNING THENCE NORTH 89°53'20"E. 119.96 FEET; THENCE S.00°00'41"W. 15.96 FEET; THENCE N.89°53'20"E. 142.00 FEET; THENCE S.00°00'41"W. 277.00 FEET; THENCE S.89°53'20"E. 248.93 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF MARKET STREET (2820 WEST); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; 1) N.00°00'20"E. 34.42 FEET TO THE BEGINNING OF A NON-TANGENT 466.66 FOOT RADIUS CURVE TO THE RIGHT; 2) NORTHERLY ALONG THE ARC OF SAID CUVE 11.42 FEET THROUGH A CENTRAL ANGLE OF 13°33'30" (NOTE: CHORD FOR SAID CURVE BEARS N.06°46'24"W. FOR A DISTANCE OF 110.17 FEET), AND 3) N.00°00'20"E. 149.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 73,555 SQUARE FEET OR 1.689 ACRES IN AREA MORE OR LESS.

The Premises are described and/or depicted as follows:

1A ALPHA COORDINATES	
LATITUDE:	N 40.695888 (NAD 83)°
LONGITUDE:	W 111.959856 (NAD 83)°
GROUND ELEVATION:	4,256 ± (NAVD 88)'
TOP OF ANTENNAS:	144'-6" (AGL)

1A BETA COORDINATES	
LATITUDE:	N 40.695391 (NAD 83)°
LONGITUDE:	W 111.959689 (NAD 83)°
GROUND ELEVATION:	4,256 ± (NAVD 88)'
TOP OF ANTENNAS:	147'-0" (AGL)

1A GAMMA COORDINATES	
LATITUDE:	N 40.695384 (NAD 83)°
LONGITUDE:	W 111.959814 (NAD 83)°
GROUND ELEVATION:	4,256 ± (NAVD 88)'
TOP OF ANTENNAS:	145'-0" (AGL)

1A DELTA COORDINATES	
LATITUDE:	N 40.695833 (NAD 83)°
LONGITUDE:	W 111.960083 (NAD 83)°
GROUND ELEVATION:	4,256 ± (NAVD 88)'
TOP OF ANTENNAS:	148'-5" (AGL)



INFORMATION PROVIDED BY RLF CONSULTING IN THE FORM OF A
1-A CERTIFICATION DATED DECEMBER 9, 2019

