

WHEN RECORDED RETURN TO:

STC Five LLC
c/o Global Signal Acquisitions II LLC
8020 Katy Freeway
Houston, Texas 77024

14064015 B: 11396 P: 6704 Total Pages: 8
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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CROWN CASTLE USA
8020 KATY FWYHOUSTON, TX 770241908

Prepared by:
Parker Legal Group, PC
600 West Broadway, Suite 700
San Diego, California 92101

Space above this line for Recorder's Use

APN: 22-10-201-008-0000

Prior Recorded Document(s) in Salt Lake County, Utah:
January 28, 1997, at #6558674
September 25, 2008, at #10527873
April 22, 2013, at #11622871

MEMORANDUM OF AMENDMENT TO
PCS SITE AGREEMENT

This Memorandum of Amendment to PCS Site Agreement is made effective this 22 day of December, 2022 by and between HOLLADAY CLEANERS, INC., a Utah corporation ("Lessor"), with a mailing address of 4720 S Holladay Boulevard, Holladay, Utah 84117, and STC FIVE LLC, a Delaware limited liability company, by and through GLOBAL SIGNAL ACQUISITIONS II LLC, a Delaware limited liability company, its attorney in fact ("Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

1. Lessor and Sprint Spectrum L.P., a Delaware limited partnership ("Original Lessee") entered into a PCS Site Agreement dated August 5, 1996 (the "Original Agreement"), a memorandum of which was recorded in the Office of the Salt Lake County Recorder, Utah (the "Official Records") on January 28, 1997 at Instrument No. 6558674, whereby Original Lessee leased certain real property, together with access and utility easements, located in Salt Lake County, Utah from Lessor (the "Site"), all located within certain real property owned by Lessor ("Lessor's Property"). Lessor's Property, of which the Site are a part, is more particularly described on Exhibit A attached hereto. The Site is more particularly described on Exhibit B attached hereto.

2. The Original Agreement was amended by that certain First Amendment to PCS Site Agreement dated April 16, 2008, a memorandum of which was recorded in the Official Records on September 25, 2008 at Instrument No. 10527873, and by that certain Second Amendment to PCS Site Agreement dated March 13, 2013 (the "Second Amendment"), a memorandum of which was recorded in the Official Records on April 22, 2013 at Instrument No. 11622871 (hereinafter the Original Agreement and all subsequent amendments are collectively referred to as the "Agreement").

3. STC Five LLC is currently the lessee under the Agreement as successor in interest to Original Lessee.

4. The Site may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto.

5. The Agreement had an initial five (5) year term that commenced on August 5, 1996 and expired on August 4, 2001. The Agreement provides for nine (9) renewal terms of five (5) years each (each a "Renewal Term"), the first four (4) of which were exercised by Lessee. According to the Agreement, the final Renewal Term expires on August 4, 2046.

6. Lessor and Lessee have entered into a Third Amendment to PCS Site Agreement (the "Third Amendment"), of which this is a Memorandum, whereby Lessor and Lessee expanded the Site to include additional space, which consists of one hundred sixty-five (165) square feet of real property adjacent to the existing Site at a location more particularly described in the Third Amendment.

7. In the event of any inconsistency between this Memorandum and the Third Amendment, the Third Amendment shall control.

8. The terms, covenants and provisions of the Third Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

9. This Memorandum does not contain the social security number of any person.

10. A copy of the Third Amendment is on file with Lessor and Lessee.

[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessor and Lessee have caused this Memorandum to be duly executed on the day and year first written above.

LESSOR:
HOLLADAY CLEANERS, INC.,
a Utah corporation

By: Sam Frampton
Print Name: Sam Frampton
Print Title: President

State of Utah)
County of Salt Lake)

On this 3 day of November, in the year 2022, before me Alisha Abramovitz (notary public name) a Notary Public, personally appeared Sam Frampton (name of documents signer), the president (title) of HOLLADAY CLEANERS, INC., a Utah corporation, whose identity is personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Notary Seal

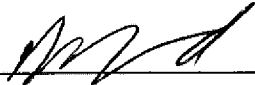
Alisha Abramovitz
(Notary Signature)



[Lessee Execution Page Follows]

LESSEE:
STC FIVE LLC,
a Delaware limited liability company,

By: GLOBAL SIGNAL ACQUISITIONS II
LLC,
a Delaware limited liability company
Its: Attorney In Fact


By: 
Print Name: Matthew Norwood
Print Title: Sr. Manager Nat'l Transactions

State of Texas

County of Lorris

Before me, Carolyn Kimery, a Notary Public, on this day personally appeared Matthew Norwood, Sr. Manager Nat'l Transactions of **GLOBAL SIGNAL ACQUISITIONS II LLC**, a Delaware limited liability company, as Attorney in Fact for **STC FIVE LLC**, a Delaware limited liability company, registered in California as **TOWER COMPANY ONE LLC**, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22 day of December, 2022


Notary Public's Signature

(Personalized Seal)

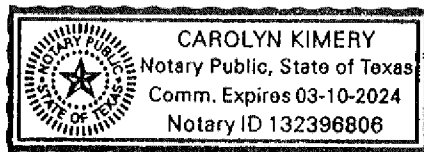


EXHIBIT A
(Legal Description of Lessor's Property)

THE FOLLOWING DESCRIBED TRACT OF LAND IN SALT LAKE COUNTY, STATE OF UTAH:

BEGINNING AT A POINT THAT IS NORTH 38 DEG. 00' 30" WEST 109.98 FEET FROM THE MOST EASTERLY CORNER OF THE PAUL HOWARD PROPERTY AS EVIDENCED BY DEEDS OF RECORD AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED 12/29/83 IN BOOK 5518 AT PAGE 2014, SAID MOST EASTERLY CORNER BEING SOUTH 416.51 FEET AND EAST 549.52 FEET AND NORTH 38 DEG. 00' 30" WEST 100.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING NORTH 38 DEG. 00' 30" WEST ALONG THE HOLLADAY BOULEVARD MONUMENT LINE (BASIS OF BEARING) 125.16 FEET AND SOUTH 51 DEG. 40' 15" WEST 45.05 FEET AND NORTH 30 DEG. 00' 30" WEST 109.90 FEET FROM THE COUNTY MONUMENT AT THE INTERSECTION OF SAID HOLLADAY BOULEVARD AND ARBOR LANE; THENCE ALONG A LINE BETWEEN TWO EXISTING BUILDING WALLS SOUTH 51 DEG. 53' 47" WEST 153.67 FEET; THENCE NORTH 37 DEG. 51' 40" WEST 96.74 FEET TO THE MOST WESTERLY CORNER OF SAID PAUL HOWARD PROPERTY; THENCE NORTH 56 DEG. EAST 153.80 FEET (PRIOR DEED = 165.08 FEET) TO THE MOST NORTHERLY CORNER OF SAID PAUL HOWARD PROPERTY; THENCE SOUTH 30 DEG. 00'30" EAST 85.73 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
(Description of the Site)

TOWER LEASE AREA

BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'00" EAST, 269.43 FEET; THENCE NORTH 90°00'00" EAST, 239.96 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THE PARENT PARCEL; THENCE NORTH 56°00'00" EAST, ALONG THE NORTHERLY LINE OF SAID PARENT PARCEL, 30.00 FEET; THENCE SOUTH 37°51'40" EAST, 30.00 FEET; THENCE SOUTH 56°00'00" WEST, 4.30 FEET; THENCE SOUTH 38°57'53" EAST, 27.35 FEET; THENCE SOUTH 51°40'51" WEST, 25.31 FEET; THENCE NORTH 37°51'40" WEST, 29.22 FEET; THENCE SOUTH 55°59'28" WEST, 0.86 FEET TO THE WESTERLY LINE OF SAID PARENT PARCEL; THENCE NORTH 37°51'40" WEST, ALONG SAID WESTERLY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

TOWER LEASE AREA CONTAINS 1608 SQUARE FEET OR 0.037 ACRES MORE OR LESS.

ADDITIONAL TOWER LEASE AREA

BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'00" EAST, 315.70 FEET; THENCE NORTH 90°00'00" EAST, 277.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°40'51" EAST, 11.00 FEET; THENCE SOUTH 37°51'40" EAST, 15.00 FEET; THENCE SOUTH 51°40'51" WEST, 11.00 FEET; NORTH 37°51'40" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

ADDITIONAL TOWER LEASE AREA CONTAINS 165 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

OVERALL TOWER LEASE AREA

BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'00" EAST, 269.43 FEET; THENCE NORTH 90°00'00" EAST, 239.96 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE NORTHWEST CORNER OF THE PARENT PARCEL; THENCE NORTH 56°00'00" EAST, ALONG THE NORTHERLY LINE OF SAID PARENT PARCEL, 30.00 FEET; THENCE SOUTH 37°51'40" EAST, 30.00 FEET; THENCE SOUTH 56°00'00" WEST, 4.30 FEET; THENCE SOUTH 38°57'53" EAST, 27.35 FEET; THENCE SOUTH 51°40'51" WEST, 14.31 FEET; THENCE SOUTH 37°51'40" EAST,

15.00 FEET; THENCE SOUTH 51°40'51" WEST, 11.00 FEET; THENCE NORTH 37°51'40" WEST, 44.22 FEET; THENCE SOUTH 55°59'28" WEST, 0.86 FEET TO THE WESTERLY LINE OF SAID PARENT PARCEL; THENCE NORTH 37°51'40" WEST, ALONG SAID WESTERLY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

TOWER LEASE AREA CONTAINS 1773 SQUARE FEET OR 0.041 ACRES MORE OR LESS.

NON-EXCLUSIVE 12' ACCESS EASEMENT

BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, AND BEING THE CENTERLINE OF A NON-EXCLUSIVE 12' WIDE ACCESS AND UTILITY EASEMENT BEING 6' ON EITHER SIDE OF THE FOLLOWING DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'00" EAST, 292.53 FEET; THENCE NORTH 90°00'00" EAST, 290.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°44'26" EAST, 5.00 FEET; THENCE NORTH 00°00'00" EAST, 28.09 FEET TO A POINT KNOWN AS POINT "A"; THENCE NORTH 56°00'00" EAST, 105.53 FEET TO THE SOUTHWESTERLY LINE OF HOLLADAY BOULEVARD AND BEING THE POINT OF TERMINATION.

BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 56°00'00" WEST, 18.33 FEET TO THE EASTERLY LINE OF THE TOWER LEASE AREA AND BEING THE POINT OF TERMINATION.

THE SIDE LINES ARE TO BE PROLONGED OR SHORTENED AT THE SOUTHWESTERLY LINE OF HOLLADAY BOULEVARD AND THE EASTERLY SIDE OF THE TOWER LEASE.

NON-EXCLUSIVE 12' ACCESS EASEMENT AREA CONTAINS 1797 SQUARE FEET OR 0.041 ACRES MORE OR LESS.

5' UTILITY EASEMENT "A"

BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, AND BEING THE CENTERLINE OF A 5' WIDE UTILITY EASEMENT "A" BEING 2.5' ON EITHER SIDE OF THE FOLLOWING DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'00" EAST, 278.75 FEET; THENCE NORTH 90°00'00" EAST, 279.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 59°33'44" EAST, 53.02 FEET TO THE POINT OF TERMINATION.

THE SIDE LINES ARE TO BE PROLONGED OR SHORTENED AT THE EXISTING POWER POLE AND THE SOUTHERLY SIDE OF THE TOWER LEASE AREA.

5' UTILITY EASEMENT "A" CONTAINS 255 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

5' UTILITY EASEMENT "B"

BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, AND BEING THE CENTERLINE OF A 5' WIDE UTILITY EASEMENT "B" BEING 2.5' ON EITHER SIDE OF THE FOLLOWING DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'00" EAST, 280.70 FEET; THENCE NORTH 90°00'00" EAST, 281.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56°00'00" EAST, 4.08 FEET; THENCE NORTH 17°20'59" WEST, 31.24 FEET; THENCE NORTH 56°00'00" EAST, 113.01 FEET TO A POINT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF HOLLADAY BOULEVARD, SAID POINT BEING THE POINT OF TERMINATION.

THE SIDE LINES ARE TO BE PROLONGED OR SHORTENED AT THE SOUTHWESTERLY LINE OF HOLLADAY BOULEVARD AND THE EASTERLY SIDE OF THE TOWER LEASE AREA.

5' UTILITY EASEMENT "B" CONTAINS 742 SQUARE FEET OR 0.017 ACRES MORE OR LESS.

5' UTILITY EASEMENT "C"

BEING A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HOLLADAY CITY, SALT LAKE COUNTY, UTAH, AND BEING THE CENTERLINE OF A 5' WIDE UTILITY EASEMENT "B" BEING 2.5' ON EITHER SIDE OF THE FOLLOWING DESCRIPTION:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'00" EAST, 287.87 FEET; THENCE NORTH 90°00'00" EAST, 287.87 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF UTILITY EASEMENT "A"; THENCE SOUTH 38°57'53" EAST, 16.12 FEET; THENCE SOUTH 51°40'51" WEST, 14.36 FEET; THENCE SOUTH 37°51'40" EAST, 15.00 FEET; THENCE SOUTH 51°40'51" WEST, 15.96 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THE ADDITIONAL TOWER LEASE SAID POINT BEING THE POINT OF TERMINATION.

THE SIDE LINES ARE TO BE PROLONGED OR SHORTENED AT THE SOUTHWESTERLY LINE OF UTILITY EASEMENT "A" AND THE WESTERLY SIDE OF THE ADDITIONAL TOWER LEASE AREA.

5' UTILITY EASEMENT "C" CONTAINS 295 SQUARE FEET OR 0.007 ACRES MORE OR LESS.