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Davis Wright Tremaine LLP
Attn: C. Eng
777 108th Avenue NE, Suite 2300
Bellevue, WA 98004-5149

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Lease (Memo) PAGE 1 / 6

CRAIG J. SPERRY, JUAB COUNTY RECORDER

FEE \$ 20.00 BY DAVIS WRIGHT TREMAINE LLP



Space above this line is for Recorder's use.

Memorandum of Lease Agreement

Grantor: Tire Ops, LLC, a Utah limited liability company

Grantee: Cellular Inc. Network Corporation d/b/a Verizon Wireless

Legal Description: County of Juab, State of Utah
Official legal description attached as Exhibit A

Assessor's Tax Parcel ID#: XA00-0897-21

Reference # (if applicable): N/A

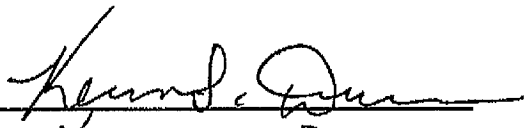
MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT evidences that a Lease Agreement ("Agreement") was entered into as of June 29, 2017, by and between Tire Ops, LLC, a Utah limited liability company ("Lessor"), and Cellular Inc. Network Corporation d/b/a Verizon Wireless ("Lessee"), for certain real property located at 855 East 100 North, Nephi, County of Juab, 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

LESSOR: Tire Ops, LLC, a Utah limited liability company

By: 
Name: Kevin S. Dunn
Title: Managing Member
Date: June 7, 2017

LESSEE: Cellular Inc. Network Corporation d/b/a Verizon Wireless

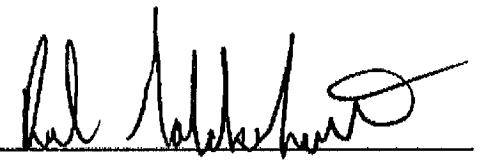
By: 
Name: **Rick Goldschmidt**
Title: **Director Network Field Engineering**
Date: 6/29/17

Exhibit A – Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Utah) ss.

On this 7 day of June, 2017, before me, a Notary Public in and for the State of Utah, personally appeared Kevin Dunn, 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 LESSOR of Tire Ops, 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.



NOTARY PUBLIC in and for the State of Utah
residing at Spanish Fork
My appointment expires 08-25-19
Print Name Kristine Fry



STATE OF COLORADO

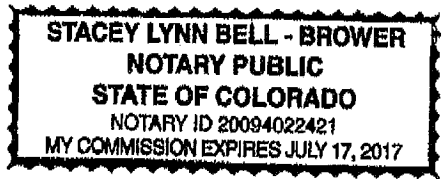
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this June 29, 2017 (date) by Rick Goldschmidt **Director Network Field Engineering** of Cellular Inc. Network Corporation d/b/a Verizon Wireless, a Colorado corporation, on behalf of the corporation.

Stacey Lynn Bell Brower
Notary Public

Print Name: Stacey Lynn Bell-Brower

My commission expires:
July 17, 2017



Notary Seal

EXHIBIT A
LEGAL DESCRIPTION

Parcel No. 1 (Fee Simple Estate)

Beginning at a point which is North 84° East 198 feet from the Southwest corner of Lot 2, Block 21, Plat "D" of the Nephi Townsite Survey; thence North 84° East 90.74 feet to a point South 84° West 150.88 feet from the East line of said block; thence North 0°05'44" East 288.23 feet to a point South 0°05'36" West 114 feet from the North line of said Block; thence North 89°56'43" West 90.72 feet to a point due North of beginning; thence South 297.80 feet to the point of beginning.

Parcel No. 2 (Easement Interest)

Together with an easement and right-of-way for ingress and egress for the benefit of adjoining parcels, being 40 feet wide and located 20 feet on each side of the following described line: Beginning at a point which is North 84° East 198 feet from the Southwest corner of Lot 2, Block 21, Plat "D" of the Nephi Townsite Survey; thence North 247.8 feet to the point of ending.

The following is shown for information purposes only: XA00-0897-21