

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Davis Wright Tremaine LLP
Attn: C. Eng
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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/02/2015 01:48 PM
FEE \$18.00 Pgs: 5
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AINE LLC

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Memorandum of Option and Land Lease Agreement

Grantor: Stein Eriksen Family Partnership, LLLP, a Colorado
limited liability limited partnership

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

Legal Description: **County of Davis, State of Utah**
Official legal description as Exhibit A

Assessor's Tax Parcel ID#: 14-094-0024 ✓

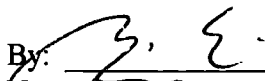
Reference # (if applicable):

MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT

THIS MEMORANDUM OF OPTION AND LAND LEASE AGREEMENT evidences that an Option and Land Lease Agreement ("Agreement") was entered into as of October 9, 2015, by and between Stein Eriksen Family Partnership, LLLP, a Colorado limited liability limited partnership ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located at 680 N. Main Street, Clearfield, County of Davis, 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.

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

LESSOR: Stein Eriksen Family Partnership, LLLP,
a Colorado limited liability limited partnership

By: 
Name: STEIN ERIKSEN
Title: managing member
Date: 7/15/15

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

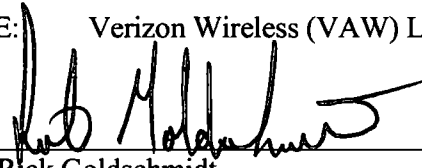
By: 
Rick Goldschmidt
Executive Director - Network
Date: 10-9-15

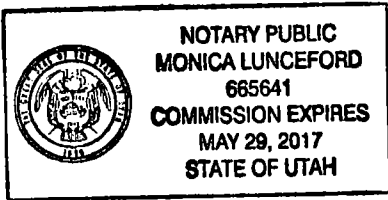
Exhibit A – Legal Description

LESSOR ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Summit) ss.

On this 15th day of July, 2015, before me, a Notary Public in and for the State of Utah, personally appeared Sjora Eriksen, 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 Managing Member of Stein Eriksen Family Partnership, LLLP, a Colorado limited liability limited partnership, 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.



Monica Lunceford
NOTARY PUBLIC in and for the State of UT,
residing at Park City, UT
My appointment expires May 29th, 2017
Print Name Monica Lunceford

State of Colorado

County of Arapahoe

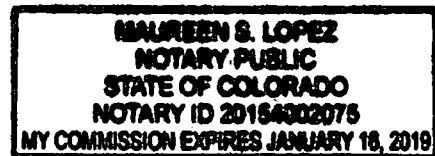
The foregoing instrument was acknowledged before me this October 9, 2015 (date) by Rick Goldschmidt, Executive Director - Network of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, a Delaware limited liability company, on behalf of the company.


Notary Public

Print Name: Maureen Lopez

My commission expires:

1-16-2019



Notary Seal

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning on the East line of U.S. Highway No. 91, at a point 491.8 feet South and 50 feet East from the Southwest corner of the Northwest Quarter of Section 36, Township 5 North, Range 2 West, Salt Lake Base and Meridian; running thence South 231.8 feet, more or less, along said highway to the Northerly line of Right of Way of Hill Field Interchange on Interstate Highway 15; thence along said Right of Way line Southeasterly 58 feet, more or less; thence North 83°45' East 172 feet, more or less, to the Westerly Right of Way Line of Davis and Weber Counties Canal; thence Northwesterly along said Canal Right of Way (28 feet West of the Centerline thereof) to a point due East of the point of beginning; thence West 118 feet, more or less, to the point of beginning.

Tax ID: 14-094-0024