

06-012-0100pt

EXHIBIT 3

Return to:
Epic Towers, LLC
1451 Lantern Lane
Draper, UT 84020

E 2950225 B 6553 P 487-482
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/07/2016 12:37 PM
FEE \$20.00 Page 6
DEP RTT REC'D FOR EPIC TOWERS LLC

FORM OF MEMORANDUM OF LEASE

This Memorandum of Lease evidences a Lease ("Lease") is made this ~~5th~~ day of July, 2016 in the Davis County Recording District, Utah by and between, The Rowe Family Trust (the "Landlord"), whose address is 520 Porter Lane, Centerville, UT 84087, and Epic Towers, LLC (the "Tenant"), whose address is 1451 Lantern Lane, Draper, UT 84020, commencing on the first day of the month following site construction complete (the "Commencement Date"), which shall be confirmed in writing from Tenant to Landlord, for certain real property (the "Premises"), as described in Exhibit 1 attached hereto.

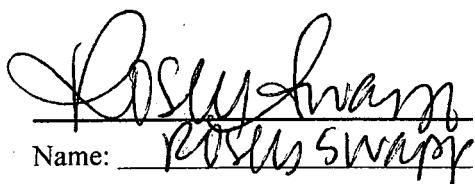
Landlord ratifies, restates and confirms the Lease and hereby Leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the Lease by the Landlord to Tenant of the Premises for [a/an initial] term of two hundred forty (240) months with four renewal option(s) of an additional sixty (60) months each, and further provides:

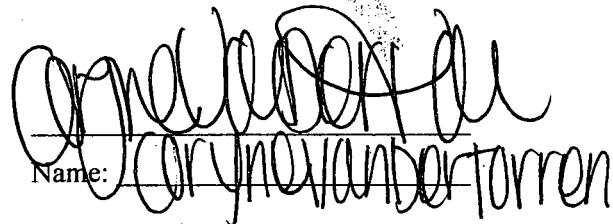
1. Landlord will attorn to any mortgagee of Tenant and will subordinate any Landlord's lien to the liens of Tenant's mortgagees;
2. The Lease restricts Landlord's ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
3. The Premises may be used exclusively by Tenant for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
4. Tenant is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon; and,
5. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord.
6. Landlord authorizes Tenant, and any of Tenant's agents or representatives, to seek, applies for, and secure any and all permits related to the installation of a wireless communications tower and facility.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK,
SIGNATURES BEGIN ON NEXT TWO PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:


Name: Roslyn Swann


Name: Coryn O'Donnell

LANDLORD:

The Rowe Family Trust

Richard B. Rowe and Debra B. Rowe

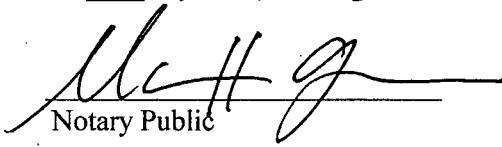
(Trustees)

By: 
Name: Richard B. Rowe
Title: _____
Date: _____

By: 
Name: Debra B. Rowe
Title: _____
Date: 6-24-16

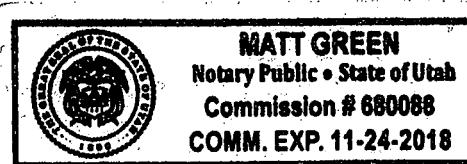
On this 24 day of June, 2016, before me personally appeared Richard B. Rowe & Debra B. Rowe, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this 24 day of June, 2016.


Notary Public

My Commission Expires:

11-24-2018



WITNESSES:

Melissa Cummins
Name: MELISSA L. CUMMINS
Saraliches
Name: SARO CICIAS

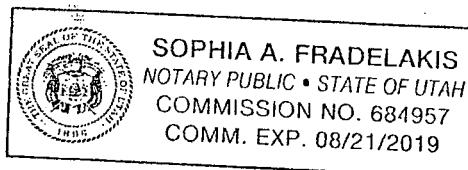
TENANT:

Epic Towers, LLC

By: Tierney Rowe
Name: Tierney Rowe
Title: President and Member
Date: 7/5/2016

On this 5 day of July, 2016, before me personally appeared Tierney Rowe, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Seal at office this 5 day of July, 2016.



Sophia A. Fradelakis
Notary Public

EXHIBIT 1

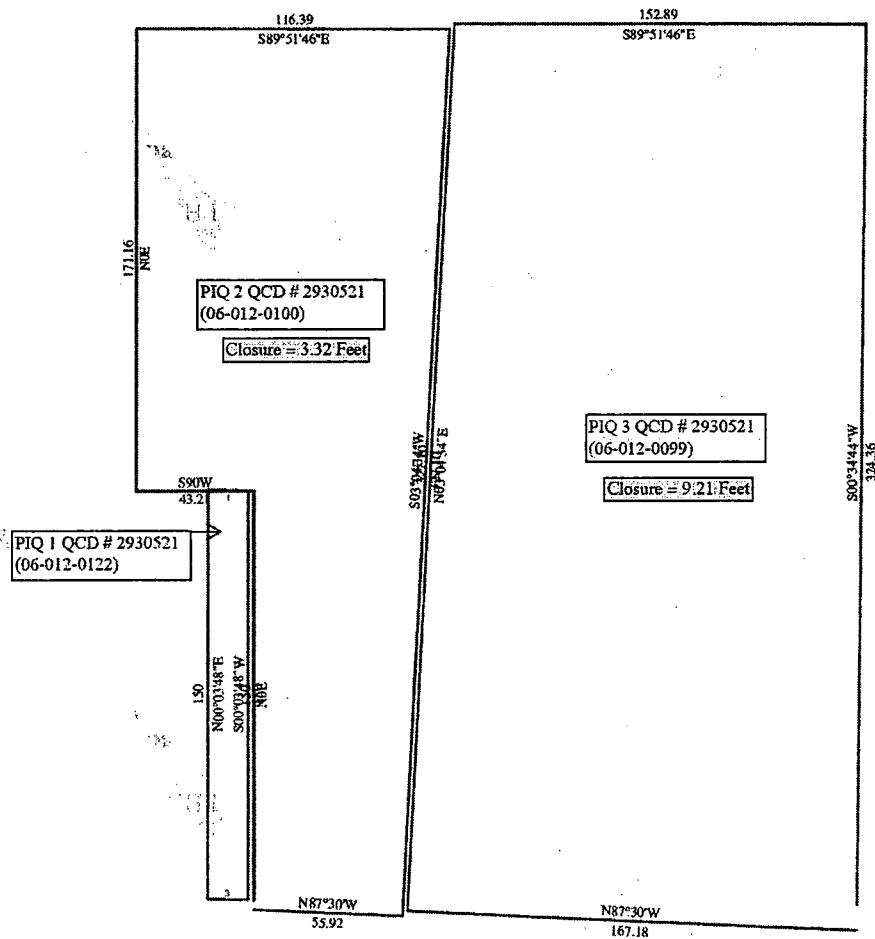
Description of Parent Tract

Real property with the parcel ID 06-012-0100 and an assessor legal description of:

BEGINNING ON THE NORTH LINE OF PORTER'S LANE AT A POINT WEST 138.14 FEET AND SOUTH 8.48

CHAINS, MORE OR LESS, AND NORTH 88°54'30" WEST 453.68 FEET AND NORTH 87°30' WEST 223.71 FEET ALONG SAID NORTH LINE OF PORTER'S LANE FROM THE NORTHEAST CORNER OF SECTION 13,

TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 150.0 FEET; THENCE WEST 43.21 FEET; THENCE NORTH 171.16 FEET, MORE OR LESS, TO THE SOUTH LINE OF PROPERTY CONVEYED TO SYRO STEEL CO. IN BOOK 337 AT PAGE 161; THENCE SOUTH 89°51'46" EAST 116.39 FEET; THENCE SOUTH 03°04'34" WEST 327.10 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID PORTER'S LANE; THENCE NORTH 87°30' WEST ALONG SAID LANE TO THE POINT OF BEGINNING.



PORTER LN

EXHIBIT 2

Description of Premises

The Premises are depicted/described as follows (50 feet x 50 feet, measuring 2,500 sq. feet.) and as further described below.

A parcel of land (50' x 50') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Centerville City, Davis County, Utah, said lease parcel comprising a portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian; more particularly described by metes and bounds as follows:

Beginning N 89°34'05" W 807.45 feet along the section line and South 228.01 feet from the Northeast corner of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian; Thence South 50 feet, thence West 50 feet, thence North 50 feet, thence East 50 feet, to the point of beginning. The above described parcel of land contains 2500 square feet in area or 0.057 of an acre more or less.

(LA1) LEASE AREA 1 LAND DESCRIPTION

A strip of land 20 feet wide for the purpose of an access and utility easement to serve a telecommunications equipment lease area, situate within the corporate limits of Centerville City, Davis County, Utah, comprising a portion of NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian; said easement is located 10.00 feet each side of the following described centerline:

Beginning N 89°34'05" W 807.45 feet along the section line and South 253.01 feet from the Northeast corner of Section 13, Township 2 North, Range 1 West, Salt Lake Base and Meridian; Thence East 10.22 feet, thence S 00°34'41" W 198.03 feet, S 07°08'31" W 97.85 feet to the point of terminus of said centerline.

The above described parcel of land contains 6114 square feet in area or 0.14 of an acre more or less.

(AE) 20' ACCESS & UTILITY EASEMENT

EXHIBIT 2 (Continued)

Description of Premises

