

FILED FOR RECORD AT REQUEST OF  
AND WHEN RECORDED RETURN TO:  
Davis Wright Tremaine LLP  
Attn: C. Eng  
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Bellevue, WA 98004-5149

E 2997195 B 6687 P 948-953  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/23/2017 03:17 PM  
FEE \$20.00 Pgs: 6  
DEP RT REC'D FOR DAVIS WRIGHT TREMAINE LLP

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Space above this line is for Recorder's use.

**Memorandum of Lease Agreement**

Grantor: Epic Towers, LLC

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

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

Assessor's Tax Parcel ID#: 06-012-0122 0100

Reference # (if applicable):

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT evidences that a Lease Agreement ("Agreement") was entered into as of December 15, 2016, by and between Epic Towers, LLC ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located near 990 West Porter Lane, Centerville, 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.

[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: Epic Towers, LLC

By: Therney Ponse  
Name: Therney Ponse  
Title: President & Member  
Date: 12/15/16

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

By:   
Name: Phillip French  
Title: Executive Director Network Field Engineering  
Date: 12/9/2016

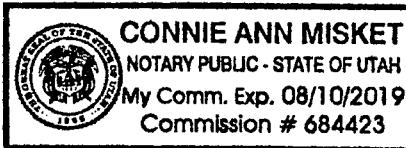
Exhibit A – Legal Description

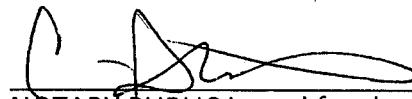
LESSOR ACKNOWLEDGMENT

STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

On this 15<sup>th</sup> day of December, 2016, before me, a Notary Public in and for the State of Utah, personally appeared Tierney Rowe, 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 President + member of Epic Towers, LLC, 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 UT  
residing at Sandy, UT  
My appointment expires 8/10/19  
Print Name Connie Ann Misket

### NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

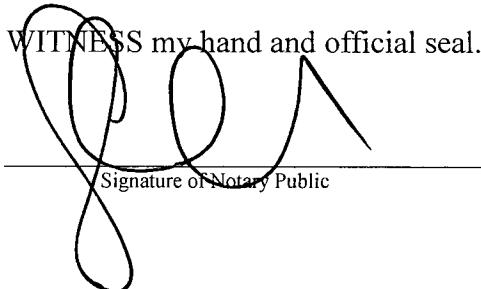
STATE OF CALIFORNIA

COUNTY OF Sacramento

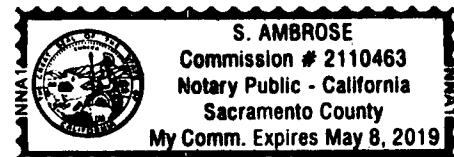
On 12/9/16 before me, S. Ambrose, a Notary Public, personally appeared Phillip French who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



Place Notary Seal Above

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 2:

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.