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

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/20/2018 03:13 PM
FEE \$20.00 Pgs: 6
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AINE LLP

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Memorandum of Site Lease

Landlord: Leadership Learning Academy, Inc.

Tenant: 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#: 09-403-0301

Reference # (if applicable): N/A

MEMORANDUM OF SITE LEASE

THIS MEMORANDUM OF SITE LEASE evidences that a Site Lease ("Lease") was entered into as of February 20, 2018, by and between the Leadership Learning Academy, Inc. ("Landlord") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Tenant"), for certain real property located at 100 West 2675 North, Layton, County of Davis, State of Utah, within the property of Landlord 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 Lease, which term is subject to Tenant's rights to extend the term of the Lease as provided in the Lease.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum of

Site Lease as of the day and year last below written.

LANDLORD: Leadership Learning Academy, Inc.

By:  _____

Name: Chukwuma Uzoh

Title: Board chair

Date: 1/2/2018

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

By:  _____

Name: **Steve LeVar**

Title: **Director Network Field Engineering**

Date: 2/20/2018

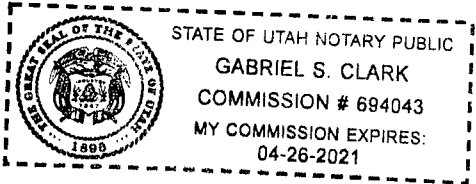
LANDLORD ACKNOWLEDGMENT

STATE OF Utah)
) ss.
COUNTY OF Davis)

On this 2nd day of Jan., 2017⁸, before me, a Notary Public in and for the State of Utah, personally appeared Chukwuma Uzoh, 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 Board Chair of Leadership Learning Academy, Inc., 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.

Gabriel S. Clark
NOTARY PUBLIC in and for the State of Utah
My appointment expires 4-26-21
Print Name: Gabriel S. Clark



TENANT ACKNOWLEDGMENT

STATE OF UTAH

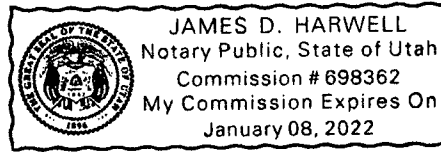
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 20th day of Feb, 2018 (date) by Steve LeVar Director Network Field Engineering of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, on behalf of the corporation.

James D. Harwell
Notary Public

Print Name: _____

My commission expires:



Notary Seal

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Lot 301, WINDSOR SQUARE COMMERCIAL SUBDIVISION PHASE 3, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.