

WHEN RECORDED RETURN TO:

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c/o Post Closing – Recording
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A.P.N. 11-033-0010; 11-033-0057

Prior recorded document(s) in Davis County, Utah:
September 11, 2019 as #E 3186029 B 7344 P 138-142

NOTICE OF EXERCISE OF OPTION AND GROUND LEASE AGREEMENT

CCATT LLC, a Delaware limited liability company ("Lessee"), with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317, hereby provides notice of its exercise of the option ("Option") set forth in that certain Option and Ground Lease Agreement State of Utah dated September 9, 2019 (as may be amended and/or assigned) (the "Agreement"), by and between Lessee and DEBORAH JEAN KUKAL, OR HER SUCCESSOR OR SUCCESSORS IN TRUST, SUCCESSOR TRUSTEE OF "THE DAN K. CUTRUBUS FAMILY TRUST" DATED FEBRUARY 3, 2014 (collectively "Lessor"), with a mailing address of 2263 Snoqualmie, Dr., Layton, UT 84040, a memorandum of which was recorded in the Official Records of Davis County, Utah on September 11, 2019 as E 3186029 B 7344 P 138-142, to lease certain real property, together with access and utility easements, from Lessor (the "Leased Premises") as described on Exhibit B, all located within certain real property owned by Lessor (the "Lessor's Property"). The Lessor's Property, of which the Leased Premises are a part, is more particularly described on Exhibit A.

The Option was duly exercised by Lessee on May 1, 2023, pursuant to the terms specified in the Agreement. Accordingly, the Commencement Date of the Agreement shall be June 1, 2023.

The initial term of the Agreement shall extend for a period of five (5) years. The initial term will automatically extend for two (2) additional terms of five (5) years each, unless Lessee elects not to extend the term in accordance with the terms of the Agreement.

In the event of inconsistency between this Notice and the Agreement, the Agreement shall control.

The terms, covenants and provisions of the Agreement shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

A copy of the Agreement is on file with Lessor and Lessee.

[Execution Page Follows]

EXHIBIT A
(Legal Description of Lessor's Property)

SITUATED IN THE COUNTY OF DAVIS, STATE OF UTAH:

BEGINNING ON THE EASTERLY LINE OF A HIGHWAY, 110.00 FEET PERPENDICULARLY DISTANT FROM THE CENTER LINE THEREOF, AT A POINT NORTH 0°12'30" EAST 1402.48 FEET ALONG THE SECTION LINE AND EAST 284.5 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTHERLY 200.0 FEET ALONG THE ARC OF A 2401.83 FOOT RADIUS CURVE TO THE LEFT ALONG SAID HIGHWAY; THENCE EAST 415.0 FEET; THENCE SOUTHERLY 200.0 FEET ALONG THE ARC OF A 2401.83 FOOT RADIUS CURVE TO THE RIGHT, PARALLEL TO THE EAST LINE OF SAID HIGHWAY; THENCE WEST 415.0 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
(Legal Description of Leased Premises)

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 00°12'30" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 1603.22 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°47'30" EAST, 260.05 FEET TO A POINT, SAID POINT ALSO BEING NORTH 00°12'30" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 1402.48 FEET; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, 264.58 FEET (284.50 DEED) TO A POINT ON THE EASTERLY LINE OF HIGHWAY 89 AND LIMITED ACCESS LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 23,028.30 FEET, THE CHORD AT SAID POINT BEARS (CH=NORTH 01°12'27" WEST, 199.84 FEET); THENCE ALONG THE ARC OF SAID CURVE COINCIDENT WITH THE EAST LINE OF HIGHWAY 89, A DISTANCE OF 199.84 FEET THROUGH A CENTRAL ANGLE OF 00°29'50"; THENCE SOUTH 89°47'30" EAST, 0.41 FEET; THENCE SOUTH 00°36'56" EAST, 17.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°58'26" EAST, 14.86 FEET; THENCE SOUTH 01°02'06" EAST, 26.92 FEET; THENCE SOUTH 88°58'26" WEST, 14.86 FEET; THENCE NORTH 01°02'06" WEST, 26.92 FEET TO THE POINT OF BEGINNING.

TOWER LEASE AREA CONTAINS 400 SQUARE FEET OR 0.009 ACRES MORE OR LESS.

ACCESS AND UTILITY EASEMENT:

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH AND BEING THE CENTERLINE OF A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT BEING 6 FEET EITHER SIDE OF THE FOLLOWING DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 00°12'30" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 1428.69 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°47'30" EAST, 264.05 FEET TO A POINT, SAID POINT ALSO BEING NORTH 00°12'30" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, 1402.48 FEET; THENCE DEPARTING SAID WEST LINE NORTH 90°00'00" EAST, 264.58 FEET (284.50 DEED) TO A POINT ON THE EASTERLY LINE OF HIGHWAY 89 AND LIMITED ACCESS LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 23,028.30 FEET, THE CHORD AT SAID POINT BEARS (CH=NORTH 00°59'25" WEST, 25.25 FEET); THENCE ALONG THE ARC OF SAID CURVE COINCIDENT WITH THE EAST LINE OF HIGHWAY

89, A DISTANCE OF 25.25 FEET THROUGH A CENTRAL ANGLE OF 00°03'46" TO THE POINT OF BEGINNING; THENCE NORTH 82°59'42" EAST, 7.66 FEET; THENCE NORTH 00°32'03" EAST, 40.64 FEET; THENCE NORTH 01°36'35" EAST, 29.01 FEET; THENCE NORTH 01°06'02" EAST, 38.84 FEET; THENCE NORTH 22°20'31" EAST, 16.17 FEET TO POINT "A"; THENCE NORTH CONTINUING NORTH 22°20'21" EAST, 6.54 FEET; THENCE NORTH 01°02'06" WEST, 26.92 FEET TO A POINT ON THE SOUTHERLY LINE TOWER EASEMENT AREA, SAID POINT BEING THE POINT OF TERMINATION.

TOGETHER WITH THE FOLLOWING DESCRIPTION:

BEGINNING AT SAID POINT "A"; THENCE SOUTH 88°58'26" WEST, 18.24 FEET TO A POINT ON THE EASTERLY LINE OF HIGHWAY 89, COINCIDENT WITH THE WESTERLY LINE OF THE PARENT PARCEL, SAID POINT BEING THE POINT OF TERMINATION.

THE SIDE LINES ARE TO BE PROLONGED OR SHORTENED AT THE EASTERLY LINE OF HIGHWAY 89 AND THE SOUTHERLY LINE OF THE TOWER EASEMENT AREA.

ACCESS AND UTILITY EASEMENT CONTAINS 2130 SQUARE FEET OR 0.049 ACRES MORE OR LESS.