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Filed By: ce
Jerry Houshton, Recorder
Tooele County Corporation
For: DAVIS WRIGHT TREMAINE LLP

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Memorandum of Land Lease Agreement

Grantor: Fassio Egg Farms, Inc., a corporation

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

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

Assessor's Tax Parcel ID#: 05-039-0-0002

Reference # (if applicable):


MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of September 12, 2016, by and between Fassio Egg Farms, Inc., a corporation ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located at 1510 East Bates Canyon Road, Erda, County of Tooele, 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 THIS PAGE INTENTIONALLY LEFT BLANK]

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

LESSOR: Fassio Egg Farms, Inc., a corporation

By: 
Name: RICHARD FASSIO
Title: PRESIDENT
Date: 8-15-16

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


By: 
Name: Rick Goldschmidt
Title: Director Network Field Engineering
Date: 9/12/16

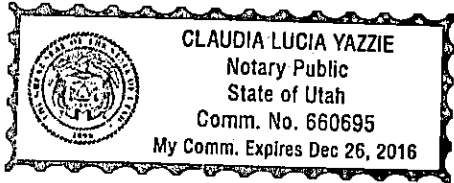
Exhibit A – Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 15 day of August, 2016, before me, a Notary Public in and for the State of UTAH, personally appeared RICHARD JAMES FASSIO, 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 of Fassio Egg Farms, Inc., a corporation, 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.



Claudia Lucia Yazzie
NOTARY PUBLIC in and for the State of UTAH,
residing at West Valley City
My appointment expires 12/26/16
Print Name CLAUDIA LUCIA YAZZIE

STATE OF COLORADO

COUNTY OF Arapahoe

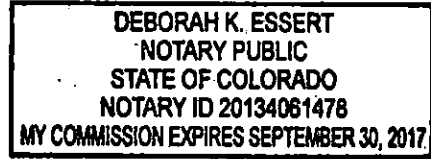
The foregoing instrument was acknowledged before me this September 12, 2016 (date) by Rick Goldschmidt Director Network Field Engineering of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, a Delaware limited liability company, on behalf of the company.

Deborah K. Essert
Notary Public

Print Name: Deborah K. Essert

My commission expires:

9/30/17



Notary Seal

EXHIBIT A
LEGAL DESCRIPTION

Beginning at that South Quarter corner of Section 23, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence West 346.5 feet, more or less, to the East line of an existing railroad right-of-way; thence Northwesterly along said East right-of-way line 2772 feet, more or less, to the quarter line of said Section 23; thence East along said quarter line 1237.5 feet, more or less, to the center of said Section 23; thence South 2460 feet, more or less, to the point of beginning.

Less and excepting all County Roads from the above described property.

Tax ID: 05-039-0-0002