

Recorded: 1/8/2019 at 9:44:40.0 AM
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.78
Combined Fee: \$45.78
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 55

MEMORANDUM OF LEASE
Recorder's Cover Sheet

Preparer Information: Jennifer Hodge Burkett, 505 E Grand Avenue, Ste 200,
Des Moines, IA 50309, Phone: (515) 242-8900

Taxpayer Information: John C. Broghammer and Ellen Broesder, 1715 162nd Avenue,
Manchester, IA 52057; Susan K. Broghammer, 1146 N Franklin St., Manchester, IA
52057

Return Document To: Jennifer Hodge Burkett, 505 E Grand Avenue, Ste 200,
Des Moines, IA 50309

Grantors: Ellen Broesder and Timothy T. Broesder, John C. Broghammer and Mary D.
Broghammer, and Susan K. Broghammer

Grantees: FTC Tower Co., LLC

Legal Description: See Exhibit A

Document or instrument number of previously recorded documents: N/A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (*"Memorandum of Lease"*) is being recorded for the purpose of giving public notice of the existence of that certain Lease Agreement (the **"Agreement"**), by and between Ellen Broesder and Timothy T. Broesder, wife and husband, John C. Broghammer and Mary D. Broghammer, husband and wife, whose address for purposes of this Memorandum is 1715 162nd Avenue, Manchester, IA 52057, and Susan K. Broghammer, an unmarried individual, whose address for purposes of this Memorandum is 1146 N Franklin St., Manchester, IA 52057, (collectively, **"Lessor"**), and FTC Tower Co., LLC, a South Carolina limited liability company, whose address for purposes of this Memorandum is 1101 E. Main Street, Kingstree, SC 29556 (**"Lessee"**).

1. The Agreement. Lessor and Lessee entered into the Agreement effective as of the 2nd day of October, 2018 (the **"Lease Effective Date"**). The Agreement also grants certain easement rights.
2. Term of Agreement. The initial term of the Agreement commences on the Lease Effective Date and continues for twenty-five (25) years from January 2, 2018, and ending on January 2, 2044 unless sooner terminated pursuant to the terms of the Agreement.
3. Renewal Terms. Lessee shall have a renewal option for three (3) additional five (5) year terms.
4. Right of First Refusal. The Agreement grants Lessee a right of first refusal upon the terms and conditions set forth in the Agreement.
5. Property. The property which is the subject of the Agreement is located in the East One-Half (E1/2) of the Southwest Quarter (SW1/4) of Section Six (6), and the Southeast Quarter (SE1/4) of Section Six (6), all in Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., in Delaware County, Iowa, as more particularly described on Exhibit A annexed hereto.
6. Exhibit A. The parties understand and acknowledge that Exhibit A may be attached to this Memorandum of Lease in preliminary form. Accordingly, the parties agree that upon the preparation of final, more complete exhibit, Exhibit A may be replaced by Lessee with such final, more complete exhibit.
7. Agreement Terms. This Memorandum of Lease is not a complete summary of the Agreement. Provisions of this Memorandum of Lease shall not be used in interpreting the Agreement. If there is a conflict between the Memorandum of Lease and the unrecorded Agreement, the unrecorded Agreement shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the dates set forth below.

Lessor:

x Ellen L. Broesder
Ellen Broesder
Date: 9-19-18

x Timothy T. Broesder
Timothy T. Broesder
Date: 9.19.18

John C. Broghammer
John C. Broghammer
Date: September 6, 2018

Mary J. Broghammer
Mary J. Broghammer
Date: September 6, 2018

Susan K. Broghammer
Susan K. Broghammer
Date: September 11, 2018

Lessee:

FTC TOWER CO., LLC

By: Guy Dent Adams, Jr.
Guy Dent Adams, Jr.
COO Subsidiaries

Date: 10/2/18

ACKNOWLEDGMENT

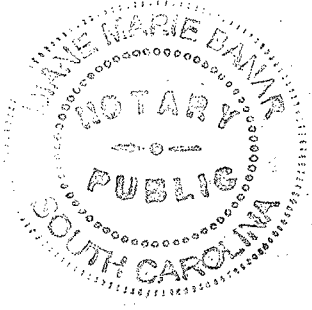
STATE OF SOUTH CAROLINA)
COUNTY OF WILLIAMSBURG) ss:

On this 2nd day of October, 2018, before me, the undersigned, a notary public in and for the State of South Carolina, personally appeared Guy Dent Adams, Jr., to me personally known, who being by me duly sworn, did say that he is the duly authorized agent with full authority to act on behalf of FTC Tower Co., LLC, a South Carolina limited liability company, that the foregoing instrument was signed on behalf of said company, and thereby binds said company to the terms set forth herein, and that he acknowledged the execution of the instrument to be the voluntary act and deed of the company by it and by him/her voluntarily executed.

(SEAL)

Diane Marie Duxon
Notary Public

My Commission Expires
March 30, 2028



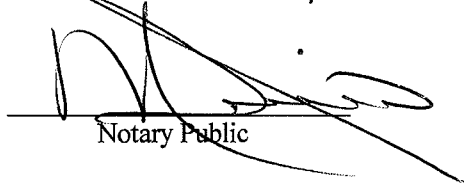
STATE OF IOWA)

COUNTY OF DELAWARE)

ss:

This instrument was acknowledged before me on this 19th day of September, 2018 by Ellen Broesder and Timothy T. Broesder.




Notary Public

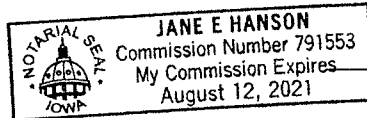
STATE OF IOWA)

COUNTY OF DELAWARE)

ss:

This instrument was acknowledged before me on this 6th day of September, 2018 by John C. Broghammer and Mary D. Broghammer.

(SEAL)




Notary Public

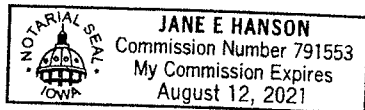
STATE OF IOWA)

COUNTY OF DELAWARE)

ss:

This instrument was acknowledged before me on this 11th day of September, 2018 by Susan K. Broghammer.

(SEAL)



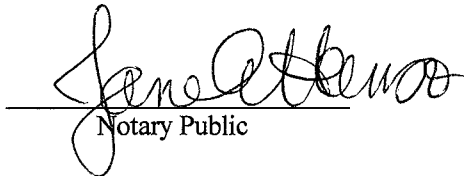

Notary Public

Exhibit A

PROPERTY (leased parcel)

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Six (6), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 250,000 square feet (5.739 acres) of land and being described by:

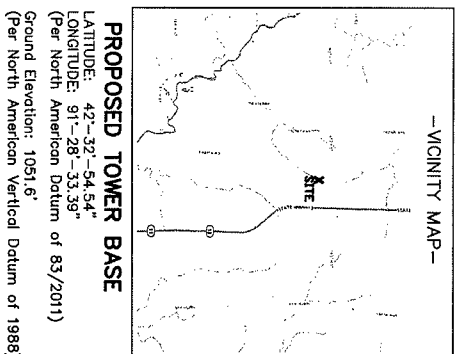
Commencing at the East Quarter Corner of said Section 6; thence S87°-45'-23"W 1205.81 feet along the north line of the SE1/4 of said Section 6; thence S02°-14'-37"E 88.18 feet to the point of beginning; thence S02°-13'-29"E 500.00 feet; thence S87°-46'-31"W 500.00 feet; thence N02°-13'-29"W 500.00 feet; thence N87°-46'-31"E 500.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Six (6), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 11,996 square feet (0.275 acres) of land and being Fifteen (15) feet each side of and parallel with the following described line:

Commencing at the East Quarter Corner of said Section 6; thence S87°-45'-23"W 1205.81 feet along the north line of the SE1/4 of said Section 6; thence S02°-14'-37"E 88.18 feet; thence S02°-13'-29"E 280.00 feet; thence S87°-46'-31"W 197.50 feet to the point of beginning; thence N02°-13'-29"W 52.50 feet; thence S87°-46'-31"W 53.19 feet to a point herein after referred to as "Point A"; thence continue S87°-46'-31"W 36.81 feet to the point of termination. Also, beginning at said "Point A", thence N05°-40'-29"E 148.91 feet; thence N02°-13'-29"W 108.46 feet to a point on the south line of 165th Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said south line of 165th Street.

See attached.



Edge
Consulting Engineers, Inc.
624 Water Street
Piedmont, NC 28375
608.644.1487 voice
608.644.1597 fax
www.edgeinc.net

FTC
Tower Co.
1101 E. MAIN STREET
KINGSTREE, SC 29556

Meridian
SURVEYING, LLC
9837 Friendship Drive
Kinston, NC 28501
For: 920-893-0881
Fax: 920-273-6037

Meridian
SURVEYING, LLC
9837 Friendship Drive
Kinston, NC 28501
For: 920-893-0881
Fax: 920-273-6037

PROPERTY OWNER:
ELLEN BROEDER, JOHN & SUSAN BROCHAMMER
1715 182ND AVENUE
MANCHESTER, IA 52057

PARCEL NO.: 1406060000860
ZONED: AG
DEED REFERENCE: DOC. NO. 2012 4553

LEASE EXHIBIT
FOR
FTC TOWERS
A PART OF THE SE1/4,
SECTION 6, T189N, R54W, 5TH P.M.,
DELAWARE COUNTY, IOWA

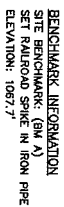
REDEVELOPMENT
1101 E. MAIN STREET
KINGSTREE, SC 29556

OWNER: W.M.
DEED BOOK: M-48, PG. 11

REDEVELOPMENT
1101 E. MAIN STREET
KINGSTREE, SC 29556

OWNER: W.M.
DEED BOOK: M-48, PG. 11

REDEVELOPMENT
1101 E. MAIN STREET
KINGSTREE, SC 29556



○ = 1" X 18" IRON PIPE SET
 □ = 6" NAIL SET
 ⊕ = COUNTY MONUMENT FOUND
 --- = PROPERTY LINE

6224 Water Street
Prairie du Sac, WI 53571
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com



FTC
Tower Co.

1101 E. MAIN STREET
KINGSTREE, SC 29556



MERIDIAN
SURVEYING, LLC

N9657 Friendship Drive Office: 920-993-0881
 Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME
PINDEESITE NUMBER
447

SITE ADDRESS:

MANCHESTER, IA 52057

PROPERTY OWNER:

1715 162ND AVENUE
MANCHESTER, IA 52057

PARCEL NO.: 14006D000860

ZONED: AG

DEED IN EXHIBIT C, P. 2012 4333

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:01 11 November 2014

LEAST FAVORABLE

FOR TOWERS

A PART OF THE SE1/4.

DELAWARE COUNTY, IOWA

3	9/27/18	Final	B.B
---	---------	-------	-----

1	7/10/18	Preliminary Survey	WMM
---	---------	--------------------	-----

ACT 2: 1100112

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

NO. 10434	2 OF 3
-----------	--------

Edge
Consulting Engineers, Inc.

624 Weber Street
Phone 616.557.8788
603.661.1497 fax
603.661.1497 fax
www.edgeconsult.com

FTC
Tower Co.

1101 E. MAIN STREET
MANCHESTER, SC 29358

MERIDIAN
SURVEYING, LLC

19837 Friedland Drive Office 920-993-0881
Kokomo, IN 46901 Fax 920-273-6037

PROPERTY OWNER:
ELLEN BROEDER, JOHN & SUSAN BROGHAMMER
MANCHESTER, IA 52057

PARCEL NO.: 14006000860

ZONED: AG

DEED REFERENCE: DOC. NO. 2012 4553

LEASE EXHIBIT
FOR
FTC TOWERS
A PART OF THE SE1/4
SECTION 6, T.89N., R.5W., 5TH P.M.,
DELAWARE COUNTY, IOWA

3	9/22/18	Final	BBB
2	7/31/18	Added Tower, Leases, & Easement	BB
1	7/10/18	Preliminary Survey	WM
NO.	DATE	DESCRIPTION	BY
DRAWN BY:	W.M.	FIELD WORK	7-3-18
CHECKED BY:	C.A.K.	FIELD BOOK: W-48, Pgs. 11	
JOB NO.:	10434	SHEET	3 OF 3

BEARINGS REFERENCED TO THE IOWA
STATE PLANE COORDINATE SYSTEM
(NAD83/2011) - NORTH ZONE AND
THE NORTH LINE OF THE SE1/4,
SECTION 6, T.89N., R.5W., WHICH
BEARS S87°45'-23"W

LEASE PARCEL

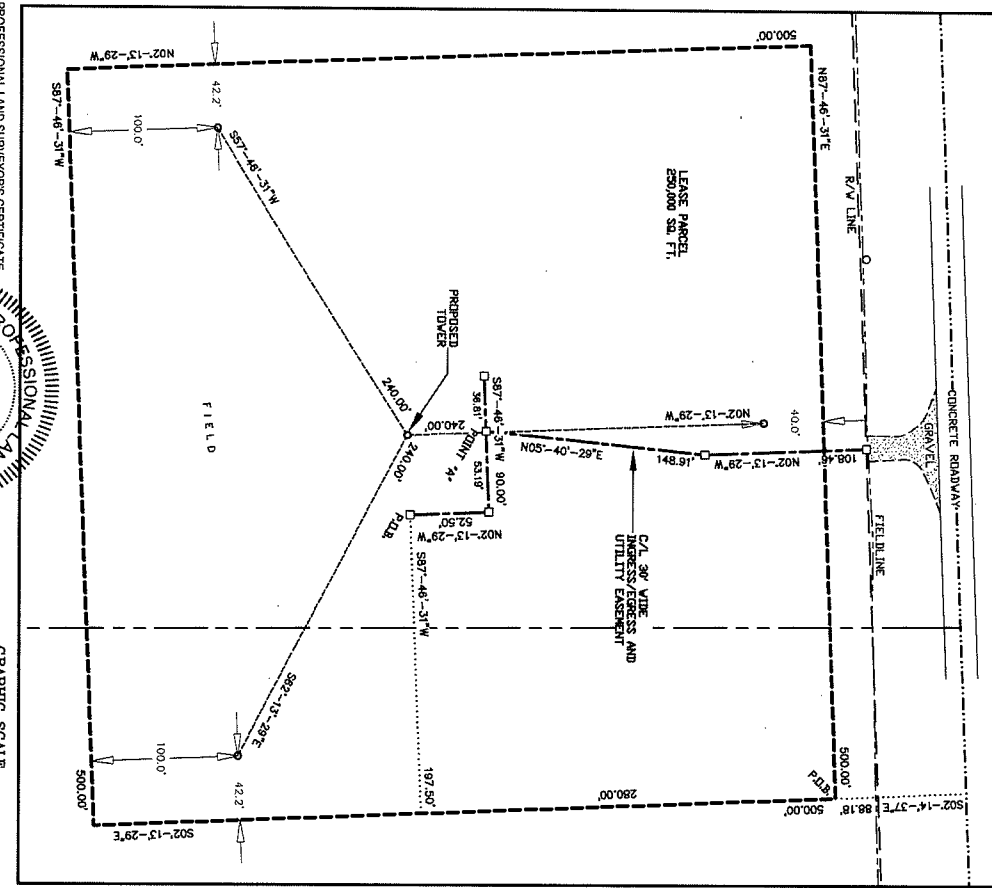
A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Six (6), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 250,000 square feet (5.729 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 6; thence S87°45'-23"W 1205.81 feet along the north line of the SE1/4 of said Section 6; thence S02°13'-29"E 88.18 feet to the point of beginning; thence S02°13'-29"E 500.00 feet; thence S87°46'-31"W 500.00 feet; thence N02°13'-29"W 500.00 feet; thence N87°46'-31"E 500.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Six (6), Township Eighty-Nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 11,996 square feet (0.275 acres) of land and being Fifteen (15) feet each side of and parallel with the following described line:

Commencing at the East Quarter Corner of said Section 6; thence S87°45'-23"W 1205.81 feet along the north line of the SE1/4 of said Section 6; thence S02°13'-29"E 88.18 feet; thence S02°13'-29"E 280.00 feet; thence S87°46'-31"W 197.50 feet to the point of beginning; thence N02°13'-29"W 26.81 feet to the point of termination. Also, beginning at said "Point A", thence N05°40'-29"E 148.51 feet; thence N02°13'-29"W 108.46 feet to a point on the south line of 165th Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said south line of 165th Street.



PROFESSIONAL LAND SURVEYORS CERTIFICATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

Dated this 27th day of September, 2018.

Brett J. Becker
BRETT J. BECKER
22849
IOWA PROFESSIONAL LAND SURVEYOR
My license renewal date is December 31, 2018.

LICENSED PROFESSIONAL LAND SURVEYOR
IOWA
BRETT J. BECKER
22849

GRAPHIC SCALE
1 inch = 80 ft.
0 40 80 160

LEGEND

- o = 1" x 18" IRON PIPE SET
- = 6" NAIL SET
- ◆ = COUNTY MONUMENT FOUND
- = PROPERTY LINE