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County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 858

CORRECTED
MEMORANDUM OF LEASE
Recorder's Cover Sheet
Refiled to correct legal description on page 1 of Exhibit A.

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

Taxpayer Information: Steven A. Lueken and Jill J. Lueken, 3075 State Hwy 3, Colesburg, Iowa 52035;

Return Address: Jennifer Hodge Burkett, 505 Grand Avenue, Suite 200, Des Moines, IA 50309

Grantors: Steven A. Lueken and Jill J. Lueken

Grantees: FTC Tower Co., LLC

Legal Description: Attached as Exhibit A

Document or instrument number if applicable: Book 2019, Page 185.

43 Colesburg

MEMORANDUM OF LEASE

This Corrected Memorandum of Lease is being filed to correct errors in the legal descriptions on page 1 of Exhibit A. **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 Steven A. Lueken and Jill J. Lueken, husband and wife, (collectively, "Lessor"), whose address is 3075 State Hwy 3, Colesburg, IA 52035, and FTC Tower Co., LLC, a South Carolina limited liability company, ("Lessee"), whose address is 1101 E. Main Street, Kingstree, South Carolina, 29556.

1. The Agreement. Lessor and Lessee entered into the Lease effective as of the 2 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 December 19, 2018, and ending on December 19, 2043 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 all that tract of land lying East of the Dubuque-Colesburg Highway in the West Half (W 1/4) of the Northeast Quarter (NE 1/4) in Section Nine (9), Township Ninety (90) North, Range Three (3), West of the 5th P.M., in Delaware County, Iowa, as more particularly described on Exhibit A annexed hereto.
6. 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:

Steven A. Lueken

Steven A. Lueken

Date: 9-18-18

Jill J. Lueken

Jill J. Lueken

Date: 9-18-18

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 Denev
Notary Public

My Commission Expires
March 30, 2028

STATE OF IOWA)

COUNTY OF DELAWARE)

ss:

This instrument was acknowledged before me on this 18th day of September, 2018 by Steven A. Lueken and Jill J. Lueken.

(SEAL)

Jeanette K. Thein
Notary Public

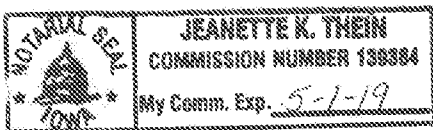


EXHIBIT A

LEASE PARCEL:

A part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Ninety (90) North, Range Three (3) West of the Fifth Principal Meridian, Delaware County, Iowa containing 244,023 square feet (5.602 acres) of land and being described by:

Commencing at the North Quarter Corner of said Section 9; thence N88°-45'-54"E 702.23 feet along the North line of the NE 1/4 of said Section 9; thence S01°-14'-06"E 1809.79 feet to the point of beginning; thence S53°-03'-38"E 500.00 feet; thence S36°-56'-22"W 500.00 feet; thence N53°-03'-38"W 381.18 feet to point on the Easterly Right of Way line of Highway 3; thence N12°-48'-06"W (recorded as S 11°-37'E) 155.70 feet along said Easterly Right of Way line; thence N36°-56'-22"E 399.38 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30' WIDE UTILITY & INGRESS/EGRESS EASEMENT

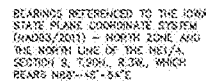
A part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Ninety (90) North, Range Three (3) West of the Fifth Principal Meridian, Delaware County, Iowa containing 16,588 square feet (0.381 acres) of land and being Fifteen (15) feet each side of and parallel with the following described line:

Commencing at the North Quarter Corner of said Section 9; thence N88°-45'-54"E 702.23 feet along the North line of the NE 1/4 of said Section 9; thence S01°-14'-06"E 1809.79 feet; thence S53°-03'-38"E 302.50 feet; thence S36°-56'-22"W 262.50 feet to the point of beginning; thence continue S36°-56'-22"W 37.50 feet to a point herein after referred to as "Point A"; thence continue S36°-56'-22"W 52.50 feet; thence N53°-03'-38"W 52.50 feet to the point of termination. Also, beginning at said "Point A", thence S53°-03'-38"E 159.24 feet; thence S08°-03'-38"E 38.56 feet; thence S36°-56'-22"W 212.62 feet to a point on the North Right of Way line of 115th Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said north line of 115th Street.



THIS MAP WAS PREPARED BY THE SURVEYOR FOR THE PURPOSES OF THE PROJECT DESCRIBED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS MAP.

- LEGEND---
- 9" x 12" X 18" IRON PIPE SET
 - 12" x 18" X 24" IRON PIPE SET
 - 18" x 24" X 36" IRON PIPE SET
 - 24" x 36" X 48" IRON PIPE SET
 - 36" x 48" X 72" IRON PIPE SET
 - 48" x 72" X 96" IRON PIPE SET
 - 72" x 96" X 144" IRON PIPE SET
 - 96" x 144" X 216" IRON PIPE SET
 - 144" x 216" X 324" IRON PIPE SET
 - 216" x 324" X 648" IRON PIPE SET
 - 324" x 648" X 1296" IRON PIPE SET
 - 648" x 1296" X 2592" IRON PIPE SET
 - 1296" x 2592" X 5184" IRON PIPE SET
 - 5184" x 10368" X 20736" IRON PIPE SET
 - 10368" x 20736" X 41472" IRON PIPE SET
 - 41472" x 82944" X 165888" IRON PIPE SET
 - 82944" x 165888" X 331776" IRON PIPE SET
 - 165888" x 331776" X 663552" IRON PIPE SET
 - 331776" x 663552" X 1327104" IRON PIPE SET
 - 663552" x 1327104" X 2654208" IRON PIPE SET
 - 1327104" x 2654208" X 5308416" IRON PIPE SET
 - 2654208" x 5308416" X 10616832" IRON PIPE SET
 - 5308416" x 10616832" X 21233664" IRON PIPE SET
 - 10616832" x 21233664" X 42467328" IRON PIPE SET
 - 21233664" x 42467328" X 84934656" IRON PIPE SET
 - 42467328" x 84934656" X 169869312" IRON PIPE SET
 - 84934656" x 169869312" X 339738624" IRON PIPE SET
 - 169869312" x 339738624" X 679477248" IRON PIPE SET
 - 339738624" x 679477248" X 1358954496" IRON PIPE SET
 - 679477248" x 1358954496" X 2717908992" IRON PIPE SET
 - 1358954496" x 2717908992" X 5435817984" IRON PIPE SET
 - 2717908992" x 5435817984" X 10871635968" IRON PIPE SET
 - 5435817984" x 10871635968" X 21743271936" IRON PIPE SET
 - 10871635968" x 21743271936" X 43486543872" IRON PIPE SET
 - 21743271936" x 43486543872" X 86973087744" IRON PIPE SET
 - 43486543872" x 86973087744" X 173946175488" IRON PIPE SET
 - 86973087744" x 173946175488" X 347892350976" IRON PIPE SET
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 - 882011895059072497297066944063143204093952" x 1764023790118144994594133888126286408187904" X 3528047580236289989188267776252572816375808" IRON PIPE SET
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 Edge Consulting Engineers & Inc. 425 Wayne Street P.O. Box 505, Wt. 52018 404-445-1446 FAX 404-445-1447 FAX www.edgeconsulting.com					
SUBMITTED FOR:  tower inc. 1101 E MAIN STREET ROMEVILLE, SC 29588					
MERIDIAN  SURVEYING, LLC 140437 Philadelphia Drive Office Nashville, TN 37203 Fax 615-273-6531					
SITE NAME: COLESBURG					
SITE NUMBER: A2					
SITE ADDRESS: 115TH STREET COLESBURG, IA 52005					
PROPERTY OWNER: STEVEN & ALI LUENEN 5012 S.W. 1 ST ST. COLESBURG, IA 52005					
PARCEL NO.: 020090002100 ZONED: AG DEED REFERENCE: BOOK 136 PAGE 372					
LEASE EXHIBIT FOR FTC TOWER CO. A PART OF THE SW 1/4 OF THE NE 1/4, SECTION 9, 12N.R.3W., 5TH P.M., DELAWARE COUNTY IOWA					
5	12/31/16		For:	R/S	
4	12/31/16	Renard Jay Arthur Renard		R/S	
3	11/7/16	Edward Will Renard		R/S	
2	12/31/16	Karen Tower Lewis & Son, Inc.		R/S	
1	12/31/16	Pediatricary Group, Inc.		R/S	
NO.	DATE	DESCRIPTION		R/S	
DRAIN BY JLB DATE 7-4-18 CHECKED BY G.J.S. FIELD BOOK W-55 PAGE 1 SHEET 3 OF 3					