

Recorded: 12/5/2023 at 9:09:25.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 3042

Prepared By: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178 (319)234-1766
After Recording Return To: Eric W. Johnson, P.O. Box 178, Waterloo, IA 50704-0178

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of November 13, 2023, by and between Don A. Preussner, and John H. Preussner and Julie C. Preussner, Co-Trustees of the J & J Preussner Trust, with a principal office and place of business of 1276 160th St. Dyndee, IA 52038 (collectively "Landlord"), and Uniti Leasing, LLC with a mailing address of 10802 Executive Center Drive, Benton Building, Ste. 300, Little Rock, Arkansas 72211 ("Tenant").

In consideration of One Dollar (\$1) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated June 23, 2020, and amended by an Amendment dated of even date herewith (collectively "Lease"), Landlord has leased and does hereby lease to Tenant, and Tenant has leased and does hereby lease from Landlord, upon the terms and conditions set forth in said Lease, a portion of the real property more particularly described on Exhibits "A" & "B" attached hereto and made a part thereof ("Premises").

The term of Lease is 5 years ending on August 19, 2025, with an option for 7 additional 5 year terms. Tenant shall not allow any mechanic's lien or similar type of lien to be filed against the Premises.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease to be effective as of the date first above written.

[Faint, illegible text or stamp]

LANDLORD:

TENANT:

Don A. Preussner
Don A. Preussner

Uniti Leasing, LLC

J & J Preussner Trust

John H. Preussner
By: John H. Preussner
Its: Co-Trustee

Kelly McGriff
By: Kelly McGriff
Its: VP and General Counsel

Julie C. Preussner
By: Co-Julie C. Preussner
Its: Trustee

STATE OF IOWA)
COUNTY OF DELAWARE)SS

This record was acknowledged before me on this 13th day of November, 2023, by Don A. Preussner, a single person.



Angela K Wendt
Notary Public

STATE OF IOWA)
COUNTY OF DELAWARE)SS

This record was acknowledged before me on this 13th day of November, 2023, by John H. Preussner and Julie C. Preussner, Co-Trustees of the J & J Preussner Trust.



Angela K Wendt
Notary Public

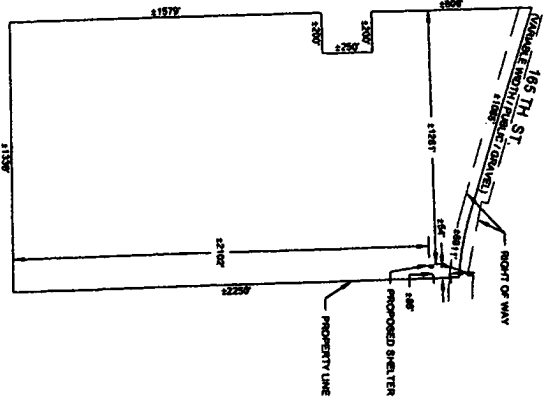
STATE OF Alabama)
COUNTY OF Mobile)SS

This record was acknowledged before me on this 30th day of November, 2023, by Kelly McGriff, as VP and General Counsel of Uniti Leasing, LLC.

Jessica Kaiser
Notary Public

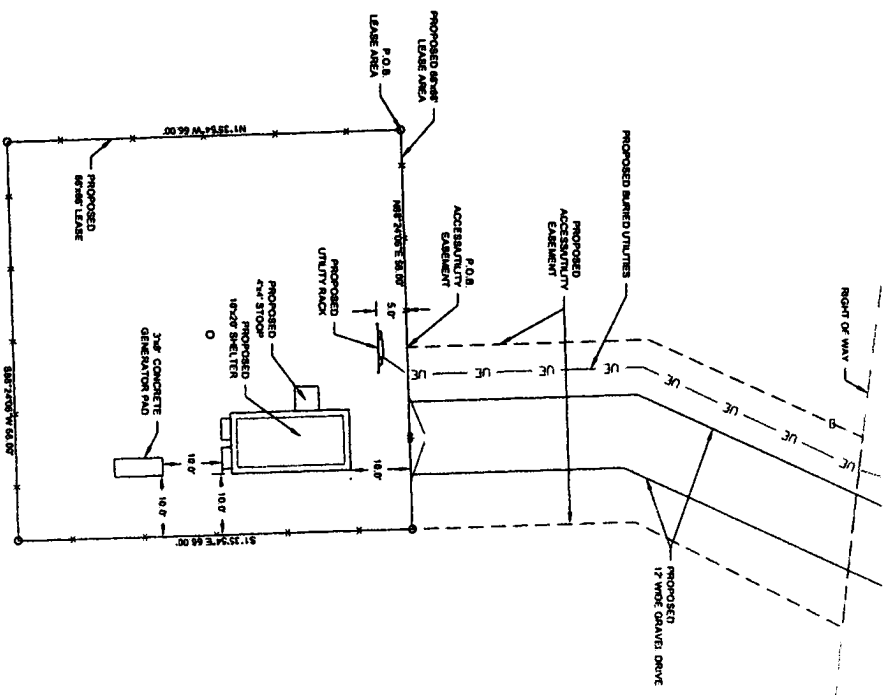


- GENERAL NOTES**
1. NO PROPOSED MAJORICAL SERVICE OR WATER UTILITIES ARE REQUIRED FOR THIS SITE. FRESH GRADE WILL MATCH EXISTING CONDITIONS.
 2. ALL MAJOR UTILITIES SHALL BE MAINTAINED. MATERIALS TO THE PROPOSED INSTALLATION. NO SIGNIFICANT RUNOFF IS GENERATED BY THE PROPOSED INSTALLATION.
 3. NO HAZARDOUS MATERIALS WILL BE USED, PROCESSED OR STORED AT THE SITE.

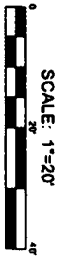


PARENT PARCEL DESCRIPTION (AS PROVIDED)
NOT PROVIDED

PARENT PARCEL DETAIL
SCALE: 1"=600'



ENLARGED SITE PLAN
SCALE: 1"=20'



NOTE:
ACTUAL EQUIPMENT SIZE, TYPE AND LOCATION
WITHIN COMPOUND WILL VARY PER CARRIER

LANDTECH
LANDSCAPE ARCHITECTURE
221-442-2888 or 221-942-2887 Fax: 877-338-7440 and Fax
www.landtech.com www.draftingsolutions.com

EXHIBIT 'B'

Remora Service Group, LLC
P.H.: (878) 488-7580

DUNDEE
180 187th ST
MAYNARDEN, VA 22657

NO	DATE	REVISIONS	DESIGNED BY	CHECKED BY	DRAWN BY
0	05/17/20	ISSUED FOR REVIEW			

SHEET S-2
ENLARGED SITE PLAN
DRAWING NUMBER:
20308009