

Recorded: 10/9/2024 at 8:53:43.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2549

PREPARED BY,
RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Stinson LLP
1201 Walnut Street, Suite 2900
Kansas City, Missouri 64106
Attention: Anissa Christeson
Site Name: IA12 Delaware

(Space above this line for Recorder's use.)

MEMORANDUM OF TOWER LEASE AGREEMENT

THIS MEMORANDUM OF TOWER LEASE AGREEMENT evidences that a Tower Lease Agreement was entered into as of September 23 2024, by and between Great Plains Towers, LLC ("Grantor"), with its principal address located at Attention: Vice President, 1305 North Louisville Avenue, Tulsa, Oklahoma 74115, and Alltel Corporation d/b/a Verizon Wireless ("Grantee"), with offices at Attention: Network Real Estate, 180 Washington Valley Road, Bedminster, New Jersey 07921, for certain real property located in the County of Delaware, State of Iowa, within the property of Grantor which is described in Exhibit "A" attached hereto ("Grantor's Property"), 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 Lease, which term is subject to the rights of the parties to extend the term of the Lease for at least five (5) terms of five (5) years each.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor and Grantee have duly executed this Memorandum as of the day and year first above written.

GRANTOR:

Great Plains Towers, LLC

By: Kristen Bennett
Name: Kristen Bennett
Title: Vice President
Date: 9/29/24

GRANTEE:

Alltel Corporation
d/b/a Verizon Wireless

By: [Signature]
Name: Jonathan Fowler
Title: Sr. Director-Network Engineering
Date: 9/17/24

STATE OF Oklahoma)
) ss.
COUNTY OF Tulsa)

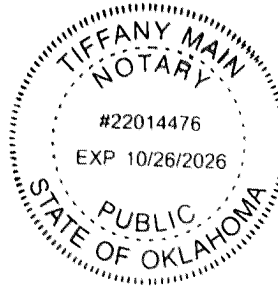
On September 23 2024, before me, Tiffany Main notary public, personally appeared Kristen Bennett, the Vice President of Great Plains Towers, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature T Main

(Seal)

Printed Name: Tiffany Main



STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

On September 17, 2024, before me, Susan Blixrud, notary public, personally appeared Jonathan Fowler, Sr. Director-Network Engineering of Alltel Corporation d/b/a Verizon Wireless, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity, and that by her/his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Susan Blixrud

(Seal)

Printed Name: Susan Blixrud

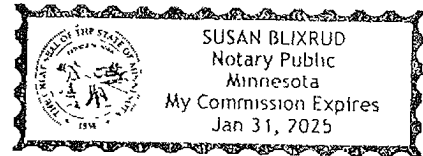


EXHIBIT "A"

Legal Description of Grantor's Property

LEASE AREA DESCRIPTION:

That part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 89 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 42 minutes 28 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 303.02 feet; thence North 0 degrees 17 minutes 32 seconds West, a distance of 401.74 feet to the Point of Beginning of the lease area to be described; thence South 89 degrees 42 minutes 52 seconds West, a distance of 100.00 feet; thence North 0 degrees 17 minutes 08 seconds West, a distance of 100.00 feet; thence North 89 degrees 42 minutes 52 seconds East, a distance of 100.00 feet; thence South 0 degrees 17 minutes 08 seconds East, a distance of 100.00 feet to the Point of Beginning. Said lease area contains 10,000 Sq. Ft. or 0.23 acres.

ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 30.00 foot wide easement for ingress, egress and utility purposes over, under and across the Southeast Quarter of the Southeast Quarter of Section 31, Township 89 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, the centerline of said easement is described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 42 minutes 28 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 303.02 feet; thence North 0 degrees 17 minutes 32 seconds West, a distance of 401.74 feet; thence South 89 degrees 42 minutes 52 seconds West, a distance of 50.00 feet to the Point of Beginning of the centerline to be described; thence South 0 degrees 17 minutes 08 seconds East, a distance of 175.62 feet to the northwesterly right of way line of 220th Street and said centerline there terminating. The sidelines of said easement shall be shortened or lengthened to terminate at said northwesterly right of way line of 220th Street.

GUY WIRE EASEMENT DESCRIPTION

A 30.00 foot wide easement for guy wire purposes over, under and across the Southeast Quarter of the Southeast Quarter of Section 31, Township 89 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, the centerline of said easement is described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 42 minutes 28 seconds West along the South line of said Southeast Quarter of the Southeast Quarter, a distance of 303.02 feet; thence North 0 degrees 17 minutes 32 seconds West, a distance of 401.74 feet; thence South 89 degrees 42 minutes 52 seconds West, a distance of 100.00 feet; thence North 0 degrees 17 minutes 08 seconds West, a distance of 21.13 feet to a point hereinafter referred to as Point "A"; thence continue North 0 degrees 17 minutes 08 seconds West, a distance of 78.87 feet; thence North 89 degrees 42 minutes 52 seconds East, a distance of 50.00 feet to a point hereinafter referred to as Point "B"; thence continue North 89

degrees 42 minutes 52 seconds East, a distance of 50.00 feet; thence South 0 degrees 17 minutes 08 seconds East, a distance of 78.87 feet to the Point of Beginning of the centerline to be described; thence South 60 degrees 17 minutes 08 seconds East, a distance of 110.00 feet and said centerline there terminating. The sideline of said easement shall be shortened or lengthened to terminate at lines bearing South 0 degrees 17 minutes 08 seconds East and North 0 degrees 17 minutes 08 seconds West from the Point of Beginning.

Together with

A 30.00 foot wide easement for guy wire purposes over, under and across said Southeast Quarter of the Southeast Quarter, the centerline of said easement is described as follows: Beginning at the previously described Point "A"; thence South 59 degrees 42 minutes 52 seconds West, a distance of 110.00 feet and said centerline there terminating. The sideline of said easement shall be shortened or lengthened to terminate at lines bearing North 0 degrees 17 minutes 08 seconds West and South 0 degrees 17 minutes 08 seconds East from said Point "A".

Together with

A 30.00 foot wide easement for guy wire purposes over, under and across said Southeast Quarter of the Southeast Quarter, the centerline of said easement is described as follows: Beginning at the previously described Point "B"; thence North 0 degrees 17 minutes 08 seconds West, a distance of 110.00 feet and said centerline there terminating.