



Book 2026 Page 202

Document 2026 202 Type 07 005 Pages 5

Date 1/28/2026 Time 10:00:49AM

Rec Amt \$27.00

**Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA**

MEMORANDUM OF LEASE

Preparer Information: James McKnight
Senior Director, Legal Affairs
MCC Iowa LLC
One Mediacom Way
Mediacom Park, NY 10918
845-443-2636

Taxpayer Information: MCC Iowa LLC
Attn: Tax Department
One Mediacom Way
Mediacom Park, NY 10918

Return Document to: MCC Iowa LLC
Attn: Legal Department
One Mediacom Way
Mediacom Park, NY 10918

Landlord: Philip Westhoff and Monica Westhoff
3398 221st St.
Dyersville, IA 52040

Tenant: MCC Iowa LLC

Legal Description: See Exhibit A

Document or Instrument number of previously recorded documents: 2018 1099

THIS IS A MEMORANDUM OF LEASE by and between Philip Westhoff and Monica Westhoff, ("Landlord"), and MCC Iowa LLC, a Delaware limited liability company ("Tenant"). For good and valuable consideration, Landlord has demised and let to Tenant, and Tenant has taken and leased from Landlord, the premises herein described for the term herein stated, for the rent and upon the terms and conditions of that certain lease by and between Landlord and Tenant of even date herewith (as the same may hereafter be amended, modified, supplemented or restated, the "Lease") upon the following terms:

Landlord: Philip Westhoff and Monica Westhoff
3398 221st St.
Dyersville, IA 52040

Tenant: MCC Iowa LLC
One Mediacom Way
Mediacom Park, NY 10918

Date of Lease: Dated as of August 29th, 2025

Description
of Leased
Premises: See Exhibit A.

Date of
Commencement
Of Term: September 1, 2025

Date of
Expiration
Of Term: August 31, 2030

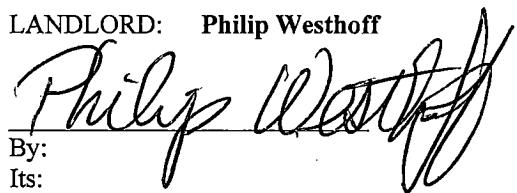
Renewal
Options: Auto renews for additional 5 year term unless Tenant gives written notice of its desire not to renew at least 60 days prior to the expiration of the original term.

The purpose of this Memorandum of Lease is to give record notice of the Lease and the rights created thereby, all of which are hereby confirmed and this shall not have the effect of, in any way, amending, modifying, supplementing or abridging the Lease or any of its provisions as the same are now or may hereinafter be in force and effect. In the event of any conflict between the provisions of the Lease and this Memorandum of Lease, the provisions of the Lease shall prevail.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease under seal as of

LANDLORD: Philip Westhoff

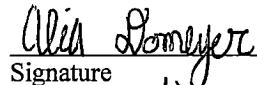
By:
Its:



WITNESSES:



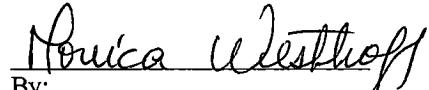
Signature
Print Name: Maria Ketchum



Signature
Print Name: Alia Domeyer

LANDLORD: Monica Westhoff

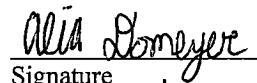
By:
Its:



WITNESSES:



Signature
Print Name: Maria Ketchum



Signature
Print Name: Alia Domeyer

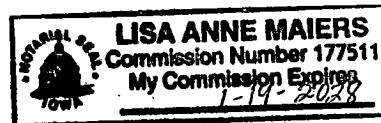
ACKNOWLEDGEMENT

State of Iowa
County of Dubuque

On 12/23/2025, before me, Lisa Anne Maiers, personally appeared Philip Westhoff and Monica Westhoff, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(is), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public

My commission expires: 1-19-2028



TENANT: **MCC Iowa LLC**

DANIEL STUHR
By: DANIEL STUHR
Its: RVP, OPERATIONS

WITNESSES:

Philip Westhoff
Signature
Print Name: Philip Westhoff

Monica Westhoff
Signature
Print Name: Monica Westhoff

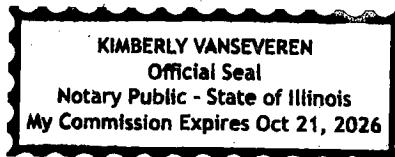
ACKNOWLEDGEMENT

Sate of Illinois
County of Pecoria

On this 29th day of August, 2025, before me, the undersigned, a Notary Public for said State, appeared Daniel Stuhr to me personally known, who being be me duly sworn, did say that he/she is the Region Vice President of said MCC Iowa LLC; and that the said Daniel Stuhr as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company and by him voluntarily executed.

Kimberly VanSeveren
Notary Public

My commission expires: 10/21/2026



**EXHIBIT A
(1 OF 2)**

The following described Real Estate situated in Dyersville, in the County of Delaware, in the State of Iowa, to wit:

Northeast fractional quarter of the NE1/4, except the South 200 feet of the North 536 feet of the East 100 feet thereof and except Parcel No. 1 on Acquisition Plat Filed July 15, 1996, and filed at Book 7, Page 205, said parcel containing 1.62 acres, more or less, the South 15.53 acres of the Northwest fractional quarter of the NE1/4, the SW1/4 of the NE1/4, the SE1/4 of the NE1/4, the South 15.39 acres of the Northeast fractional quarter of the NW1/4, and the SE1/4 of the NW1/4, all in Section 1, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, less parcels conveyed to Iowa DOT:AS RECORDED IN BOOK 128, PAGE 228 and

The SW1/4 of the NW1/4, the NW1/4 of the SW1/4, and Lot 1 of the NE1/4 of the SW1/4, all in Section 6, Township 88 North, Range 2 West of the 5th P.M., in Dubuque County, Iowa, according to Government Survey and the recorded plat thereof.

Parcel ID # 210010001709

The **Leased Property** consists of a portion of the Property which Lessee uses for its cable system equipment.

NE Quarter of NE Quarter of Section 1, Township 088, Range 3.

