



Document 2016 1246

Book 2016 Page 1246 Type 06 017 Pages 5

Date 5/11/2016 Time 2:20:24PM

Rec Amt \$27.00

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

↙ Prepared by and
After recording return to:

GINSBERG JACOBS LLC
300 South Wacker Drive, Suite 2750
Chicago, Illinois 60606
Telephone: 312.660.9611
Attention: Steven F. Ginsberg
(Site Name: IA07 John Wayne)

Legal Description: See Exhibit A

Memorandum of Antenna Site Agreement

(Document starts on next page)

Site ID: IA17780-B-01
Site Name: John Wayne

Tenant Site ID: 285611
Tenant Site Name: IA07 John Wayne

After recording return to:

**Ginsberg Jacobs LLC
300 South Wacker Drive
Suite 2750
Chicago, Illinois 60606
Attn: Steven F. Ginsberg, Esq.
(Site Name: IA07 John Wayne)**

STATE OF IOWA

COUNTY OF MADISON

MEMORANDUM OF ANTENNA SITE AGREEMENT

This Memorandum made this 26th day of April, 2016, between **SBA TOWERS IX, LLC**, a Delaware limited liability company, with its principal offices located at 8051 Congress Avenue, 2nd Floor, Boca Raton, Florida 33487-1307, Tax ID# 47-4681500, hereinafter designated Owner, and **RSA 7 LIMITED PARTNERSHIP d/b/a Verizon Wireless**, with its principal offices at One Verizon Way, Mailstop 4AW100, Basking Ridge, NJ 07920, hereinafter designated Tenant.

1. Owner and Tenant entered into an Antenna Site Agreement on April 26, 2016 for a term of ten (10) years with the right to renew for three (3) additional five (5) year terms unless terminated in accordance with the terms of the Antenna Site Agreement.

2. In consideration of the rental set forth in the Antenna Site Agreement, Owner hereby leases to Tenant a ground space area consisting of approximately 472 square feet, at that certain Property located in the County of Madison, State of Iowa, and being described as a parcel containing 10,000 square feet as described on Exhibit "A" attached hereto and as shown on the tax map of Madison County, together with the non-exclusive right for ingress and egress. Being a portion of the same premises leased to Owner from Ground Lessor as reflected in the Memorandum of Land Lease Agreement recorded as Document 2015 2240 in Book 2015 at Page 2240 in the Recorder's Office for Madison County, Minnesota.

3. The Antenna Site Agreement commences on the earlier of the date that Tenant begins installation of its Equipment at the Site or June 1, 2016 except as provided in the Antenna Site Agreement, and a copy of the Antenna Site Agreement is on file in the office of the Owner and Tenant.

4. The terms, covenants and provisions of the Antenna Site Agreement of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Tenant.

Site ID: IA17780-B-01
Site Name: John Wayne

Tenant Site ID: 285611
Tenant Site Name: IA07 John Wayne

MEMORANDUM OF ANTENNA SITE AGREEMENT CONTINUED

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, Owner and Tenant have caused this Memorandum to be duly executed on April 20, 2016

TENANT: RSA 7 LIMITED PARTNERSHIP d/b/a Verizon Wireless
By: Verizon Wireless (VAW) LLC, its general partner

By: [Signature]
Title: Executive Director - Network

Address: One Verizon Way, Mailstop 4AW100
Basking Ridge, NJ 07920

Date: 4/20/2016

Witness: [Signature]

Print Name: Alyssa Luthie

Witness: [Signature]

Print Name: Nicole Longyear

TENANT NOTARY BLOCK:

STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Phillip French, Executive Director - Network of **RSA-7 Limited Partnership d/b/a Verizon Wireless**, who is personally known to me or produced _____ as identification.

NOTARIAL SEAL

See attached

(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC—STATE OF _____

My commission expires: _____

(NAME OF NOTARY)

COMMISSION NUMBER: _____

OWNER: SBA TOWERS IX, LLC

[Signature]
By: ~~Alyssa Houlihan~~ Kevin Gellegher
Title: Vice President, ~~Site Leasing~~ Tower Development
Tax No: 47-4681500
Address: 8051 Congress Avenue

Witness: [Signature]

Print Name: Janmarie Tocco

Witness: [Signature]

Print Name: Matthew Kohl

2nd Floor
Boca Raton, FL 33487-1307
Date: 4/26/2016

OWNER NOTARY BLOCK:

STATE OF FLORIDA

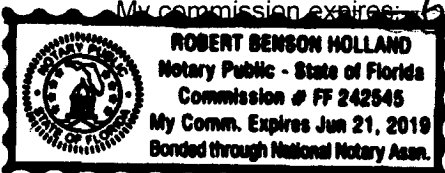
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 26th day of APRIL, 2016 by Alyssa Houlihan, Vice President, Site Leasing of **SBA Towers IX, LLC**, a Delaware limited liability company, who is personally known to me.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

Printed Name of Notary ROBERT BENSON HOLLAND

My commission expires: 6/21/2019



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

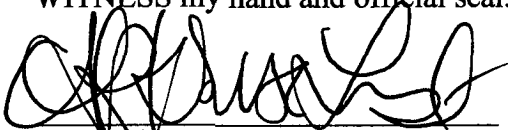
STATE OF CALIFORNIA

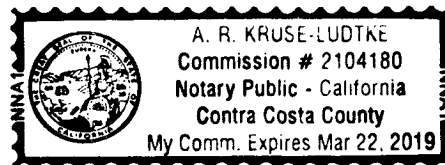
COUNTY OF Contra Costa

On April 20, 2016 before me, A. R. KRUSE-LUDTKE, a Notary Public, personally appeared Phillip French who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



Place Notary Seal Above

EXHIBIT "A"

A portion of:

Parcel 1:

Commencing at the northwest corner of the Southeast Quarter of Section 31, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa;

thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the north line of said Southeast Quarter 232.27 feet;

thence South 00 degrees 17 minutes 16 seconds East 198.00 feet to the southerly line of the former right of way of the Chicago, Rock Island and Pacific Railroad and the point of beginning;

thence continuing South 00 degrees 17 minutes 16 seconds East 858.38 feet to the centerline of the existing Madison County highway;

thence North 89 degrees 44 minutes 17 seconds East along the centerline of the existing Madison County highway 281.58 feet;

thence North 00 degrees 09 minutes 49 seconds West 857.08 feet to the southerly line of said former railroad right of way;

thence North 90 degrees 00 minutes 00 seconds West 283.44 feet along said former right of way line to the point of beginning and containing 5.56 acres more or less, including 0.36 acres of highway right of way over the southerly 55.00 feet thereof and subject to encumbrances of record.

Parcel 2:

Warranty Deed, Virgil E. Smith and Laurine F. Smith, to Madison County, Iowa, recorded September 3, 1965, Deed Book 95 Page 16:

Commencing at a point Ten (10) feet South of the point of intersection of the South line of Jefferson Street extended East, and the West line of the Northwest Quarter of the Southeast Quarter of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the Fifth P. M., Iowa, running thence East Eight (8) rods, thence North Ten (10) rods, thence West Eight (8) rods, thence South ten (10) rods to the place of beginning.

Warranty Deed made by Max L. Kilpatrick and Catherine Clark Kilpatrick, to Madison County, Iowa, recorded December 10, 1965, Deed Book 95 Page 88:

Beginning at a point 298.0 feet South of the Northwest corner of the Southeast Quarter of Section 31, Township 76 North, Range 27, West of the Fifth P.M., thence East 113.0 feet, thence South 281.25 feet, thence West 113.0 feet, thence North 281.25 feet to the point of beginning, and containing 0.54 acres, more or less, exclusive and excepting therefrom a tract 30.0 feet in width off of the West side thereof for road purposes.

Warranty Deed made by Max L. Kilpatrick and Catherine Clark Kilpatrick, to Madison County, Iowa, recorded January 11, 1972, Deed Book 102 Page 61:

Commencing at the NW corner of the SE1/4 of Section 31, T76N R27W of the 5th P.M.; thence south 298.0 feet; thence east 113.0 feet to the point of beginning; thence east 92.0 feet; thence north 100.0 feet; thence east 27.0 feet; thence south 546.25 feet; thence west 100.0 feet; thence north 165.0

feet; thence west 19.0 feet; thence north 281.25 feet to the point of beginning and containing 1.21 acres, more or less.

Madison County, Iowa

Parcel 1 Tax Id: 400073184042000

Parcel 2 Tax Id: 820007200050000