

Prepared by and Return to:

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Issaquah, WA 98027

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Josie L Bear
DATE 07/02/2021

**MEMORANDUM
OF
LEASE**

Grantor Name: Atlas Tower 1, LLC
Grantee Name: New Cingular Wireless PCS, LLC
Legal Description: NE1/4 S22, T34N, R4E, W.M.
Assessor's Tax Parcel ID #: P106611
Cell Site: SN2981 MT Vernon Division
FA #: 15174643
County: Skagit State: Washington


This Memorandum of Lease is entered into on this 8 day of February, 2021 by and between Atlas Tower 1, LLC, a Colorado limited liability company having its principal office/residing at 3002 Bluff St., Suite 300, Boulder, CO 80301 (hereinafter called "Landlord"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("Tenant").

1. Landlord and Tenant entered into a certain Lease Agreement ("Agreement") on the 8 day of February, 2021, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be ten (10) years commencing on the Effective Date of the Agreement, with four (4) successive automatic five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

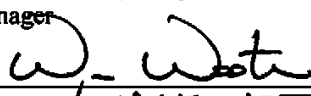
Atlas Tower 1, LLC, a
a Colorado limited liability company

By: 
Print Name: Evan Schumger
Its: CEO
Date: 2/8/21

TENANT:

New Cingular Wireless PCS, LLC
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

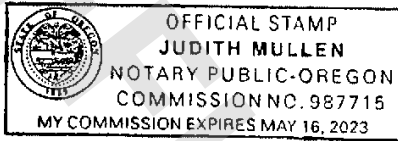
By: 
Print Name: WAYNE WOSTEN
Its: Director
Date: 1-29-21

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On the 29th day of January, 2021, before me personally appeared Wayne Wertz, and acknowledged under oath that he/she is the Director of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.



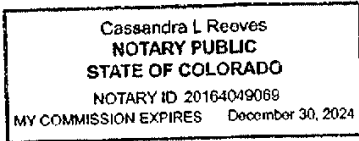
Judith Mullen
Notary Public: Judith Mullen - Oregon
My Commission Expires: 5/16/2023

LANDLORD ACKNOWLEDGMENT

STATE OF Colorado)
) ss:
COUNTY OF Boulder)

I CERTIFY that on February 8, 2021, Evan Eschmeyer [name of representative] personally came before me and acknowledged under oath that he or she:

- (a) is the Chief Financial Officer [title] of Atlas Tower 1 LLC [name of corporation], the corporation named in the attached instrument,
- (b) was authorized to execute this instrument on behalf of the corporation and
- (c) executed the instrument as the act of the corporation.



Cassandra L Reeves
Notary Public: Cassandra L Reeves
My Commission Expires: 12/30/2024

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 2

to the Memorandum of Lease dated Feb 8, 2021, by and between Atlas Tower 1, LLC., a Colorado limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

47001 E. Division Street, Mount Vernon, WA 98274 and with a legal description of:

THE NORTH 250 FEET OF THE SOUTH 280 FEET OF THE EAST 250 FEET OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

The Premises are described and/or depicted as follows:

