

Return To:  
Brandy Hill - Director of Legal Operations  
VB Acquisitions, LLC  
22 W. Atlantic Ave.,  
Ste. 310 Delray Beach, Florida 33444

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 11/12/2025

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**Space Above Line Reserved for Recorder's Use**

Prepared by & upon recording return to:

PIN: P20486 (RefID: 340218-1-003-0003)

Brandy Hill - Director of Legal Operations  
VB Acquisitions, LLC  
22 W. Atlantic Ave., Ste. 310  
Delray Beach, Florida 33444  
Site ID: US-WA-5296

ABV LEGAL: The Southeast 1/4 of the Northeast 1/4  
of Section 18, Township 34 North, Range 2 East, W.M

**Recording Reference: Instrument  
# 201406260035**

**MEMORANDUM OF LEASE**

This Memorandum of Lease (this "*Memorandum*") is entered into and made effective on the 23rd day of December 2024, by and between **Seattle SMSA Limited Partnership d/b/a Verizon Wireless**, with an office at One Verizon Way, Basking Ridge, New Jersey 07920 (hereinafter referred to as "**Lessor**"), and **VB Acquisitions, LLC, a Delaware limited liability company**, with an office at 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 (hereinafter referred to as "**Lessee**").

1. Lessor and Lessee entered into a Master Prepaid Lease ("MPL") with an effective date of December 23, 2024, for the purpose of Lessee managing, operating and maintaining the site legally described in Attachment 1 annexed hereto (the "*Site*"). All of the foregoing is set forth in the MPL.

2. The term of the **MPL** as to the Site commences on December 23, 2024 and ends on December 23, 2054, unless earlier terminated in accordance with the **MPL**.

Capitalized terms used and not defined herein have the respective meanings ascribed to them in the **MPL**.

This Memorandum may be executed in any number of counterparts, each such counterpart being deemed to be an original instrument, and all such counterparts shall together constitute the same agreement.

The duplicate original copies of the **MPL** are held at **Lessor's** and **Lessee's** addresses set forth above.

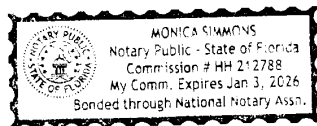
IN WITNESS WHEREOF, the Parties have executed this Memorandum of Lease as of the day and year first above written.


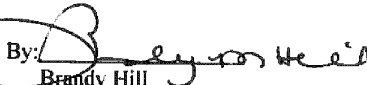

<b>WITNESS:</b>  By: <u>[Signature]</u> Name: <u>MONICA SIMMONS</u>  By: <u>[Signature]</u> Name: <u>Brittany Purcell</u>	<b>LESSOR:</b>  <b>Seattle SMSA Limited Partnership, d/b/a Verizon Wireless</b> By: <b>VB Acquisitions, LLC</b> a Delaware limited liability company Its: <b>Attorney-in-Fact</b>  By: <u>[Signature]</u> Brandy Hill Director of Legal Operations
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**STATE OF FLORIDA****COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of October, 2025, by Brandy Hill, the Director of Legal Operations of VB Acquisitions, LLC, a Delaware limited liability company as Attorney-in-Fact for Seattle SMSA Limited Partnership, d/b/a Verizon Wireless, on behalf of the company, who is personally known to me.

[Signature]  
Notary Public  
Printed Name: MONICA SIMMONS  
My Commission Expires: Jan 03, 2026  
Commission # HH212788



<b>WITNESSES:</b>	<b>LESSEE:</b>
By: 	<b>VB Acquisitions, LLC,</b> a Delaware limited liability company
Name: <u>Miguel Bages</u>	By: 
By: 	Brandy Hill Director of Legal Operations
Name: <u>JONATHAN POLANCO</u>	

STATE OF FLORIDA  
COUNTY OF PALM BEACH

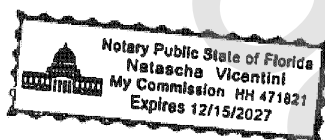
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations on behalf of the company, who is personally known to me.

  
Notary Public

Printed Name: NATASCHA VICENTINI

My Commission Expires: 12/15/2027

Commission # HH-471821



Site ID: US-WA-5296**ATTACHMENT 1  
LEGAL DESCRIPTION OF LAND**

A portion of the following described property:

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

The Southeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 2 East, W.M.

EXCEPT a portion of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 18;  
thence North 00°58'17" West along the West line of said Southeast 1/4 of the Northeast 1/4, a distance of 389.17 feet to the true point of beginning;  
thence continuing North 0°58'17" West, 208.00 feet;  
thence North 89°01'43" East, a distance of 104.00 feet;  
thence South 0°58'17" East, a distance of 208.00 feet;  
thence South 89°01'43" West, a distance of 104.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel ID No.: P20486 (RefID: 340218-1-003-0003)