

**TAB 1-Recorded Memorandum of Lease**

FILED Nov 09, 2023  
AT 01:01:14 PM  
BOOK 02388  
START PAGE 1011  
END PAGE 1015  
INSTRUMENT # 09784  
EXCISE TAX \$0.00

Prepared by and upon  
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Book 2371, Page 0477  
Office of the Register of Deeds  
Chatham County, North Carolina  
Parcel Ref Nos: 0083021

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF CHATHAM )

**MEMORANDUM OF LEASE SUPPLEMENT**

This Memorandum of Lease Supplement (“**Memorandum**”) is made this 2nd day of October, 2023 between **The Towers, LLC** with its principal offices located at 750 Park of Commerce Dr., Suite 200, Boca Raton, Florida 33487, hereinafter designated “**LESSOR**”, and **Cellco Partnership d/b/a Verizon Wireless**, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated “**LESSEE**”.

**RECITALS:**

**WHEREAS**, LESSOR has a leasehold interest in a portion of that certain real property (the “**Lessor Premises**”) described in that certain Deed recorded in Deed Book 1880, Page 30 as evidenced by that Memorandum of Land Lease Agreement recorded in Book 2282, Page 520, as amended by that First Amendment to Memorandum of Lease recorded in Book 2371, Page 0477, in the Office of the Register of Deeds for Chatham County, North Carolina, which real property is more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by reference (the “**Property**”); and

Lessor’s Site Number and Name: US-NC-5292 / Crosspoint  
Lessee Site Name / MDG LC: Crosspoint / 5000914786

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**WHEREAS**, the Lessee Premises (as defined below) are a portion of the Lessor Premises;  
and

**WHEREAS**, LESSEE leases the Lessee Premises from LESSOR pursuant to the Lease Supplement of even date herewith (the “**Lease Supplement**”); and

**WHEREAS**, LESSOR and LESSEE desire to file this Memorandum of record in Office of the Register of Deeds for Chatham County, North Carolina, in order to provide record notice to third parties of LESSEE’s leasehold estate in the Lessee Premises;

**NOW, THEREFORE**, for and in consideration of the Premises, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are expressly acknowledged by the parties, LESSOR and LESSEE agree and acknowledge for themselves and their respective successors and assigns, as follows:

1. LESSOR and LESSEE entered into a Lease Supplement for an initial term of Ten (10) years, with three (3) additional automatic Five (5) year terms, unless terminated in accordance with the terms of the Lease Supplement and that certain Master Lease Agreement dated October 16, 2015 (the “**Original MLA**”), as amended by that certain First Amendment to Master Tower Lease Agreement effective as of March 29, 2022 (the “**First Amendment**” and collectively with the Original MLA, the “**Agreement**”).
2. The Lessee Premises leased by LESSOR to LESSEE is described as follows:
  - (i) Approximately 497 square feet of Ground Space for the installation of an equipment platform and the installation of a propane tank or alternative fuel source, (ii) a contiguous vertical envelope of space on the Tower for the placement of LESSEE’s Equipment, together with a nonexclusive 3’ wide easement for an ice bridge running between the Ground Space and the Tower and certain other easements for access and utilities.
3. The Lease Supplement commences on a date defined in the Lease Supplement, and a copy of the Lease Supplement is on file in the offices of LESSOR and LESSEE.
4. The Lease Supplement and this Memorandum shall automatically be deemed terminated upon the termination of Lessor’s leasehold interest in the Lessor Premises.
5. The terms, covenants and provisions of the Lease Supplement of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

*[SIGNATURES APPEAR ON FOLLOWING PAGE]*





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**EXHIBIT A**

**Property Description of the Property**

BEING all of Tract 2, containing 37.80 acres, more or less, as shown on a plat entitled "SURVEY FOR JAMES HUDSON COTTEN HWY 42 CHATHAM CO., NC" prepare by Bracken & Associates, dated October 2, 2005, and recorded in Plat Slide 2005-380

Parcel ID: 83021  
Tax Parcel ID: 0606-23-2136.000