

approximately 10,000 square feet, and it is shown in detail on Exhibit "B" attached hereto and made a part hereof. LESSEE shall have the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purposes of installation, operation and maintenance of LESSEE's communications equipment over or along a 30 foot wide right-of-way ("Easement"), which is depicted on Exhibit "B" attached hereto. LESSEE may also use the Easement for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services. In the event it is necessary, LESSOR agrees to grant LESSEE or the provider the right to install such services on, through, over and/or under the Property, provided the location of such services shall be reasonably approved by LESSOR.

3. The Agreement shall commence on the first day of the month immediately following the earlier of (a) the date upon which LESSEE begins installation of LESSEE's communications equipment or (b) the date which is 18 months after the Effective Date (as defined in the Agreement) provided that LESSEE has received all governmental approvals required by all federal, state and local laws, rules and regulations for Lessee's Use, including, without limitation, a certificate of occupancy or similar approval (either, the "Commencement Date").
4. If at any time after the Effective Date, LESSOR receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Premises or any portion thereof or to acquire any interest in the Agreement, or an option for any of the foregoing, LESSOR shall provide written notice to LESSEE of said offer ("LESSOR's Notice"). LESSOR's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Premises and/or the Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to LESSOR by the third party offeror. LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LESSEE fails to provide written notice to LESSOR that LESSEE intends to meet such bona fide offer within 30 days after receipt of LESSOR's Notice, LESSOR may proceed with the proposed transaction in accordance with the terms and conditions of such third party offer, in which event the Agreement shall continue in full force and effect and the right of first refusal described in this Paragraph shall survive any such conveyance to a third party. If LESSEE provides LESSOR with notice of LESSEE's intention to meet the third party offer within 60 days after receipt of LESSOR's Notice, then if LESSOR's Notice describes a transaction involving greater space than the Premises, LESSEE may elect to proceed with a transaction covering only the Premises and the purchase price shall be pro-rated on a square footage basis. Further, LESSOR acknowledges and agrees that if LESSEE exercises this right of first refusal, LESSEE may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third party offer. LESSEE may elect to amend the Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises. For purposes of this Paragraph, any transfer, bequest or devise of LESSOR's interest in the Property as a result of the death of LESSOR, whether by will or intestate succession, or any conveyance to LESSOR's family

members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which LESSEE has any right of first refusal.

5. Should LESSOR, at any time during the Term, decide (a) to sell or otherwise transfer all or any part of the Property, or (b) to grant to a third party by easement or other legal instrument an interest in and to any portion of the Premises, such sale, transfer, or grant of an easement or interest therein shall be under and subject to the Agreement, and any such purchaser or transferee shall recognize LESSEE's rights hereunder. In the event that LESSOR completes any such sale, transfer, or grant described in this Paragraph without executing an assignment of the Agreement whereby the third party agrees in writing to assume all obligations of LESSOR under the Agreement, then LESSOR shall not be released from its obligations to LESSEE under the Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of the Agreement.
6. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE. In the event of any inconsistency between this Memorandum and the Agreement, the Agreement shall control.

[The remainder of this page is intentionally blank; signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:

Paula Parker, an individual

By: Paula Parker

Its: LESSOR

Date: 4/30/18

[Signature]

WITNESS

[Signature]

WITNESS

LESSEE:

Verizon Wireless Personal Communications LP
d/b/a Verizon Wireless

By: [Signature]

Name: Frank Wise

Its: Executive Director, Network Field Engineering

Date: 5/31/18

Serie P. Rossen

WITNESS

[Signature]

WITNESS

STATE OF Alabama)
)
COUNTY OF Jefferson)

LESSOR ACKNOWLEDGMENT

The foregoing MEMORANDUM OF LAND LEASE AGREEMENT was acknowledged before me this 30 day of April, 2018 by PAULA PARKER. She is personally known to me or has produced US Passport as identification.

Notary Public Michelle Piper
Name of Notary Printed: Michelle Piper

My commission expires: June 19, 2019 (NOTARY SEAL)

STATE OF Florida)
)
COUNTY OF Hillsborough)

LESSEE ACKNOWLEDGMENT

I, Lauren McEmore, do hereby certify that Frank Wise personally came before me this day and acknowledged that he is the Executive Director, Network Field Engineering of VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a Verizon Wireless, a Delaware limited partnership, and that he, as Executive Director, Network Field Engineering, being authorized to do so, executed the foregoing MEMORANDUM OF LAND LEASE AGREEMENT on behalf of VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a Verizon Wireless. He is personally known to me.

WITNESS my hand and official Notarial Seal, this 31 day of May, 2018.
Lauren McEmore
Notary Public

My Commission Expires: March 1, 2021

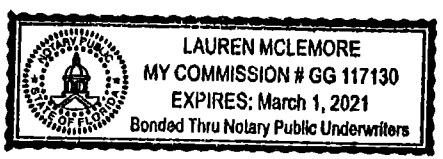


EXHIBIT "A"

DESCRIPTION OF PROPERTY

PARENT PARCEL
(OFFICIAL RECORD BOOK 1344, PAGE 531)

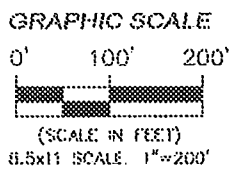
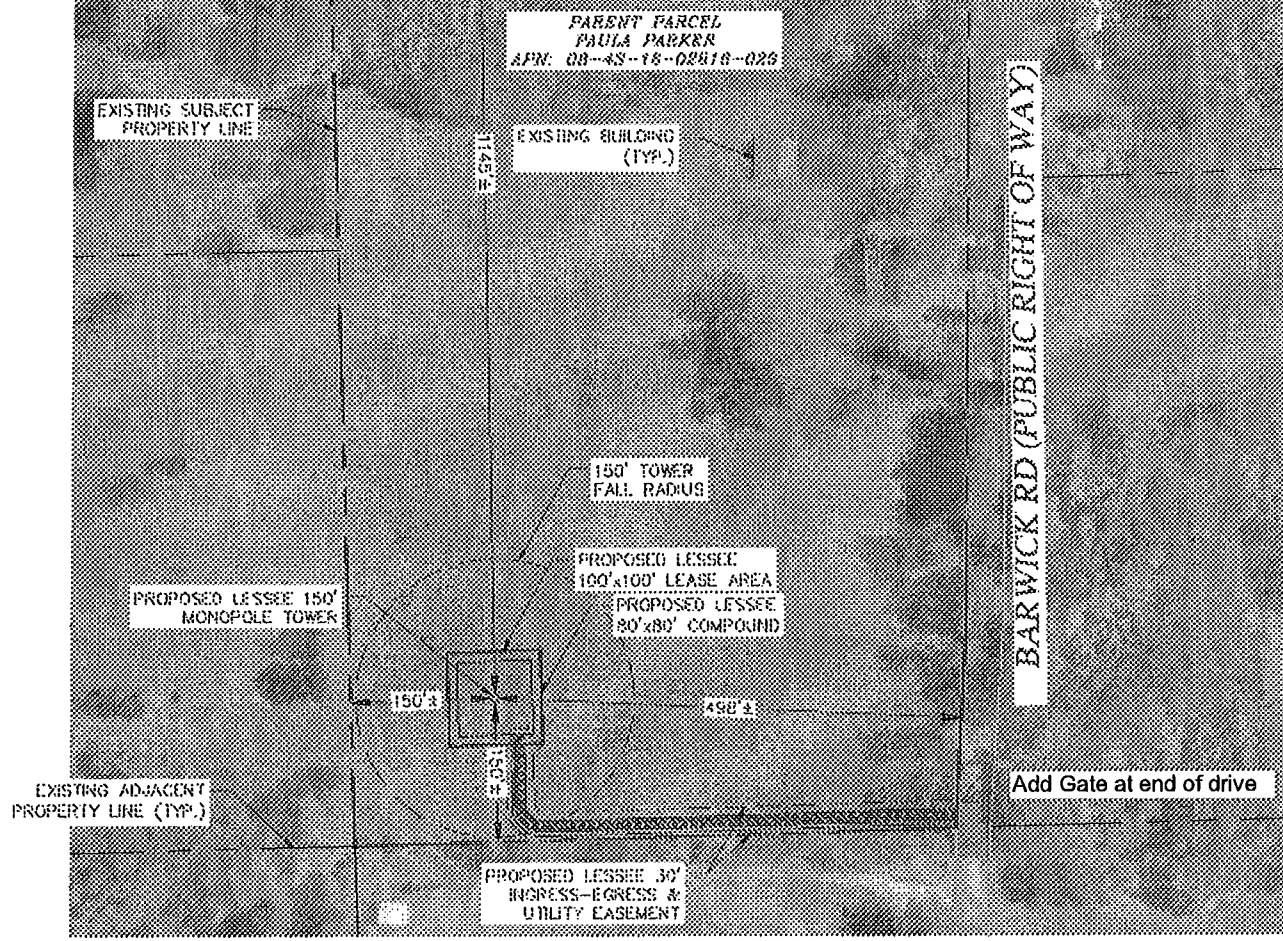
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E 1/2 OF NW 1/4 OF NW 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 16 EAST, LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #252, ALSO: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 16 EAST, LYING SOUTH OF STATE ROAD #252. AND, ALL OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF BARWICK ROAD IN SECTION 8, TOWNSHIP 4 SOUTH, RANGE 16 EAST; AND, ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4) LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF BARWICK ROAD IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

EXHIBIT "B"

SITE PLAN OF THE PREMISES

[See attached three (3) pages.]

SW PINEMOUNT RD



OVERALL SITE PLAN

VERIZON WIRELESS IS REFERRED TO IN THIS EXHIBIT AS LESSEE

REVISION: A
DATE: 2/6/2018
SHEET 1 OF 3
PROJECT #589.005

PROJECT:
**CR252 -
BARWICK**
VERIZON LOCATION CODE:
906643

LOCATED AT:
274 SW BARWICK TERRACE
LAKELAND, FL 33804

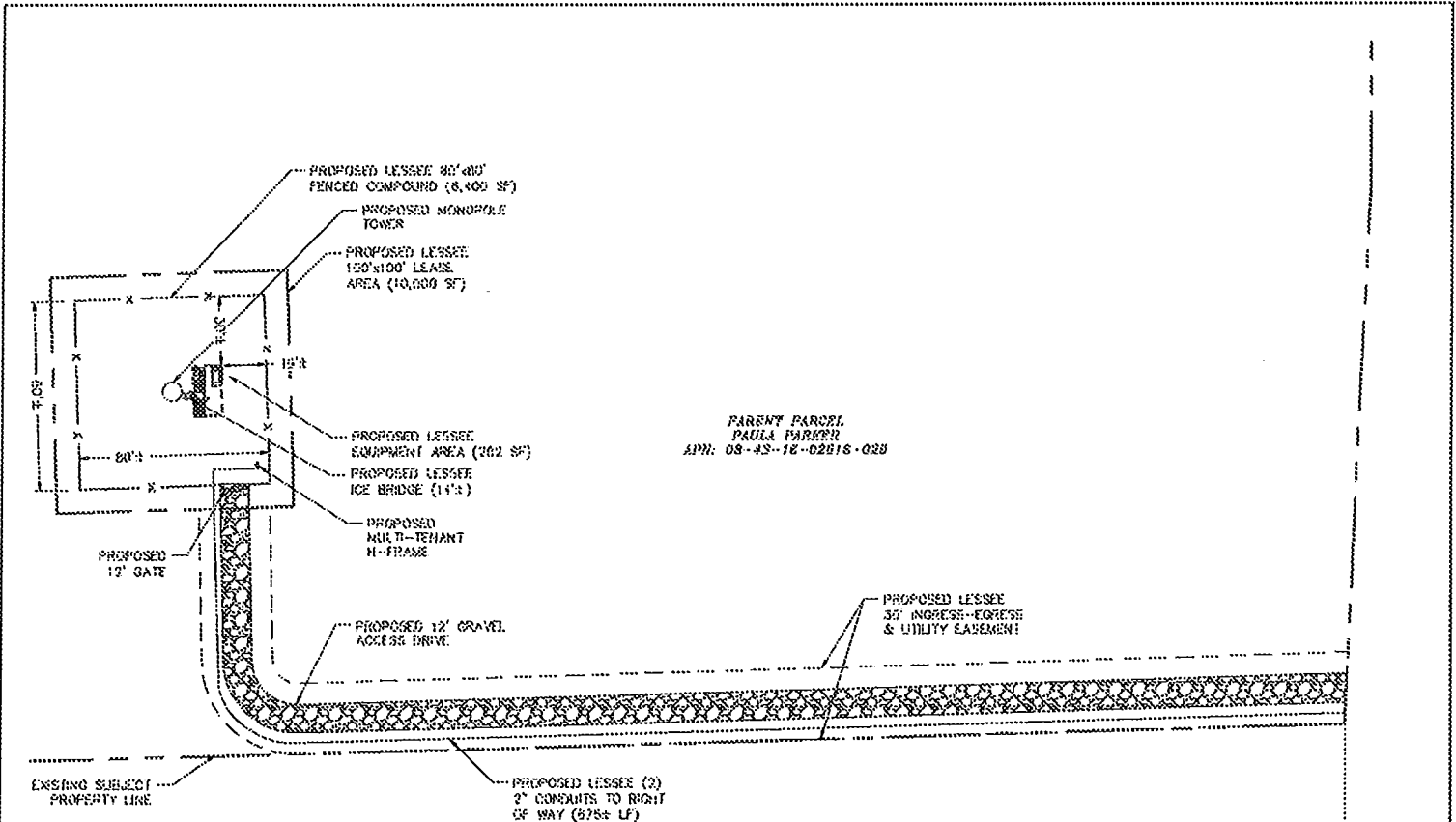
LATITUDE: 28.0
LONGITUDE: 79.6

PREPARED FOR:

PREPARED BY:

**FORESITE
group**

FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. o | 813.549.3250
Suite 210 f | 813.621.3580
Tampa, FL 33610 w | www.fg-inc.net



ENLARGED SITE PLAN

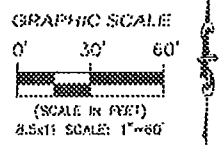
VERIZON WIRELESS IS REFERRED TO IN THIS EXHIBIT AS LESSEE

REVISION: A
DATE: 2/8/2018
SHEET 2 OF 3
PROJECT #588,006

PROJECT:
CR252 - BARWICK
VERIZON LOCATION CODE:
508843

APPROVED BY:
374 ST. ROSENCE TESSAOUR
1438 HWY. 22 3650

APPROVED BY:
ENCLOSURE 782



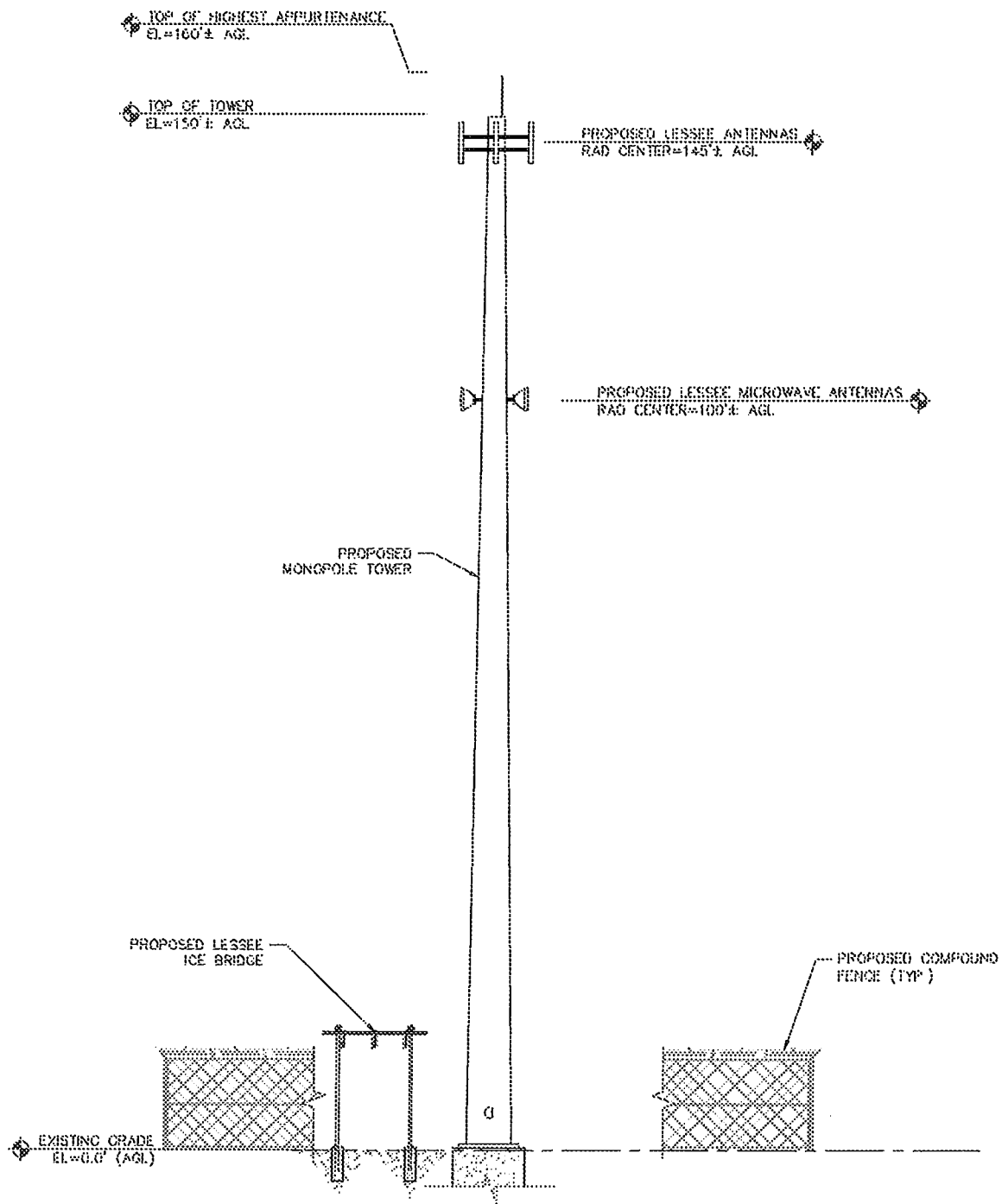
PREPARED FOR:

PREPARED BY:

FORESITE group

FL CA 26115
ForeSite Group, Inc.
10150 Highland Manor Dr.
Suite 210
Tampa, FL 33610

o | 813.549.3250
f | 813.621.2580
w | www.fg-hc.net



TOWER ELEVATION
NOT TO SCALE

VERIZON WIRELESS IS REFERRED TO IN THIS EXHIBIT AS LESSEE

REVISION: A
DATE: 2/6/2018
SHEET 3 OF 3
PROJECT #589.005

PROJECT: CR252 - BARWICK VERIZON LOCATION CODE: 908843
LOCATION: 274 274 SR SAUBREN TERRACE LAKE CITY, FL 33824
LESSOR: YSU LANDMARK: 028

PREPARED FOR:

PREPARED BY:

FORESITE
group

FL CA 26115
Foresite Group, Inc.
10150 Highland Manor Dr. Suite 210
Tampa, FL 33610

o | 813.549.3250
f | 813.621.3580
w | www.fg-inc.net