

North American  
Tower

Site #/Name: NNF179 Hwy 47

Lake City 7  
FL 22338-<sup>S</sup>~~19~~

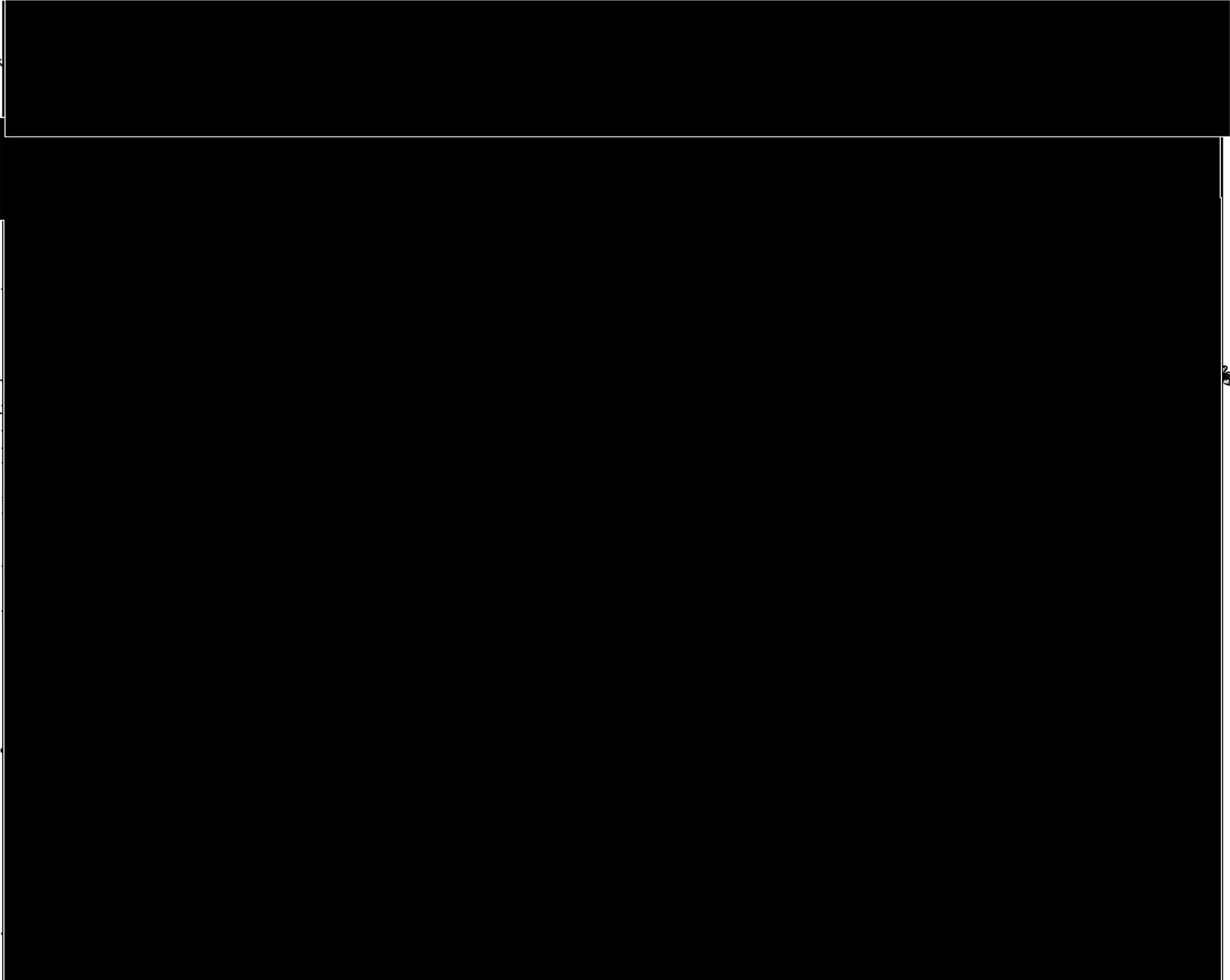
SITE LEASE AGREEMENT

This Site Lease Agreement ("Agreement") is entered into this 7 day of Oct, 2019, between Howard P. Crowder Sr., Howard P. Crowder Jr., and Lori Ann Stormant ("Lessors") and North American Towers, LLC, a Florida limited liability company ("Lessee").

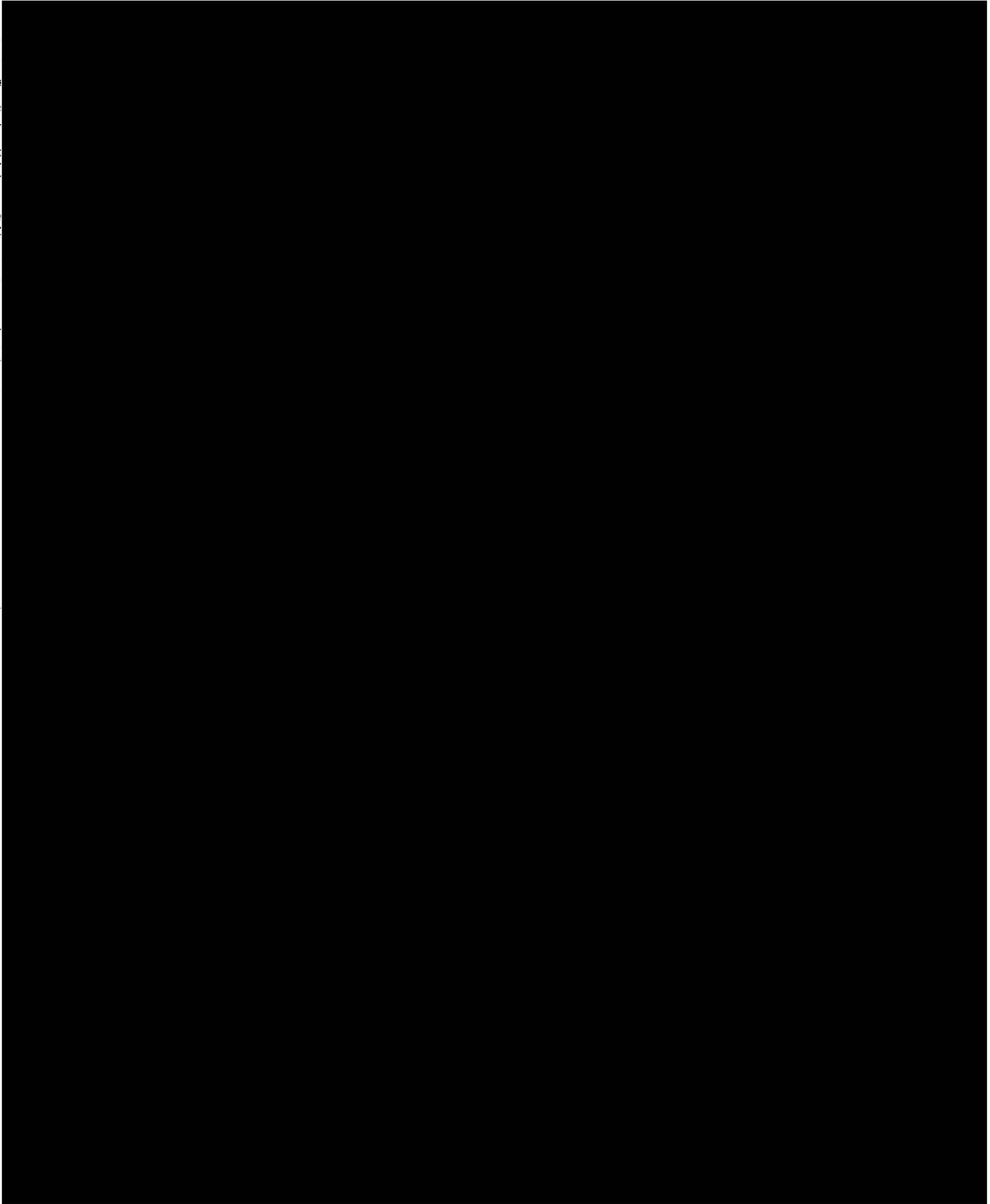
For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

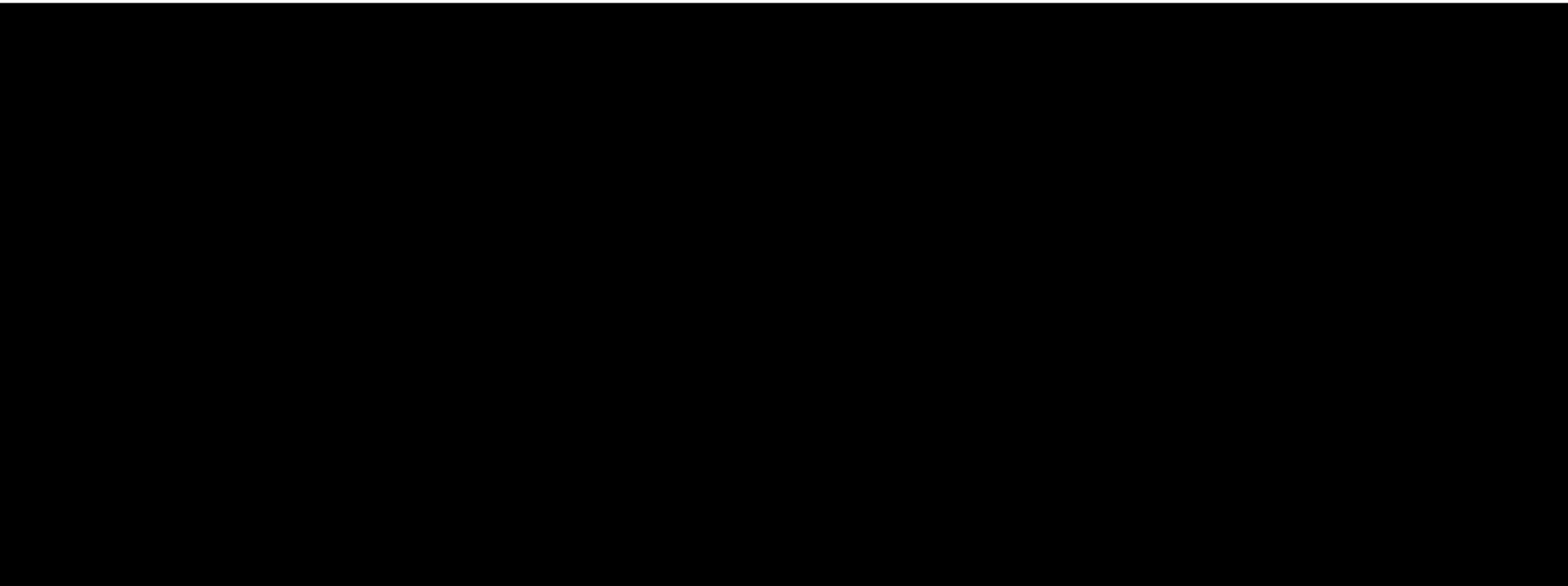
1. **Premises and Use.** Lessor is the owner of a parcel of land (the "Land") located at 7114 N US Highway 441, City of Lake, in the County of Columbia, State of Florida, and Parcel ID: 29-2s-17-04785-000. The Land is more particularly described in **Exhibit A** annexed hereto. Lessor leases to Lessee and Lessee leases from Lessor, land consisting of approximately 6,400 square feet in the location ("Site") shown on **Exhibit B**, together with a non-exclusive easement for reasonable access and utilities. The Site will be used by Lessee solely for the purpose of installing, removing, replacing, modifying, maintaining and operating, solely at its expense, a communications tower facility, including, without limitation, antenna equipment, cable wiring, back-up power sources (including generators, fuel storage tanks and temporary antenna structures), related fixtures and antenna structure (the "Facilities"). Lessee will use the Site in a manner which will not unreasonably disturb the occupancy of Lessor's other tenants. Lessee will have access to the Site 24 hours per day, 7 days per week.

10-5-19



Site #/Name: NNF179 Hwy 47





IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date below.

Please Sign Here

Lessor: Howard P. Crowder, Sr

By: Howard P. Crowder Sr.  
Title: Owner  
Address: 7114 N US Highway 441  
Date: 9/28/15

Witness: Tracy Spears  
Print Name: Tracy Spears  
Witness: Terri B. Brown  
Print Name: Terri B. Brown

Please Sign Here

Lessor: Howard P. Crowder, Jr.

By: Howard P. Crowder Jr.  
Title: Owner  
Address: 1018 NW Lassie Black St  
White Springs, FL 32096  
Date: 10/5/15

Witness: Tracy Spears  
Print Name: Tracy Spears  
Witness: Tommy Dumas  
Print Name: Tommy Dumas

Please Sign Here

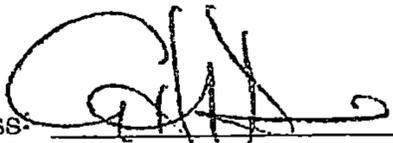
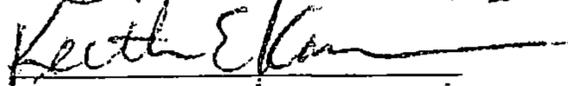
Lessor: Lori Ann Stormant

By: Lori Stormant  
Title: Owner  
Address: 9445 SE 12135  
White Springs, FL 32096  
Date: 9/30/15

Witness: Tracy Spears  
Print Name: Tracy Spears  
Witness: Diane S. Earfield  
Print Name: DIANE S. EARFIELD

Site #/Name: NNF179 Hwy 47

Lessee: North American Towers, LLC  
By:   
Name: PAUL F. BROWN  
Title: MGR  
Address: 3200 S Hiawasse Road STE 205  
Orlando, FL 32835  
Date: 10/2/15

Witness:   
Print Name: Cynthia Dennis  
Witness:   
Print Name: Keith E Kareem

- Attach:  
Exhibit A - Description of Land  
Exhibit B - Description of Site  
Exhibit C - Memorandum of Site Lease Agreement

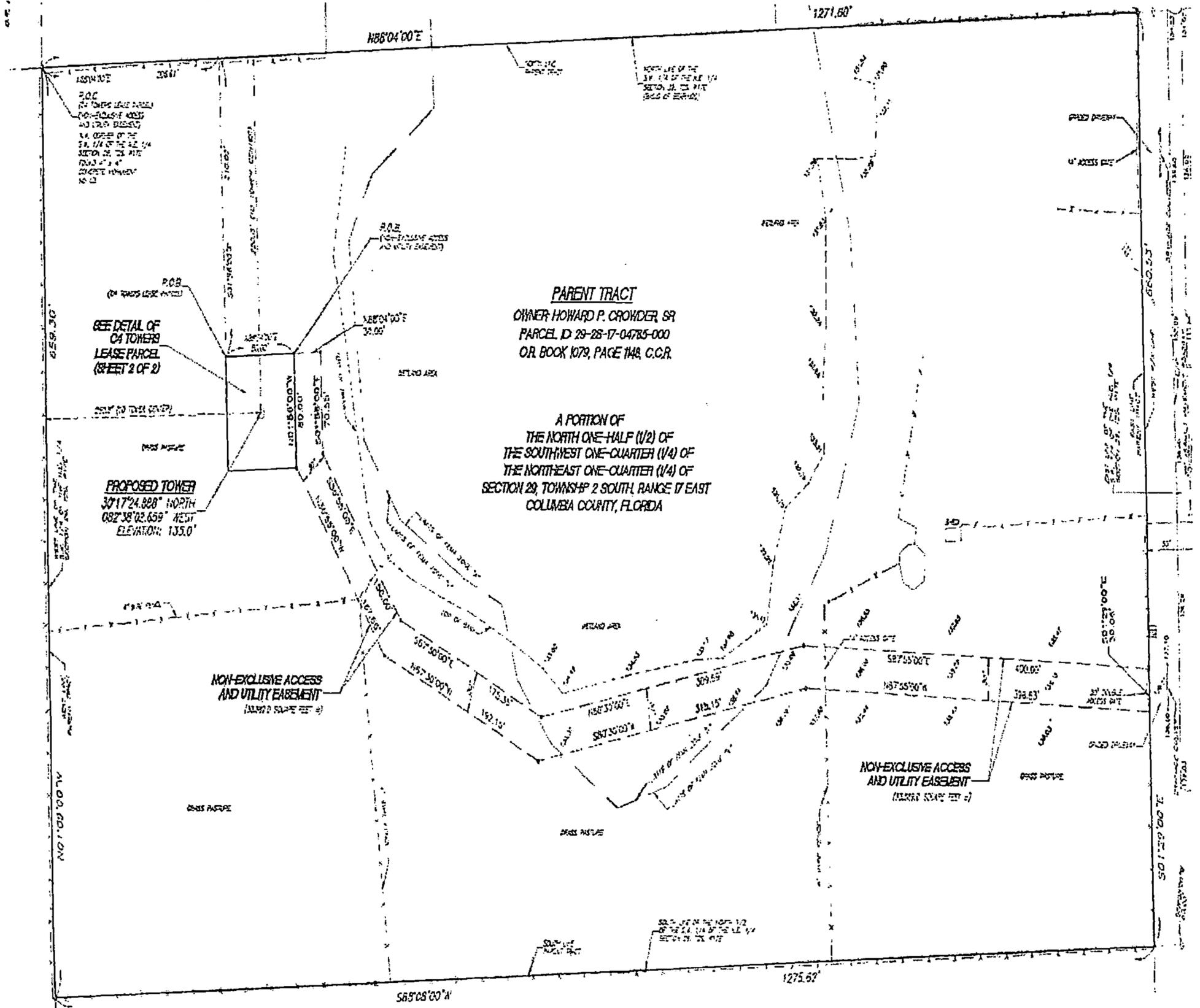
EXHIBIT A  
DESCRIPTION OF LAND

Page (1 of 1)

Land situated in the county of Columbia, State of Florida, described as follows:

**PARENT TRACT**

(PER OFFICIAL RECORD BOOK 1079, PAGE 1148 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA) THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.



H.P.C. Sr.  
H.P. Crowder, Jr.

EXHIBIT B  
DESCRIPTION OF SITE

Site situated in the county of Columbia, State of Florida, described as follows:  
A 6,400 SF lease area plus access easement of subject property

Page (1 of 3)

LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 29 (FOUND 4" X 4" CONCRETE MONUMENT - NO I.D.); THENCE ON A GRID BEARING OF N88°04'00"E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 29, A DISTANCE OF 206.61 FEET (REFERENCED BY A FOUND 4" X 4" CONCRETE MONUMENT - NO I.D., AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 29 AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 47 / U.S. HIGHWAY NO. 441, AT A DISTANCE OF 1271.80 FEET); THENCE S01°56'00"E A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; THENCE N88°04'00"E A DISTANCE OF 80.00 FEET; THENCE S01°56'00"E A DISTANCE OF 80.00 FEET; THENCE S88°04'00"W A DISTANCE OF 80.00 FEET; THENCE N01°56'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN COLUMBIA COUNTY, FLORIDA, CONTAINING 6,400.00 SQUARE FEET, MORE OR LESS.

NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 29 (FOUND 4" X 4" CONCRETE MONUMENT - NO I.D.); THENCE ON A GRID BEARING OF N88°04'00"E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 29, A DISTANCE OF 206.61 FEET (REFERENCED BY A FOUND 4" X 4" CONCRETE MONUMENT - NO I.D., AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 29 AND THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 47 / U.S. HIGHWAY NO. 441, AT A DISTANCE OF 1271.80 FEET); THENCE S01°56'00"E A DISTANCE OF 210.00 FEET; THENCE N88°04'00"E A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88°04'00"E A DISTANCE OF 30.00 FEET; THENCE S01°56'00"E A DISTANCE OF 70.55 FEET; THENCE S36°55'00"E A DISTANCE OF 150.00 FEET; THENCE S67°30'00"E A DISTANCE OF 175.35 FEET; THENCE N80°30'00"E A DISTANCE OF 309.59 FEET; THENCE S87°55'00"E A DISTANCE OF 400.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 47 / U.S. HIGHWAY NO. 441 (100 FOOT PUBLIC RIGHT-OF-WAY), SAID POINT ALSO BEING ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 29; THENCE S01°29'00"E ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL LINE, A DISTANCE OF 30.06 FEET; THENCE N87°55'00"W A DISTANCE OF 398.83 FEET; THENCE S80°30'00"W A DISTANCE OF 315.15 FEET; THENCE N67°30'00"W A DISTANCE OF 192.15 FEET; THENCE N36°55'00"W A DISTANCE OF 167.66 FEET; THENCE N01°56'00"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND SITUATE WITHIN COLUMBIA COUNTY, FLORIDA, CONTAINING 33,889.0 SQUARE FEET, MORE OR LESS.

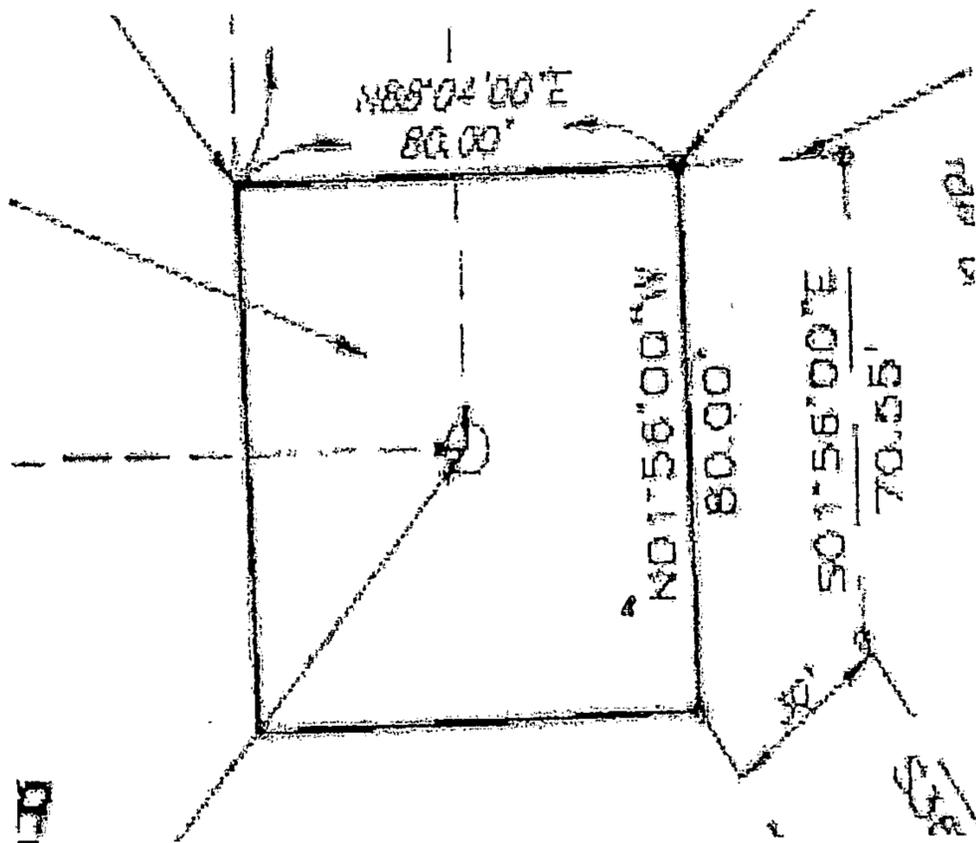
92 P.C. Sr.

AS

A.P.C. JR.



Exhibit B - Description of Site



N.P.C. Sr.  
HS

N.P.C. JR.

EXHIBIT C

Prepared by, return to:

MEMORANDUM OF SITE LEASE AGREEMENT

This Memorandum of Site Lease Agreement ("Memorandum") is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, between \_\_\_\_\_ ("Lessor") and NAT,LLC a Florida limited liability company ("Lessee"). Lessor and Lessee entered into a Site Lease Agreement ("Agreement") on \_\_\_\_\_, 20\_\_, for the purpose of installing, operating and maintaining a communications tower facility and other improvements. All of the foregoing are set forth in the Agreement.

Such Agreement provides in part that Lessor is the owner of a parcel of land ("the Land") located in the County of \_\_\_\_\_, State of Florida, which is described in Exhibit A attached hereto, and Lessor leases to Lessee a certain site located within the Land (the "Site"), together with grant of easement for access and utilities which is described in Exhibit B attached hereto. The term of the Agreement is for 5 years commencing on \_\_\_\_\_, 20\_\_, which term is subject to 9 additional 5 year extension periods by Lessee.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the last date set forth below.

Lessor:

By: \_\_\_\_\_

Name:

Title: Owner

Address:

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Lessee: NAT, LLC

By: \_\_\_\_\_

Name:

Title:

Address:

Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness: \_\_\_\_\_

Print Name: \_\_\_\_\_

Exhibit A – Description of Land

Exhibit B – Description of Site

DO NOT EXE CUTTE, ONLY FOR EXHIBIT