

## ANTENNA SITE AGREEMENT

1. **Premises and Use.** SBA TOWERS IV, LLC, a Delaware limited liability company ("Owner") leases to VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, a Delaware limited partnership d/b/a Verizon Wireless ("Tenant"), the site described below: Tower antenna space; Ground space for placement of Shelter for Tenant's base station equipment consisting of approximately 450 square feet; and space required for cable runs to connect telecommunications equipment and antennas, in the location(s) shown on Exhibit A together with a non-exclusive easement for reasonable access thereto and to the appropriate, in the discretion of Tenant, source of electric and telephone facilities (collectively, the "Site"). The Site will be used by Tenant for the purpose of installing, removing, replacing, modifying, maintaining and operating, at its expense, a Communications facility consisting of the antennas and related equipment set forth on Exhibit B (the "Equipment"). Similar equipment may be substituted provided that additional space and capacity is not utilized. If Tenant desires to place equipment on the Site in addition to that listed on Exhibit B, Owner and Tenant will negotiate the placement of the additional equipment and the associated increased rent. Tenant will use the Site in a manner which will not unreasonably disturb the occupancy of Owner's other tenants.

2. **Term.** The "Initial Term" of this Agreement shall be five (5) years beginning on the date set forth below ("Commencement Date") and terminating on the fifth anniversary of the Commencement Date. This Agreement will automatically renew for four (4) additional terms (each a "Renewal Term") of five (5) years each, unless Tenant provides notice to Owner of its intention not to renew not less than one hundred and twenty (120) days prior to the expiration of the Initial Term or any Renewal Term. COMMENCEMENT DATE: The earlier of the date that Tenant begins installation of its Equipment at the Site or June 1, 2018, except as provided herein. If the Commencement Date is determined by the date Tenant begins installation of its Equipment, and such install occurs on or between the first and the fifteenth day of a month, the Commencement Date will be the first day of that month, and if such install occurs on or between the sixteenth and the last day of the month, the Commencement Date will be the first day of the following month. Owner agrees that in the event Tenant after making good faith efforts, does not obtain all permits and approvals required to install its Equipment at the Site by the Commencement Date, and Tenant provides written notice to Owner prior to the Commencement Date, Owner will reasonably extend the Commencement Date to a date mutually agreed to by both parties.

3. **Rent.** Beginning on the Commencement Date, Rent will be paid in equal monthly installments of

\_\_\_\_\_ in advance, due on the first day of each month, partial months to be prorated on a thirty (30) day month. Rent will be increased annually on the anniversary of the Commencement Date (during the Initial and all Renewal Terms) to \_\_\_\_\_ of the monthly rate in effect for the prior year. This Agreement shall be effective on the date last executed by the parties.

4. **Security Deposit.** Intentionally omitted.

5. **Title and Quiet Possession.** Owner represents and agrees (a) that it is in possession of the Site as lessee under a ground lease ("Ground Lease"); (b) that it has the right to enter into this Agreement; (c) that the person signing this Agreement has the authority to sign; (d) there are no title impediments that would prohibit Tenant's intended use of the Site; and (e) that Tenant is entitled to the quiet possession of the Site throughout the Initial Term and each Renewal Term so long as Tenant is not in default beyond the expiration of any cure period. Notwithstanding anything to the contrary contained in this Agreement, if the Site is subject to a ground lease, Owner may terminate this Agreement upon the termination of Owner's right to possession of the Site under the Ground Lease. Owner will not do, attempt, permit or suffer anything to be done which could be construed to be a violation of the Ground Lease. If applicable, Owner will furnish Tenant with a copy of the Ground Lease (financial and other confidential terms redacted) attached hereto as Exhibit E. This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. Promptly after this Agreement is fully executed, if requested by Tenant, Owner will use its best efforts to obtain from the holder of any such mortgage or deed of trust to execute a non-disturbance agreement in a form provided by Tenant, and Owner will cooperate with Tenant at Tenant's sole expense toward such an end to the extent that such cooperation does not cause Owner additional financial liability. Tenant will not, directly or indirectly, on behalf of itself or any third party, communicate, negotiate, and/or contract with the lessor of the Ground Lease, unless Owner's rights under the Ground Lease have been terminated.

6. **Assignment/Subletting.** This Agreement may be sold, assigned or transferred by the Tenant without any approval or consent of the Owner to the Tenant's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Tenant's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization, provided that the assuming

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

party has comparable credit quality to that of Tenant. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the Owner, which such consent will not be unreasonably withheld or delayed. Tenant may sublet the Site together with the use of the rights-of-way within its sole discretion, upon notice to Owner. Any sublease that is entered into by Tenant shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective parties hereto.

**7. Access and Security.** Tenant will have the reasonable right of access to the Tower where its equipment is located; provided that, Tenant must give Owner twenty-four (24) hours prior notice, including for installation of equipment. Tenant will have unrestricted access twenty-four (24) hours a day seven (7) days a week to the Pad or Shelter; provided that if Shelter is shared then Tenant must give twenty-four (24) hours prior notice. In the event of an emergency situation which poses an immediate threat of substantial harm or damage to persons and/or property (including the continued operations of Tenant's telecommunications equipment) which requires entry on the Tower or shared Shelter space, Tenant may enter same and take the actions that are required to protect individuals or personal property from the immediate threat of substantial harm or damage; provided that promptly after the emergency entry and in no event later than twenty-four (24) hours, Tenant gives telephonic and written notice to Owner of Tenant's entry onto the Site. Telephonic notice should be directed to Owner's Network Operations Center at 1-888-950-7483.

**8. Notices.** All notices and payments must be in writing and are effective when deposited in the U.S. mail, certified and postage prepaid, or when sent via overnight delivery, to the addresses set forth below:

Tenant: Verizon Wireless Personal  
Communications LP  
d/b/a Verizon Wireless  
180 Washington Valley Road  
Bedminster, NJ 07921  
Attn: Network Real Estate

Owner: SBA Towers IV, LLC  
8051 Congress Avenue  
2<sup>nd</sup> Floor  
Boca Raton, FL 33487-1307  
Attn: Site Administration  
RE: FL15359-A-02 / I-10 & I-75

Payments to: SBA Towers IV, LLC  
P.O. Box 935406  
Atlanta, GA 31193-5406  
Attn: Accounts Receivable  
RE: FL15359-A-02 / I-10 & I-75

**9. Installation and Improvements.** Prior to installing or allowing any Equipment to be installed at the Site or making any changes, modifications or alterations to such Equipment, Tenant, at its expense, will obtain all required approvals and will submit to Owner plans and specifications of the planned installation and contractors to perform same or other activity, for Owner's approval which approval will not be unreasonably withheld, including, if requested by Owner, a tower loading study and/or an intermodulation study performed and certified by an independent licensed professional engineer. All installation of or other work on Tenant's Equipment will be at Tenant's sole expense. Upon completion of installation of any Equipment on the Site, Owner will have the right to inspect and reasonably approve all installation work. All installations, operation and maintenance of Equipment must be in accordance with Owner's policies set forth in Exhibit D. Owner reserves the right to prohibit operation of any Equipment it reasonably deems to be improperly installed, unsafe or not included in the installation design plan after providing 10 days written notice to Tenant. Owner agrees to cooperate with Tenant's reasonable requests, at Tenant's expense, with respect to obtaining any required zoning approvals for the Site and any improvements. Upon termination or expiration of this Agreement, Tenant shall remove its Equipment and improvements within 30 days and will restore the Site to the condition existing on the Commencement Date, except for ordinary wear and tear and insured casualty loss. If Tenant fails to remove its equipment as specified in the preceding sentence, Tenant's Equipment will be subject to disconnection, removal, and disposal by Owner. So long as Tenant's Equipment remains on the Site after 30 days from the termination or expiration date (even if it has been disconnected), Tenant will pay to Owner a hold-over fee equal to one hundred fifty percent (150%) of the then-effective monthly rent, prorated from the effective date of termination to the date the Equipment is removed from the Site. Owner will have the right (but not the obligation) to disconnect and remove Equipment from the Site. If, 30 days after the termination or expiration date, Owner disconnects and removes Equipment, Tenant will pay to Owner upon demand three hundred percent (300%) of the disconnection, removal and storage expenses incurred by or on behalf of Owner. If the Equipment is not reclaimed by Tenant within forty-five (45) days of its removal from the Site, Owner has the right to sell the Equipment and deduct therefrom any amounts due under this Agreement, returning the remainder to Tenant. In the event of an emergency where Tenant's equipment threatens the safety of human life and/or property, Owner shall immediately notify Tenant of such emergency and Tenant shall immediately cease operation of its Equipment until such emergency

condition has been rectified. In the event Owner is unable to contact Tenant, Owner shall have the right to shut down Tenant's Equipment, provided Owner notifies Tenant within 24 hours of such occurrence.

**10. Compliance with Laws.** Except as provided herein, Tenant agrees to take the Site in strictly "AS IS" condition. Owner represents that the Site, its property contiguous thereto, and all improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. Tenant will substantially comply with all applicable laws relating to its possession and use of the Site and its Equipment. Upon request by Owner, Tenant will produce satisfactory evidence that all equipment installed at the Site complies with federal regulations pertaining to radio-frequency radiation standards and is licensed with the FCC, if applicable. Owner accepts sole responsibility for the Site's compliance with all tower or building marking and lighting regulations promulgated by the Federal Aviation Administration "FAA" or the Federal Communications Commission "FCC," as applicable. Owner represents and warrants that the Site complies with all applicable tower or building marking or lighting regulations promulgated by the FAA or the FCC. Owner agrees that Tenant may install, at Tenant's sole cost and expense and as required for Tenant's Equipment, a (i) backup generator to provide backup power in the event of a power outage at the Site, and/or (ii) tower lighting alarm monitoring system (including, but not limited to, commercial power and a dedicated surveillance telephone line) to monitor the status of the tower/building lighting. Tenant's installation of such backup generator and/or tower/building lighting alarm monitoring system will not relieve Owner of its primary responsibility for compliance with all applicable tower or building marking and lighting requirements. If Tenant installs a temporary generator as described above or contracts with Owner to place a permanent generator at the Site, (i) Owner and Tenant acknowledge that Tenant must comply with all applicable laws and regulations concerning the installation, operation, maintenance and removal of Tenant's generator and/or back up power supply including but not limited to obtaining any and all necessary government approvals and permits, and (ii) Tenant agrees to indemnify, defend and hold harmless Owner for any and all costs, claims, administrative orders, causes of action, fines and penalties which arise out of the installation, operation, maintenance and removal of the generator and or back up power supply used solely by Tenant, and (iii) Upon request of Owner, Tenant agrees to provide Owner with all relevant information concerning the Tenant's generator and/or back up power supply necessary for Owner to comply with any reporting obligations for which Owner, but not Tenant, is responsible as a result of statute or regulation.

**11. Insurance.** Tenant will procure and maintain a public liability policy, with limits of not less than

██████████ for bodily injury, ██████████ for property damage, ██████████ aggregate, which minimum Owner may require adjusting at each renewal term, with a certificate of insurance to be furnished to Owner within thirty (30) days of written request. Any adjustment to any minimum insurance amounts required by Owner shall not exceed twenty-five percent (25%) of the required amount in effect immediately prior to such adjustment. Such policy will provide that cancellation will not occur without at least fifteen (15) days prior written notice to Owner. Tenant will cause Owner to be named as an additional insured on such policy.

**12. Interference.** Tenant understands that it is the intent of Owner to accommodate as many users as possible and that Owner may rent other space to any other entity or person(s) desiring its facilities. Owner will provide Tenant with a list of tenants who have commenced rental payments for the site attached hereto as Exhibit F. Tenant shall not cause, by its transmitter or other activities, interference to Owner or other tenants that have previously commenced rental payments. Tenant shall provide Owner with a list of frequencies to be used at the Site prior to putting said frequencies into operation. If interference occurs which involves Tenant, Owner may require that an intermodulation study be conducted at Tenant's cost. If Owner determines that the interference is the responsibility of Tenant, Owner will notify Tenant and Tenant shall have five (5) business days from date of notice to correct the interference and if not corrected, Tenant shall cease the transmission causing the interference, and Owner shall have all rights to any legal means necessary including injunctive relief and self help remedies to cause Tenant to cease transmission, except for intermittent testing for the purpose of correcting the interference. Prior to enforcing self help remedies, Owner agrees to notify Tenant's Network Operation Control Center at 800-852-2671. If interference cannot be corrected within sixty (60) calendar days from Tenant's receipt of Owner's notice, then Owner may terminate this Agreement without further obligations to Tenant. Owner will require similar interference language as outlined in this paragraph, in all future tenant agreements for this Site.

**13. Utilities.** Owner represents that utilities adequate for Tenant's use of the Site are available. Tenant will pay for all utilities used by it at the Site and Tenant will install its own electric meter. Tenant will be responsible directly to the appropriate utility companies for all utilities required for Tenant's use of the Site. However, Owner agrees to cooperate with Tenant, at Tenant's expense, in its efforts to obtain utilities from any location provided by the Owner or the servicing utility. Temporary interruption in the power provided by the facilities will not render Owner liable in any respect for damages to either person or property

nor relieve Tenant from fulfillment of any covenant or agreement hereof unless such interruption is caused by Owner's intentional misconduct or negligence. If any of Tenant's communications Equipment fails because of loss of any electrical power, and the restoration of the electrical power is within the reasonable control of Owner, Owner will use reasonable diligence to restore the electrical power promptly, but will have no claim for damages on account of an interruption in electrical service occasioned thereby or resulting therefrom. Notwithstanding the foregoing, if required by the electric utility provider, Tenant will cooperate with Owner in shutting down (and Owner may shut down) the electrical service to the Site and its Equipment in connection with any necessary maintenance operation conducted for the Site or the facilities thereon. Owner agrees to give Tenant reasonable prior notice, except in emergency situations, which notice may be oral.

**14. Relocation Right.** If determined necessary by Owner to relocate the tower, Owner will have the one-time right to relocate the telecommunications facility of Tenant, or any part thereof, to an alternate tower location acceptable to Tenant on Owner's property; provided, however, that such relocation will (1) be at Owner's sole cost and expense, (2) be performed exclusively by Tenant or its agents, (3) not result in any interruption of the communications service provided by Tenant on Owner's property, and (4) not impair, or in any manner alter, the quality of communications service provided by Tenant on and from Owner's property, and (5) be done in accordance with the terms and conditions contained in this Section 14. Upon relocation of Tenant's Equipment, the access and utility easement(s) of Tenant will be relocated as required, in the reasonable discretion of Tenant, to operate and maintain its Equipment. Owner will exercise its relocation right by (and only by) delivering written notice (the "Notice") to Tenant. In the Notice, Owner will propose an alternate site on Owner's property to which Tenant may relocate its Equipment. Tenant will have sixty (60) days from the date it receives the Notice to evaluate Owner's proposed relocation site, during which period Tenant will have the right to conduct tests to determine the technological feasibility of the proposed relocation site. If Tenant fails to approve of such proposed relocation site in writing within said sixty (60) day period, then Tenant will be deemed to have disapproved such proposed relocation site. If Tenant disapproves such relocation site, then Owner may thereafter propose another relocation site by Notice to Tenant in the manner set forth above. Tenant's disapproval of a relocation site must be reasonable. If Tenant disapproves the Relocation Site, Tenant may terminate this Agreement with prior written notice to Owner. Any relocation site which Owner and Tenant agree upon in writing is referred to hereinafter as the "Relocation Site". Tenant will have a period of ninety (90) days after execution of a written agreement between the parties concerning the location and dimensions of the

Relocation Site to relocate (at Owner's expense) its Equipment to the Relocation Site. Upon relocation of Tenant's Equipment, or any part thereof, to the Relocation Site, all references to the Site in this Agreement will be deemed to be references to the Relocation Site. Owner and Tenant hereby agree that the Relocation Site (including the access and utility rights of way) may be surveyed by a licensed surveyor at the sole cost of Tenant, and such survey will then replace Exhibit A and become a part hereof and will control or describe the Site. Except as expressly provided in this Section 14, Owner and Tenant hereby agree that in no event will the relocation of Tenant's Equipment, or any part thereof, affect, alter, modify or otherwise change any of the terms and conditions of this Agreement.

**15. Termination by Tenant.** Tenant may terminate this Agreement at any time by notice to Owner without further liability if Tenant does not obtain, after making diligent efforts, all permits or other approvals (collectively, "approval") required from any governmental authority or any easements required from any third party to operate the Communications facility, or if any such approval is canceled, expires or withdrawn or terminated by such governmental authority or third party following Tenant's diligent efforts to maintain such approval, or if Owner fails to have proper ownership of the Site or authority to enter into this Agreement. Upon termination, all prepaid rent will be retained by Owner.

**16. Default.** If the Rent or other amount due hereunder is not paid within 10 days from the date that Owner sends written notice to Tenant, Tenant will pay interest on the past due amounts at the lesser of (i) the rate of one and one-half percent (1.5%) per month, or (ii) the maximum interest rate permitted by applicable law. If either party is in default under this Agreement for a period of (a) ten (10) days following receipt of notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (b) thirty (30) days following receipt of notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. Further, Owner may accelerate and declare the entire unpaid Rent for the balance of the existing Term to be immediately due and payable forthwith. If the non-monetary default may not reasonably be cured within a thirty (30) day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such thirty (30) day period and proceeds with due diligence to fully cure the default.

**17. Taxes.** Tenant shall pay all taxes, including, without limitation, sales, use and excise taxes, and all fees, assessments and any other cost or expense now

or hereafter imposed by any government authority in connection with Tenant's payments to Owner, Tenant's Equipment or Tenant's use of the Site. In addition, Tenant shall pay that portion, if any, of the personal property taxes attributable to Tenant's Equipment. Tenant shall pay as additional rent any increase in real estate taxes levied against the Site and Tenant's Equipment attributable to the Tenant's use and occupancy of the Site. Payment shall be made by Tenant within fifteen (15) days after presentation of receipted bill and/or assessment notice which is the basis for the demand. Tenant shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any real estate tax assessment or billing for which Tenant is wholly or partly responsible for payment under this Agreement. Owner shall reasonably cooperate with the Tenant in filing, prosecuting and perfecting any appeal or challenge to real estate taxes as set forth in the preceding sentence, including but not limited to, executing any consent to appeal or other similar document at Tenant's sole cost and expense. In the event that as a result of any appeal or challenge by Tenant as set forth herein, there is a reduction, credit or repayment for any taxes previously paid by the Tenant, Owner agrees to promptly reimburse to Tenant the amount of said reduction, credit or repayment after the same is received by the Tenant.

**18. Indemnity.** Owner and Tenant each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorneys' fees and costs) and claims of liability or loss which arise out of the use and/or occupancy of the Site by the indemnifying party including, without limitation, any damage occurring outside of the Site in connection with Tenant's installation of Equipment. This indemnity does not apply to any claims arising from the negligence or intentional misconduct of the indemnified party. Except for its own acts of negligence or intentional misconduct, Owner will have no liability for any loss or damage due to personal injury or death, property damage, loss of revenues due to discontinuance of operations at the Site, libel or slander, or imperfect or unsatisfactory communications experienced by the Tenant for any reason whatsoever.

**19. Hazardous Substances.** Owner represents that it has no knowledge of any substance, chemical or waste (collectively, "substance") on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Tenant or Owner will not introduce or use any such substance on the Site in violation of any applicable law, or permit any discharge or release of such substance on the Site. Owner will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time

hereafter be in effect, that are or were in any way related to the activity now conducted in, on or in any way related to the Site, unless such conditions or concerns are caused by the activities of the Tenant. The Parties shall hold each other harmless and indemnify each other from and assume all duties, responsibility and liability at its sole cost and expense, for all duties, responsibilities and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citations, directive, litigation, investigation or proceedings which is in any way related to failure to comply by the indemnifying party with any environmental or industrial hygiene law including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any hygiene concerns or conditions as may now or at any time hereafter be in effect. Owner shall hold harmless and indemnify Tenant from any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Site, or activities conducted thereon, unless such environmental or industrial hygiene conditions are caused by the acts or omissions of Tenant, in which event, Tenant shall hold harmless and indemnify Owner for the same.

**20. Liens.** Tenant will not permit any mechanics, materialman's or other liens to stand against the Site for any labor or material furnished to Tenant in connection with work of any character performed on the Site by or at the direction of the Tenant. In the event that any notice of lien will be filed or given, Tenant will, within thirty (30) days after the date of filing cause the same to be released or discharged by either payment, deposit, or bond. Owner will be indemnified by Tenant from and against any losses, damages, costs, expenses, fees or penalties suffered or incurred by Owner on account of the filing of the claim or lien.

**21. Casualty or Condemnation.** In the event of any damage, destruction or condemnation of the Site, or any part thereof, not caused by Tenant that renders the Site unusable or inoperable, Owner will have the right, but not the obligation, to provide an alternate location suitable for Tenant's intended use, whether on the same Site or another site, or to terminate this Agreement within thirty (30) days after the damage, destruction or condemnation. If Owner does not terminate this Agreement: (i) the rent payable hereunder will be reduced or abated in proportion to the actual reduction or abatement of use of the Site; and (ii) Owner will make any necessary repairs to the Site caused by the damage or destruction and will be entitled to use any and all insurance proceeds to pay for any repairs. In the event Owner has not commenced the repair, replacement or rebuilding of the Site within sixty (60) days of the damage or destruction, or fails to diligently pursue such repair,

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Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA 110 & I75

replacement or rebuilding, or fails to complete such repair, replacement or rebuilding within a reasonable time after the date of such damage or destruction, then Tenant may terminate this Agreement upon written notice to Owner. Owner will in no event be liable to Tenant for any damage to or loss of Tenant's Equipment, or loss or damage sustained by reason of any business interruption suffered by reason of any act of God, by Tenant's act or omission, or Tenant's violation of any of the terms, covenants or conditions of this Agreement, (unless caused solely by Owner's intentional misconduct or negligence).

**22. Miscellaneous.** (a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement; (b) This Agreement is governed by the laws of the State in which the Site is located; (c) If requested by Tenant, Owner agrees promptly to execute and deliver to Tenant a recordable Memorandum of this Agreement in the form of Exhibit C; (d) This Agreement (including the Exhibits) constitutes the entire Agreement between the parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the parties. Any amendments to this Agreement must be in writing and executed by both parties; (e) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law; (f) The prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing party; (g) Failure or delay on the part of Tenant or Owner to exercise any right, power, or privilege hereunder will not operate as a waiver thereof; waiver of a breach of any provision hereof under any circumstances will not constitute a waiver of any subsequent breach of the provision, or of a breach of any other provision of this Agreement; and (h) Tenant agrees and acknowledges that, in conjunction with other broadcast entities which may transmit from the Site, if required by the FCC and upon reasonable notice, Tenant shall reduce power or terminate station operations to prevent possible overexposure of worker to RF radiation.

The following Exhibits are attached to and made a part of this Agreement: Exhibit "A", "B", "C", "D", "E" and "F".

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

**TENANT: VERIZON WIRELESS PERSONAL COMMUNICATIONS LP d/b/a Verizon Wireless**

By: Frank Wise  
Title: Executive Director – Network Field Engineering  
Date: 3/19/18

Witness: Dygalina Weller

Address: One Verizon Way, Mail Stop 4AW100  
Basking Ridge, NJ 07920

Witness: Doris P. Roosen

**OWNER: SBA TOWERS IV, LLC**

By: Jason Silberstein  
Title: Executive Vice President, Site Leasing  
Date: 3-28-18

Witness: Oh P. Ben

Tax No: 45-4817367  
Address: 8051 Congress Avenue  
2<sup>nd</sup> Floor  
Boca Raton, FL 33487-1307

Witness: Jenny Vargas

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

## EXHIBIT A SITE DESCRIPTION

Site situated in:  
commonly described as follows:

City of Lake City, County of Columbia, State of Florida  
255 NW Serene Court, Lake City, FL 32055

Legal Description:

### **LEASE PARCEL**

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

### **GUY WIRE EASEMENTS**

TOGETHER WITH THREE (3) FORTY (40) FOOT WIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF GUY WIRES LYING 20 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED THREE CENTERLINES:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 38°00'50" E FOR 70.71 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED THREE CENTERLINES: THENCE (A) FROM SAID POINT OF BEGINNING; N 66°59'10" E FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (B) S 06°59'10" W FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (C) N 53°00'50" W FOR 200.00 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO SHORTENED TO MEET AT LEASE PARCEL LINES.

### **INGRESS/EGRESS & UTILITY EASEMENT**

A PARCEL OF LAND FOR THE PURPOSE OF INGRESS/EGRESS & UTILITIES BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 33.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT PARCEL: THENCE S 88°46'17" W FOR 69.82 FEET; THENCE S 48°00'28" W FOR 38.29 FEET; THENCE S 01°13'43" E FOR 414.55 FEET; THENCE S 26°59'49" W FOR 27.89 FEET; THENCE S 01°13'43" E FOR 32.91 FEET; THENCE S 28°52'36" E FOR 28.43 FEET; THENCE S 01°13'43" E FOR 431.76 FEET; THENCE S 23°54'34" W FOR 94.16 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6; THENCE N 01°13'43" W ALONG SAID WEST LINE FOR 1069.22 FEET; THENCE N 88°46'17" E FOR 142.15 FEET; THENCE S 06°59'10" W FOR 30.31 FEET TO THE POINT OF BEGINNING.

Latitude: 30° 15' 48.4"

Longitude: -82° 45' 22.2"

Sketch of Site:

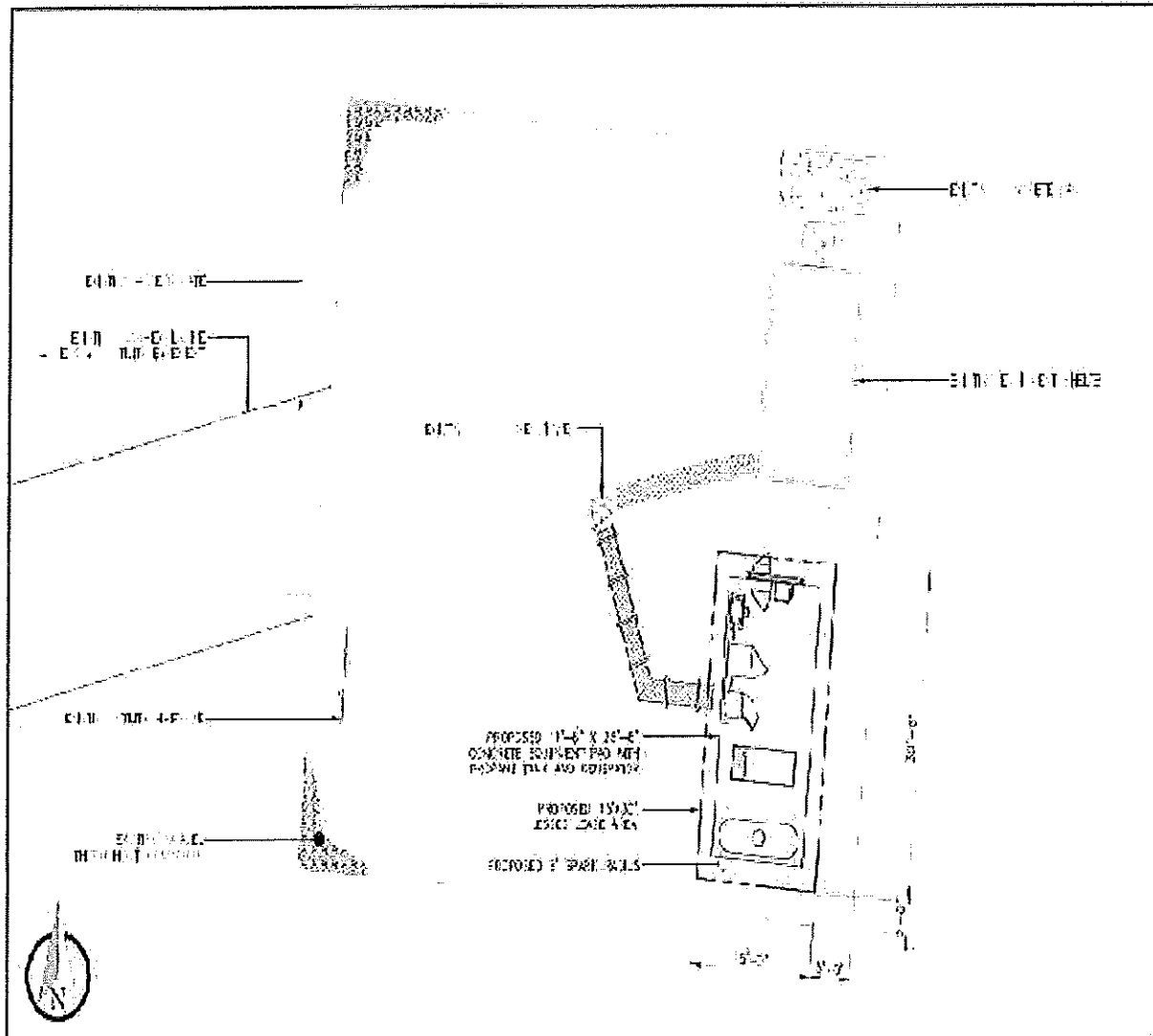
See Exhibit A-1 attached hereto and incorporated herein



Site ID: FL15359-A-02  
 Site Name: I-10 & I-75

Tenant Site ID: 9007383  
 Tenant Site Name: SBA I10 & I75

# EXHIBIT A-1 SKETCH OF SITE



## COMPOUND DETAIL

		<p>SBA I10 &amp; I75            #9007383</p>	A	12/15/17	2 OF 3	D. THERIAULT	C. CHEN
			REV	DATE	DESCRIPTION	BY	CHKD
			<p>DESIGNED BY            ZYAN VERDE CONSULTING            1400 N. W. 10th Ave            (CLARK COUNTY)</p>			<p>DATE: 12/15/17</p>	

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA 110 & 175

## EXHIBIT B ANTENNA AND EQUIPMENT LIST

Equipment must be installed, routed and stacked pursuant to the TES Structural Analysis dated January 10, 2017.

**NOTE: Do not block climbing path with install. Access road tight. Cattle on site, keep gates closed.**

**Antennas:**

Quantity:	Six (6) Total	
Type:	Four (4)	Two (2)
Manufacturer:	Panel	Panel
Model:	JMA Wireless	JMA Wireless
Dimensions:	X7CQAP-86-865-VR0	X7CQAP-FRO-845-VR0
Weight:	96" x 14.6" x 7.3"	96" x 18.8" x 10.2"
Mounting:	53.6 lbs.	67 lbs.
Base of the antenna:	At approximately the 221' height level;	
Centerline of the antenna:	At approximately the 225' height level; and	
Tip of the antenna:	At approximately the 229' height level.	
Orientation:	330°, 95° & 220°	
Downtilt:	°	
Mount Type:	(3) V-Frames / Valmont VFA14-HD / 645 lbs., per the Structural Analysis.	

**Cable:**

Number of Lines:	Twelve (12)
Type:	Coax
Size:	1 5/8"

**Dishes:** N/A

### Tower Mounted Amplifiers (TMAs):

Quantity:	Six (6)
Manufacturer:	CommScope
Model:	E15R05P19
Dimensions/Weight:	11.4" x 9.9" x 6.4" / 23.1 lbs.
Mounting:	Behind Tenant's antennas

### Remote Radio Units (RRUs):

Quantity:	Three (3)
Manufacturer:	Ericsson
Model:	RRUS32
Dimensions:	20.9" x 3.3" x 9.5"
Weight:	77 lbs.
Mounting:	With Tenant's antennas

**Cable:**

Number of Lines:	One (1)
Type:	Hybrid
Size:	1 5/8"

### OVP Boxes:

Quantity:	Two (2)
Manufacturer:	Raycap
Model:	RHSDC-6627-PF-48
Dimensions/Weight:	12.5" x 16.5" x 29.5" / 32 lbs.
Mounting:	With Tenant's antennas

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

**Ground Space Requirements:**

For Tenant provided:  
Dimensions:

Approximately 450 (15' x 30') square feet, together with a non-exclusive easement for grounding ring and ice bridge, as applicable.

Concrete Pad for Outdoor Cabinets with Generator and Propane Tank  
25.5' x 11.5' (5' Setback)

**GPS Receivers:**

N/A

**Transmitters:**

N/A

**Transmitter Cabinets:**

N/A

**Frequencies:**

Transmit: 746-757, 2110-2130 MHz  
Receive: 776-787, 1710-1730 MHz

**ERP:**

1,000 Watts

**Transmitter Operating Power:**

**Generator:**

Quantity:  
Type:  
Location:

One (1)  
Propane  
Within Tenant's lease area

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

**EXHIBIT C**  
**SEE MEMORANDUM OF ANTENNA SITE AGREEMENT ATTACHED**

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

# NOT FOR EXECUTION

**After recording return to:**

Bonnie Merkt  
Ginsber Jacobs LLC  
300 South Wacker Drive, Suite 2780  
Chicago, IL 60606

STATE OF FLORIDA

COUNTY OF COLUMBIA

## MEMORANDUM OF ANTENNA SITE AGREEMENT

This Memorandum made this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, between **SBA TOWERS IV, LLC**, a limited liability company of the State of Delaware, with its principal offices located at 8051 Congress Avenue, 2<sup>nd</sup> Floor, Boca Raton, Florida 33487-1307, Tax ID# 45-4817367, hereinafter designated Owner, and **VERIZON WIRELESS PERSONAL COMMUNICATIONS LP**, a Delaware limited partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, NJ 07920, hereinafter designated Tenant.

1. Owner and Tenant entered into an Antenna Site Agreement on \_\_\_\_\_, 201\_\_\_\_ for a term of five (5) years with the right to automatically renew for four (4) additional five (5) year terms unless terminated in accordance with the terms of the Antenna Site Agreement.

2. In consideration of the rental set forth in the Agreement, Owner hereby leases to Tenant a ground space area consisting of approximately 450 square feet, at that certain Property located in Columbia County, State of Florida, and being described as a parcel containing 10,000 square feet as shown on the tax map of Columbia County, together with the non-exclusive right for ingress and egress. Being the same premises leased to Owner from Ground Lessor as reflected in Memorandum of Lease as Instrument # 201012016865.

3. The Antenna Site Agreement commences on the earlier of the date that Tenant begins installation of its Equipment at the Site or June 1, 2018 and a copy of the Antenna Site Agreement is on file in the office of the Owner and Tenant.

4. The terms, covenants and provisions of the Agreement of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Tenant.

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

### MEMORANDUM OF ANTENNA SITE AGREEMENT CONTINUED

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, Owner and Tenant have caused this Memorandum to be duly executed on \_\_\_\_\_, 201\_\_.

**TENANT: VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, d/b/a Verizon Wireless**

By: Frank Wise  
Title: Executive Director – Network Field Engineering  
Address: One Verizon Way, Mail Stop 4AW100  
Basking Ridge, NJ 07920  
Date: \_\_\_\_\_

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

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

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

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

### TENANT NOTARY BLOCK:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by Frank Wise, Executive Director – Network Field Engineering of **Verizon Wireless Personal Communications LP**, a Delaware limited partnership d/b/a Verizon Wireless, who is personally known to me or produced \_\_\_\_\_ as identification.

NOTARIAL SEAL

\_\_\_\_\_  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC—STATE OF \_\_\_\_\_

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
(NAME OF NOTARY)  
COMMISSION NUMBER: \_\_\_\_\_

**OWNER: SBA TOWERS IV, LLC**

By: Jason Silberstein  
Title: Executive Vice President, Site Leasing  
Tax No: 45-4817367  
Address: 8051 Congress Avenue  
2<sup>nd</sup> Floor  
Boca Raton, FL 33487-1307  
Date: \_\_\_\_\_

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

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

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

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

### OWNER NOTARY BLOCK:

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_, by Jason Silberstein, Executive Vice President, Site Leasing of **SBA Towers IV, LLC**, a Delaware limited liability company, who is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

My commission expires: \_\_\_\_\_

Printed Name of Notary \_\_\_\_\_

## EXHIBIT D MINIMUM SITE INSTALLATION, OCCUPANCY AND MAINTENANCE REQUIREMENTS AND SPECIFICATIONS

### **Pre-Installation Standards**

1. Prior to installation, Tenant must provide Owner with complete plans for approval, including list of proposed equipment and subcontractors, and no work may be performed until approval has been given and all criteria has been met. Such approval will not be unreasonably withheld, delayed or conditioned. All equipment must be placed in approved locations only, and any changes must be approved by Owner before the installation begins. The Owner or its representative shall have the right to be on site during any work on the Site.

### **Installation**

2. (a) The following minimum protective devices must be properly installed:
- (1) Lightning arrestors in feedline at wall feedthru plate or at feedline termination point for all non-cast antennas (PCS providers install jumpers to extend/connect to cabinet like enclosures).
  - (2) Surge protectors in any AC & phone line circuit.
  - (3) Transmitter RF shielding kit, if applicable.
  - (4) Isolator and harmonic filter.
  - (5) Duplexer or cavity bandpass filter.
- (b) All equipment, including transmitters, duplexers, isolators and multicouplers, must be housed in a metal cabinet or rack mounted. No control stations or inverted transmit/receive frequency pairs are allowed on repeater sites.
- (c) Transmission lines entering the shelter must be 1/2" Heliax/Wellflex or better via a wall feedthru plate and must terminate in a properly installed lightning arrestor with an ID tag on both ends of the line.
- (d) Solid outer shield cable such as Superflex or Heliax/Wellflex must be used for all intercabling outside the cabinet. Under no circumstances will the use of foil shielded or braided RF cable (e.g.; RGB) be permitted outside the cabinet. This is necessary to minimize RF leakage which could cause interference.
- (e) All antenna, power and phone cables will be routed and properly supported to the base station in a neat manner using routes provided for that purpose. All phone lines will use shielded cable properly grounded. Tenant will provide individual Transient (SAD) surge protection to each circuit used. All phone lines will have (SAD) transient surge protection installed. All wiring and installation will be by means of clamping or strapping and in no event will any members or other parts of the tower be drilled, welded, punched or otherwise mutilated or altered.
- (f) All Tenants are to obtain power from the power panel and/or AC receptacle provided for their specific use.
- (g) All RF equipment cabinets must be grounded to the site ground system using #2 solid tinned wire with cadweld, silver solder connections, or 2 hole lugs with Burndy type compression fittings.
- (h) All antenna lines will be electrically bonded to the tower at the antenna and at the bottom of the tower using grounding kits installed per manufacturers specifications and all antenna brackets must be pre- approved. All antenna lines entering the Site will have COAX center pin lightning protection installed within two feet from the entry manifold and grounded to master ground bar in the Site ground system.
- (i) All equipment cabinets will be identified with a typed label under plastic on which the Tenant's name, address, 24 hour phone number, call sign, and frequencies will be inscribed, in addition to a copy of Tenant's FCC license.
- (j) Monitor speakers will be disabled except when maintenance is being performed. All antenna lines will be tagged within 12 inches of the termination of the feeder cable at both ends, at the entrance to the building, at repeater or base station cabinet, and at the multicoupler/combiner ports.
- (k) All ferrous metals located outside of the building or on the tower will be either stainless steel or hot dipped galvanized, not plated. Painted towers will require the painting of feedlines by the Tenant, unless installed by Owner, prior to or before completion of the install.

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

### **General**

3. Tenant must comply with any applicable instructions regarding any Site security system.
  - (a) Gates will remain closed at all times unless entering or exiting the premises. When leaving the shelter, ensure that all doors are locked and, if there is a security system, it is armed.
  - (b) Any tower elevator may be used only after receiving proper instruction on its use, signing a waiver and receiving authorization from the Owner.
  - (c) This Agreement does not guarantee parking space. If space is available, park only in the designated areas. Do not park so as to block any ingress or egress except as may be necessary to load or unload equipment. Parking is for temporary use while working at the Site.
  - (d) Do not adjust or tamper with thermostats or HVAC systems.
  - (e) Access to the shelter roof is restricted to authorized maintenance personnel.



Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA 110 & 175

## **EXHIBIT E**

### **GROUND LEASE**

See attached

Certificate of Conversion

Assignment and Assumption of Ground Lease

and

Option and Ground Lease Agreement

## BILL OF SALE AND ASSIGNMENT

THIS BILL OF SALE AND ASSIGNMENT ("Bill of Sale/Assignment") is made and entered into as of this 21<sup>st</sup> day of December, 2012 ("Transfer Date"), by TOWERCOM III, LLC a Florida limited liability company and TOWERCOM IV, LLC, a Florida limited liability company ("Assignor"), to SBA TOWERS IV, LLC, a Florida limited liability company ("Assignee").

### RECITALS

A. Pursuant to that certain Purchase and Sale Agreement ("Purchase and Sale Agreement") dated as of November 16, 2012 by and between Assignor and Assignee, Assignor is selling, leasing and/or assigning to Assignee all of Assignor's right, title, claim and interest in that certain seventeen (17) parcels of real property (the "Real Property") and improvements thereon, including but not limited to seventeen (17) communications towers or monopoles on the Real Property (collectively, the "Tower"), which Real Property is more particularly described on Exhibit "A" attached hereto. All capitalized terms not otherwise defined in this Bill of Sale/Assignment shall have the meaning ascribed thereto in the Purchase and Sale Agreement.

B. Assignor further desires to convey and/or assign all of its right, title, claim and interest in and to the Personal Property (as defined herein), the Tenant Leases and the Security Deposits (as defined herein), together with certain rights and guarantees in connection therewith, to Assignee as of the Transfer Date.

NOW THEREFORE, in consideration of the mutual covenants contained in this Bill of Sale/Assignment, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. RECITALS. The recitals set forth above are incorporated herein and made a part hereof and are true and correct.

2. SALE OF PERSONAL PROPERTY. Assignor hereby irrevocably and absolutely conveys, sells, transfers and delivers to Assignee, for itself and for its successors and assigns, all Tangible Personal Property and Intangible Personal Property owned by Assignor and used in connection with the Real Property, including but not limited to the Tower and any appurtenances to or improvements located on the Real Property to the extent deemed personalty (collectively, "Personal Property"), except those items of personal property listed on Exhibit "B" attached hereto which are expressly excluded from the Personal Property. Assignor hereby warrants to Assignee, and its successors and assigns, that (a) Assignor is the sole and lawful owner of the Personal Property, (b) the Personal Property is free from all encumbrances and (c) Assignor has good right to sell the Personal Property.

3. ASSIGNMENT. As of the Transfer Date, Assignor hereby irrevocably and absolutely assigns and transfers to Assignee, and its successors and assigns, all of Assignor's right, title, claim and interest in, to and under the Assigned Lease Interests, as defined in this paragraph. As used

herein, the term Assigned Lease Interests shall include (a) the Tenant Leases with respect to the Real Property, including those identified on the rent roll attached hereto as Exhibit "C" (the "Rent Roll"); (b) all security deposits under such Tenant Leases (the "Security Deposits") (including those identified on the Rent Roll); (c) all rights to any unpaid rents or other payments under such Tenant Leases; and (d) all guarantees and other assurances with respect to such Tenant Leases. Assignor will indemnify, defend and hold harmless Assignee, its successors and assigns and their respective agents, representatives, parents, subsidiaries, employees, attorneys, shareholders and past, present and future directors, and officers, together with the Assigned Lease Interests from and against any claim, damage, loss, liability, obligation, demand, defense, judgment, suit, proceeding, disbursement or expense, including reasonable attorneys' fees or costs (including those related to appeals) of any nature whatsoever (collectively, "Losses and Liabilities"), which may be imposed upon, asserted against or incurred or paid by Assignee by reason of, arising out of or in any way related to the Assigned Lease Interests prior to the Transfer Date or which arise out of or are in any way related to the Assigned Lease Interests after the Transfer Date on account of any fact or circumstance occurring or existing prior to the Transfer Date. Assignor hereby represents and warrants to Assignee that Assignor is the sole owner of the Assigned Lease Interests. None of the Assigned Lease Interests have been assigned to any individual or entity (other than Assignee).

4. ACCEPTANCE OF ASSIGNMENT. Assignee, as of the Transfer Date, hereby accepts the foregoing assignment and assumes all of the Assignor's obligations under the Assigned Lease Interests which arise or relate to the period after the Transfer Date, provided, however, Assignee only assumes the obligations with respect to the Security Deposits to the extent Assignee has received such Security Deposits from Assignor. Assignee will indemnify, defend and hold harmless Assignor, its successors and assigns and their representatives, agents, employees, directors and officers from and against any and all Losses and Liabilities arising out of or in any way related to the Assigned Lease Interests on and after the Transfer Date, except for Losses and Liabilities which arise out of or are in any way related to the Assigned Lease Interests after the Transfer Date on account of any fact or circumstance occurring or existing prior to the Transfer Date.

5. JURISDICTION AND VENUE. The parties acknowledge that a substantial portion of the negotiations, anticipated performance and execution of this Bill of Sale/Assignment occurred or shall occur in Palm Beach County, Florida. Any civil action or legal proceeding arising out of or relating to this Bill of Sale/Assignment shall be brought in the courts of record of the State of Florida in Palm Beach County. Each party consents to the jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court. Service of any court paper may be effected on such party by mail, as provided in this Bill of Sale/Assignment, or in such other manner as may be provided under applicable laws, rules of procedure or local rules.

6. ATTORNEYS FEES AND COSTS. In the event of any litigation or arbitration arising out of this Bill of Sale/Assignment, the prevailing party will be entitled to recover all expenses and costs incurred in connection therewith, including reasonable attorneys' fees and costs at both trial and appellate levels.

7. BINDING EFFECT. This Bill of Sale/Assignment will be binding upon, and will inure to the benefit of the parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

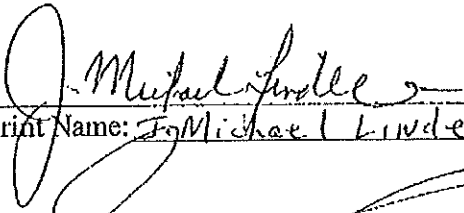
8. GOVERNING LAW. This Bill of Sale/Assignment will be governed by and construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws.

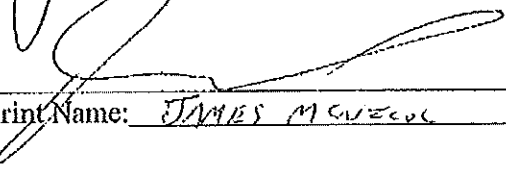
9. COUNTERPARTS. This Bill of Sale/Assignment may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

10. PURCHASE AND SALE AGREEMENT. Nothing contained in this Bill of Sale/Assignment will be deemed or construed as relieving the Assignor or Assignee of their respective duties and obligations under the Purchase and Sale Agreement.

THIS BILL OF SALE/ASSIGNMENT has been executed by Assignor and Assignee on the Transfer Date.

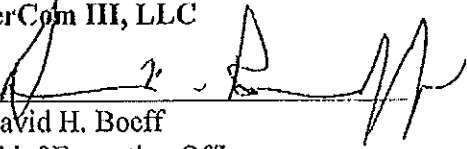
## Witnesses:

  
 Print Name: Michael Lindell

  
 Print Name: JAMES McNEEL

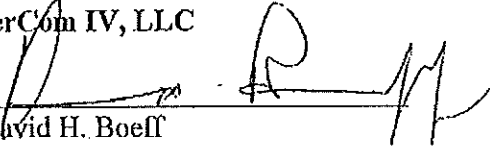
## ASSIGNORS:

TowerCom III, LLC

By:   
 David H. Boeff  
 Chief Executive Officer

Date: 12/20/12

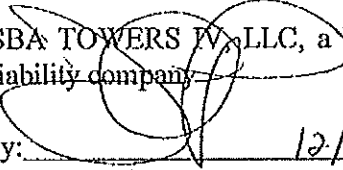
TowerCom IV, LLC

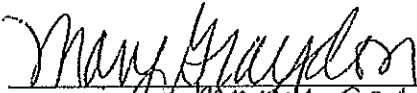
By:   
 David H. Boeff  
 Chief Executive Officer

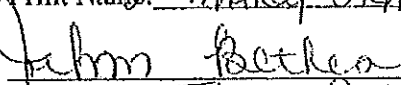
Date: 12/20/12

## ASSIGNEE:

SBA TOWERS IV, LLC, a Florida limited  
 liability company

By:  12/21/12  
 Neil Seidman  
 Vice President

  
 Print Name: MARY GRAYDON

  
 Print Name: John Bethea

**EXHIBIT "A"****Legal Description**

Hannah, FL15353-A

**LEASE PARCEL**

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SW1/4 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 22 EAST; THENCE N89° 35' 15"E, ALONG THE NORTHERLY BOUNDARY THEREOF FOR 1323.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N89° 38' 21"E, ALONG THE NORTHERLY BOUNDARY THEREOF FOR 764.04 FEET; THENCE CONTINUE N89° 38' 21"E FOR 215.12 FEET TO THE WESTERLY BOUNDARY OF THE RIGHT-OF-WAY OF SOUTHEAST 21st AVENUE (FORSYTH ROAD); THENCE S36° 29' 21"E, ALONG SAID WESTERLY BOUNDARY FOR 253.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5696.58 FEET; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE FOR 288.42 FEET, WITH A CHORD HAVING A BEARING OF S34° 56' 39"E FOR 288.39 FEET; THENCE S32° 59' 56"E FOR 40.93 FEET; THENCE S00° 14' 22"E FOR 852.68 FEET; THENCE S89° 37' 20"W FOR 225.29 FEET; THENCE N00° 22' 40"W FOR 110.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S89° 37' 20"W FOR 100.00 FEET; THENCE N00° 22' 40"W FOR 100.00 FEET; THENCE N89° 37' 20"E FOR 100.00 FEET; THENCE S00° 22' 40"E FOR 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN BRADFORD COUNTY, FLORIDA CONTAINING 10,000 SQUARE FEET MORE OR LESS.

**INGRESS/EGRESS AND UTILITY EASEMENT LEGAL DESCRIPTION**

A PROPOSED 30 FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT LYING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 22 EAST; THENCE N89° 35' 15"E, ALONG THE NORTHERLY BOUNDARY THEREOF FOR 1323.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N89° 38' 21"E, ALONG THE NORTHERLY BOUNDARY THEREOF FOR 764.04 FEET; THENCE CONTINUE N89° 38' 21"E FOR 215.12 FEET TO THE WESTERLY BOUNDARY OF THE RIGHT-OF-WAY OF SE 21st AVENUE (FORSYTH ROAD); THENCE S36° 29' 21"E, ALONG SAID WESTERLY BOUNDARY FOR 253.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5696.58 FEET; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE FOR 288.42 FEET, WITH A CHORD HAVING A BEARING OF S34° 56' 39"E FOR 288.39 FEET; THENCE S32° 59' 56"E FOR 40.93 FEET; THENCE S00° 14' 22"E FOR 852.68 FEET; THENCE S89° 37' 20"W FOR 225.29 FEET; THENCE N00° 22' 40"W FOR 110.00 FEET; THENCE S89°

37° 20'W FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE S00° 22' 40"E FOR 37.05 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT EASEMENT LINES.

High School, FL15354-A

LEASE PARCEL

A PORTION OF SECTION 57 OF THE WILLIAM TRAVERS GRANT, AND A PORTION OF SECTION 59 OF THE TRAVERS OR PALMES GRANT, BOTH LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 28, SECTION 51 OF THE BEN CHAIRES GRANT, AND SECTION 55 OF THE PEDRO MIRANDA GRANT, ALL LYING IN SAID TOWNSHIP 4 SOUTH, RANGE 29 EAST, THENCE NORTH 84°57'28" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 55, A DISTANCE OF 1134.93 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NOCATTE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, THENCE SOUTH 52°47'44" WEST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 802.77 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG SAID EASTERLY LINE, THE FOLLOWING THREE (3) COURSES: COURSE ONE, THENCE SOUTH 18°11'09" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 2579.07 FEET; COURSE TWO, THENCE SOUTH 82°56'08" EAST, 711.14 FEET; COURSE THREE, THENCE SOUTH 08°44'16" EAST, 2825.89 FEET; THENCE SOUTH 81°15'44" WEST, DEPARTING SAID EASTERLY LINE, 556.47 FEET TO EASTERLY MOST SOUTHEAST CORNER OF PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2868, PAGE 1691 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 64°13'54" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", 85.53 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 09°34'32" EAST, 49.05 FEET; THENCE SOUTH 64°13'57" WEST, 71.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°00'00", AN ARC LENGTH OF 157.08 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 34°13'57" WEST, 150.00 FEET; THENCE SOUTH 64°13'57" WEST, 135.73 FEET TO A POINT LYING ON THE BOUNDARY LINE OF GREENWAY MITIGATION PARCEL "F", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2629, PAGE 721, OF SAID PUBLIC RECORDS; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES: COURSE ONE, THENCE NORTH 04°13'28" EAST, 41.45 FEET; COURSE TWO, THENCE NORTH 51°31'22" WEST, 77.05 FEET; COURSE THREE, THENCE NORTH 74°09'57" WEST, 25.30 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 64°13'54" EAST, ALONG SAID SOUTHERLY LINE, 382.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES, MORE OR LESS.

ACCESS EASEMENT

A 30-FEET WIDE STRIP OF LAND FOR THE PURPOSE OF ACCESS, BEING A PORTION OF SECTION 57 OF THE WILLIAM TRAVERS GRANT, AND A PORTION OF SECTION 59 OF THE TRAVERS OR PALMES GRANT, BOTH LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND LYING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 28, SECTION 51 OF THE BEN CHAIRES GRANT, AND SECTION 55 OF THE PEDRO MIRANDA GRANT, ALL LYING IN SAID TOWNSHIP 4 SOUTH, RANGE 29 EAST, THENCE NORTH  $84^{\circ}57'28''$  EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 55, A DISTANCE OF 1134.93 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NOCATEE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, THENCE SOUTH  $52^{\circ}47'44''$  WEST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 802.77 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG SAID EASTERLY LINE, THE FOLLOWING THREE (3) COURSES: COURSE ONE, THENCE SOUTH  $18^{\circ}11'09''$  EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 2579.07 FEET; COURSE TWO, THENCE SOUTH  $82^{\circ}56'08''$  EAST, 711.14 FEET; COURSE THREE, THENCE SOUTH  $08^{\circ}44'16''$  EAST, 2825.89 FEET; THENCE SOUTH  $81^{\circ}15'44''$  WEST, DEPARTING SAID EASTERLY LINE, 556.47 FEET TO EASTERLY MOST SOUTHEAST CORNER OF PARCEL "A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2868, PAGE 1691 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH  $64^{\circ}13'54''$  WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", 85.53 FEET TO THE NORTHEAST CORNER OF THE TOWERCOM LEASE PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3264, PAGE 154 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH  $09^{\circ}34'32''$  EAST ALONG THE EAST LINE OF SAID LEASE PARCEL, 24.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

FROM SAID POINT OF BEGINNING; THENCE  $N64^{\circ}13'54''E$  FOR 15.84 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THAT CERTAIN 50-FEET WIDE ACCESS EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2890, PAGE 1281 OF SAID PUBLIC RECORDS; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING 22 COURSES: (1)  $N10^{\circ}56'25''W$  FOR 30.62 FEET; (2) THENCE  $N09^{\circ}16'37''W$  FOR 381.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET; (3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $14^{\circ}00'40''$ , AN ARC LENGTH OF 30.57 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF  $N16^{\circ}17'00''W$ , 30.49 FEET; (4) THENCE  $N23^{\circ}17'23''W$  FOR 246.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 125.00 FEET; (5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $47^{\circ}44'41''$ , AN ARC LENGTH OF 104.16 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF  $N00^{\circ}35'00''E$ , 101.18 FEET; (6) THENCE  $N24^{\circ}27'23''E$  FOR 88.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FEET; (7) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $35^{\circ}24'44''$ , AN ARC LENGTH OF 77.26 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING



AND DISTANCE OF N06° 45' 00"E, 76.03 FEET; (8) THENCE N10° 57' 21"W FOR 172.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; (9) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°38'05", AN ARC LENGTH OF 45.02 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N21° 16' 25"W, 44.78 FEET; (10) THENCE N31° 35' 28"W FOR 116.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET; (11) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°51'31", AN ARC LENGTH OF 67.32 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N16° 09' 44"W, 44.78 FEET; (12) THENCE N00° 44' 00"W FOR 176.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 125.00 FBET; (13) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°57'58", AN ARC LENGTH OF 32.65 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N08 12' 58"W, 32.56 FEET; (14) THENCE N15° 41' 57"W FOR 284.04 FEET; (15) THENCE N08° 29' 02"W FOR 248.31 FEET; (16) THENCE N18° 33' 49"W FOR 333.31 FEET; (17) THENCE N09° 55' 11"W FOR 201.87 FBET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; (18) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°01'39", AN ARC LENGTH OF 99.52 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N47° 55' 59"W, 92.38 FEET; (19) THENCE N85° 56' 46"W FOR 64.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET; (20) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°07'46", AN ARC LENGTH OF 172.63 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N46° 22' 49"W, 159.24 FEET; (21) THENCE N06° 48' 51"W FOR 47.90 FEET; (22) THENCE N15° 34' 18"W FOR 19.39 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF DAVIS PARK ROAD AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT ANGLE POINTS, PARCEL LINES AND RIGHT-OF-WAY LINES.

St. Johns Airport, FL15355-A

LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 52, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 52 AND THE WEST RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY; THENCE S27° 18' 00"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 1,385.45 FEET; THENCE S69° 20' 00"W FOR 241.02 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF AVENUE B (60-FOOT WIDE RIGHT-OF-WAY); THENCE S20° 40' 00"E ALONG THE SAID RIGHT-OF-WAY LINE FOR 696.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 900, PAGE 52 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE CONTINUE S20° 40' 00"E ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID PARCEL FOR 110.46 FEET; THENCE N69° 20' 00"E FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N20° 40' 00"W FOR 100.00 FEET; THENCE N69° 20' 00"E FOR 100.00 FEET; THENCE S20° 40' 00"E FOR 100.00 FEET;

THENCE S69° 20' 00"W FOR 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 10,000 SQUARE FEET MORE OR LESS.

INGRESS/EGRESS & UTILITY EASEMENT LEGAL DESCRIPTION

A 40-FOOT WIDE EASEMENT STRIP FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES LYING 40.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, OF THE FOLLOWING DESCRIBED EASEMENT SIDELINE:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 52 AND THE WEST RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY; THENCE S27° 18' 00"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 1,385.45 FEET; THENCE S69° 20' 00"W FOR 241.02 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF AVENUE B (60-FOOT WIDE RIGHT-OF-WAY); THENCE S20° 40' 00"E ALONG THE SAID RIGHT-OF-WAY LINE FOR 696.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 900, PAGE 52 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE CONTINUE S20° 40' 00"E ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID PARCEL FOR 110.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT SIDELINE; THENCE N69° 20' 00"E FOR 140.00 FEET TO THE POINT OF TERMINUS.

White Springs, FL15356-A

LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 583 OF THE PUBLIC RECORDS OF HAMILTON COUNTY, FLORIDA AND ALSO LYING IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT (L.S.#3180) ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 583 OF THE PUBLIC RECORDS OF SAID HAMILTON COUNTY, THENCE NORTH 30°04'23" EAST, LEAVING SAID RAILROAD RIGHT OF WAY AND ALONG THE EAST LINE OF SAID LANDS FOR 70.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 59°55'37" W FOR 100.00 FEET; THENCE N 30°04'23" E FOR 100.00 FEET; THENCE S 59°55'37" E FOR 100.00 FEET; THENCE S 30°04'23" W FOR 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN HAMILTON COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

30' WIDE INGRESS/EGRESS & UTILITY EASEMENT LEGAL DESCRIPTION

A 30' WIDE EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES, LYING 15' ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT (L.S.#3180) ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE GEORGIA SOUTHERN AND FLORIDA RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 80, PAGE 583 OF THE PUBLIC RECORDS OF SAID HAMILTON COUNTY, THENCE NORTH 30°04'23" EAST, LEAVING SAID RAILROAD RIGHT OF WAY AND ALONG THE EAST LINE OF SAID LANDS FOR 70.12 FEET; THENCE N 59°55'37" W FOR 100.00 FEET; THENCE N 30°04'23" E FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE; THENCE N 59°55'37" W FOR 20.00 FEET; THENCE S 87°14'11" W FOR 143.04 FEET; THENCE N 65°37'23" W FOR 74.42 FEET; THENCE N 63°39'25" W FOR 61.51 FEET; THENCE N 58°24'46" W FOR 143.71 FEET; THENCE N 59°52'00" W FOR 113.72 FEET MORE OR LESS TO THE EAST RIGHT OF WAY OF SUNRISE DRIVE AND THE TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AT ANGLE POINTS, PARCEL LINES AND RIGHT OF WAY LINES.

GCCC, FL15357-A

#### LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 34, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, TOWNSHIP 3 SOUTH, RANGE 15 WEST, (BEARINGS ARE GRID AND BASED ON STATE PLANE FLORIDA NORTH ZONE), THENCE N 01°47'37" E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR 1041.25 FEET; THENCE N 89°46'48" W FOR 79.35 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT OF BEGINNING LYING N 05°38'45" W A DISTANCE OF 15.7 FEET FROM THE NORTHEAST CORNER OF THE STUDIO BUILDING AND ALSO LYING S 87°54'12" W A DISTANCE OF 78.3 FEET FROM THE SOUTHEAST CORNER OF THE WELLNESS CENTER; THENCE CONTINUE N 89°46'48" W FOR 61.25 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 53°03'11" W FOR 32.33 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 00°09'01" E FOR 63.87 FEET TO A SET 5/8" REBAR & CAP (LB 6792), SAID POINT LYING 1 FOOT SOUTHWESTERLY OF THE SOUTHWESTERLY EDGE OF A SIDEWALK; THENCE S 54°47'54" E FOR 106.44 FEET TO A SET 5/8" REBAR & CAP (LB 6792), SAID POINT LYING 1 FOOT SOUTHWESTERLY OF THE SOUTHWESTERLY EDGE OF A SIDEWALK; THENCE S 00°09'02" W FOR 22.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN BAY COUNTY, FLORIDA, CONTAINING 4,341 SQUARE FEET OF LAND, MORE OR LESS;

#### INGRESS/EGRESS & UTILITIES EASEMENT LEGAL DESCRIPTION

TOGETHER WITH A 20' WIDE EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES, LYING 10' ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 4,341 SQUARE FEET LEASE PARCEL; THENCE S 00°09'01" W FOR 53.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE N 89°50'59" W FOR 10.00 FEET; THENCE S 00°09'01" W FOR 201.62 FEET; THENCE EAST FOR 99.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AND A CENTRAL ANGLE OF 91°46'22"; THENCE ALONG THE ARC OF SAID CURVE FOR 96.10 FEET TO THE POINT OF TANGENCY, SAID POINT LYING 10 FEET WEST OF THE EAST LINE OF SAID SECTION 34 AS MEASURED PERPENDICULAR; THENCE ALONG A LINE 10 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION S 01°47'37" W FOR 144 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY OF WEST 23rd STREET AND THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AT ANGLE POINTS, PARCEL LINES AND RIGHT OF WAY LINES.

#### UTILITY EASEMENT LEGAL DESCRIPTION

A 20 FEET WIDE EASEMENT FOR THE PURPOSE OF UTILITIES, LYING 10' ON BOTH SIDES OF THE CENTERLINE OF AN EXISTING UNDERGROUND UTILITY LINE, SAID EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 4,341 SQUARE FEET LEASE PARCEL; THENCE S 00°09'01" W FOR 63.87 FEET TO THE SOUTHWEST CORNER OF SAID LEASE PARCEL; THENCE S 04°02'36" E FOR 36.84 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE; THENCE S 01°50'23" E FOR 410 FEET, MORE OR LESS TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY OF WEST 23rd STREET AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AT ANGLE POINTS, PARCEL LINES AND RIGHT OF WAY LINES.

AND ALSO TOGETHER WITH

AN EASEMENT FOR THE PURPOSE OF UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 4,341 SQUARE FEET LEASE PARCEL; THENCE S 00°09'01" W FOR 63.87 FEET TO THE SOUTHWEST CORNER OF SAID LEASE PARCEL AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE S 53°03'11" E ALONG THE SOUTHWESTERLY LINE OF SAID 4,341 SQUARE FEET LEASE PARCEL FOR 32.33 FEET; THENCE S 37°55'43" W FOR 21.55 FEET; THENCE S 88°09'37" W FOR 12.70 FEET; THENCE N 00°09'01" E FOR 36.83 FEET TO THE POINT OF BEGINNING. RIGHT OF WAY LINES.

I-10 & I-75, FL15359-A

LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

GUY WIRE EASEMENTS

TOGETHER WITH THREE (3) FORTY (40) FOOT WIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF GUY WIRES LYING 20 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED THREE CENTERLINES:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 38°00'50" E FOR 70.71 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED THREE CENTERLINES: THENCE (A) FROM SAID POINT OF BEGINNING, N 66°59'10" E FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (B) S 06°59'10" W FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (C) N 53°00'50" W FOR 200.00 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO SHORTENED TO MEET AT LEASE PARCEL LINES.

INGRESS/EGRESS & UTILITY EASEMENT

A PARCEL OF LAND FOR THE PURPOSE OF INGRESS/EGRESS & UTILITIES BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 33.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT PARCEL: THENCE S 88°46'17" W FOR 68.82 FEET; THENCE S 48°00'28" W FOR 38.29 FEET; THENCE S 01°13'43" E FOR 414.55 FEET; THENCE S 26°59'49" W FOR 27.89 FEET; THENCE S 01°13'43" E FOR 32.91 FEET; THENCE S 28°52'36" E FOR 28.43 FEET; THENCE S 01°13'43" E FOR 431.76 FEET; THENCE S 23°54'34" W FOR 94.16 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6; THENCE N 01°13'43" W ALONG SAID WEST LINE FOR 1069.22 FEET; THENCE N 88°46'17" E FOR 142.15 FEET; THENCE S 06°59'10" W FOR 30.31 FEET TO THE POINT OF BEGINNING.

North I-295 (Duval Road), FL15360-A

LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A ½" IRON PIPE AND CAP (L.B. #6888) FOUND MARKING THE INTERSECTION OF THE EAST LINE OF THE WEST 300 FEET OF GOVERNMENT LOT 3 WITH THE NORTH RIGHT OF WAY LINE OF INTERSTATE 295 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 9-A (I-295) SECTION 72001-2503 (BEARINGS ARE GRID AND BASED ON STATE PLANE FLORIDA EAST ZONE), THENCE N 00°08'48" W ALONG SAID EAST LINE OF THE WEST 300 FEET AND ALONG THE EAST LINE OF THE WEST 300 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER FOR 97.61 FEET; THENCE LEAVING SAID LINE N 89°51'12" E FOR 20.20 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 89°51'12" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 00°08'48" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 89°51'12" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 00°08'48" W FOR 100.00 FEET TO

THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA, CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

INGRESS & EGRESS EASEMENT LEGAL DESCRIPTION

TOGETHER WITH A 20' WIDE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS, LYING 10' ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 10,000 SQUARE FOOT LEASE PARCEL; THENCE N 89°51'12" E FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE; THENCE N 01°53'06" W FOR 528.83 FEET; THENCE N 01°30'44" E FOR 181.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 41°29'54"; THENCE ALONG THE ARC OF SAID CURVE FOR 72.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2160.82 FEET, AND A CENTRAL ANGLE OF 5°35'13"; THENCE ALONG THE ARC OF SAID CURVE FOR 210.70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AND A CENTRAL ANGLE OF 71°18'51"; THENCE ALONG THE ARC OF SAID CURVE FOR 311.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AND A CENTRAL ANGLE OF 30°52'20"; THENCE ALONG THE ARC OF SAID CURVE FOR 134.71 FEET TO THE POINT OF TANGENCY; THENCE N 89°02'22" E FOR 116.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 89°59'48"; THENCE ALONG THE ARC OF SAID CURVE FOR 78.54 FEET TO THE POINT OF TANGENCY; THENCE N 00°57'25" W FOR 199.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 30°50'56"; THENCE ALONG THE ARC OF SAID CURVE FOR 53.84 FEET TO THE POINT OF TANGENCY; THENCE N 31°48'21" W FOR 88.85 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL AIRPORT BOULEVARD AND THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AT ANGLE POINTS, PARCEL LINES AND RIGHT OF WAY LINES.

UTILITY EASEMENT LEGAL DESCRIPTION

TOGETHER WITH A 20' WIDE EASEMENT FOR THE PURPOSE OF UTILITIES, LYING 10' ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 10,000 SQUARE FEET LEASE PARCEL; THENCE N 89°51'12" E FOR 6.89 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE;

THENCE N 01°08'20" W FOR 312.02 FEET; THENCE N 02°51'00" E FOR 59.94 FEET; THENCE N 02°11'44" W FOR 56.61 FEET; THENCE N 05°12'25" W FOR 50.22 FEET; THENCE N 01°02'15" E FOR 284.69 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF

INTERNATIONAL AIRPORT BOULEVARD AND THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AT PARCEL LINES AND RIGHT OF WAY LINES.

Frostproof, FL15361-A

LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 31 SOUTH, RANGE 28 EAST, LYING NORTHWESTERLY OF STATE ROAD 17 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 31 SOUTH, RANGE 28 EAST; THENCE N 89°39'09" E ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ FOR 187.80 FEET; THENCE S 00°20'51" E FOR 99.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 89°39'09" E FOR 73.45 FEET; THENCE S 00°20'51" E FOR 15.69 FEET; THENCE N 74°27'01" E FOR 106.21 FEET; THENCE S 15°32'59" E FOR 40.00 FEET; THENCE S 74°27'01" W FOR 117.08 FEET; THENCE S 00°20'51" E FOR 42.86 FEET; THENCE S 89°39'09" W FOR 41.90 FEET; THENCE S 13°42'39" W FOR 130.86 FEET; THENCE N 76°17'21" W FOR 40.00 FEET; THENCE N 13°42'39" E FOR 120.84 FEET; THENCE S 89°39'09" W FOR 16.86 FEET; THENCE N 00°20'51" W FOR 70.04 FEET; THENCE N 46°42'36" W FOR 121.46 FEET; THENCE N 43°17'24" E FOR 40.00 FEET; THENCE S 46°42'36" E FOR 120.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA AND CONTAINING 23,932 SQUARE FEET OF LAND, MORE OR LESS.

INGRESS & EGRESS EASEMENT LEGAL DESCRIPTION

TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 31 SOUTH, RANGE 28 EAST; THENCE N 89°39'09" E ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ FOR 187.80 FEET; THENCE S 00°20'51" E FOR 99.42 FEET THENCE N 89°39'09" E FOR 13.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE N 00°20'51" W FOR 84.42 FEET, MORE OR LESS TO THE INTERSECTION WITH THE SOUTH LINE OF HOLLISTER ROAD (COUNTY MAINTAINED ROADWAY); THENCE N 89°39'09" EAST ALONG SAID SOUTH LINE FOR 20.00 FEET; THENCE S 00°20'51" E FOR 84.42 FEET, MORE OR LESS TO THE NORTH LINE OF THE LEASE PARCEL; THENCE S 89°39'09" W FOR 20.00 FEET TO THE POINT OF BEGINNING.

UTILITY EASEMENT LEGAL DESCRIPTION



ALSO TOGETHER WITH AND EASEMENT FOR THE PURPOSE OF UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 31 SOUTH, RANGE 28 EAST; THENCE N 89°39'09" E ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ FOR 187.80 FEET; THENCE S 00°20'51" E FOR 99.42 FEET THENCE N 89°39'09" E FOR 33.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE N 00°20'51" W FOR 84.42 FEET, MORE OR LESS TO THE INTERSECTION WITH THE SOUTH LINE OF HOLLISTER ROAD (COUNTY MAINTAINED ROADWAY); THENCE N 89°39'09" E ALONG SAID SOUTH LINE FOR 105.01 FEET; THENCE S 00°20'51" E FOR 24.23 FEET; THENCE S 46°51'25" W FOR 88.60 FEET TO THE NORTH LINE OF THE LEASE PARCEL; THENCE S 89°39'09" W FOR 40.00 FEET TO THE POINT OF BEGINNING.

Westside Family Church, FL15362-A

#### LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 11236, PAGE 986 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF TRACT 14, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITH THE NORTH RIGHT-OF-WAY LINE OF 103rd STREET; THENCE N 00°48'49" E ALONG THE WEST LINE OF SAID TRACT 14 FOR 988.71 FEET; THENCE S 88°30'01" E FOR 97.65 FEET TO A FOUND ¾" IRON PIPE WITH CAP (ECK 3080) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 88°30'01" E FOR 40.00 FEET TO A FOUND ¾" IRON PIPE WITH CAP (ECK 3080); THENCE N 01°29'59" E FOR 80.00 FEET TO A FOUND ¾" IRON PIPE WITH CAP (ECK 3080); THENCE N 88°30'01" W FOR 40.00 FEET TO A FOUND ¾" IRON PIPE WITH CAP (ECK 3080); THENCE S 01°29'59" W FOR 80.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA AND CONTAINING 3,200 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH A 20 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS LYING 10 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF TRACT 14, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITH THE NORTH RIGHT-OF-WAY LINE OF 103rd STREET; THENCE S 89°52'05" E ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 217.47 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE; THENCE N 01°13'19" E FOR 107.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°13'19" FOR 39.80 FEET TO THE POINT OF TANGENCY; THENCE N 90°00'00" W FOR 23.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF

SAID CURVE THROUGH A CENTRAL ANGLE OF  $91^{\circ}13'19''$  FOR 39.80 FEET TO THE POINT OF TANGENCY; THENCE  $N 01^{\circ}13'19'' E$  FOR 62.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $92^{\circ}23'41''$  FOR 40.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $92^{\circ}23'41''$  FOR 56.44 FEET TO THE POINT OF TANGENCY; THENCE  $N 01^{\circ}13'19'' E$  FOR 113.34 FEET; THENCE  $N 37^{\circ}37'53'' W$  FOR 85.26 FEET; THENCE  $N 00^{\circ}48'49'' E$  FOR 314.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $29^{\circ}36'30''$  FOR 77.51 FEET TO THE POINT OF TANGENCY; THENCE  $N 30^{\circ}25'19'' E$  FOR 155.09 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE ABOVE DESCRIBED LEASE PARCEL AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AND ANGLE POINTS, RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

ALSO TOGETHER WITH A 10 FOOT WIDE EASEMENT FOR THE PURPOSE OF UTILITIES LYING 5 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF TRACT 14, BLOCK 4, SECTION 8, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA WITH THE NORTH RIGHT-OF-WAY LINE OF 103rd STREET; THENCE  $S 89^{\circ}52'05'' E$  ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE; THENCE  $N 00^{\circ}48'49'' E$  FOR 778.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $29^{\circ}36'30''$  FOR 85.27 FEET TO THE POINT OF TANGENCY; THENCE  $N 30^{\circ}25'19'' E$  FOR 146.80 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE ABOVE DESCRIBED LEASE PARCEL AND THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AND ANGLE POINTS, RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

Bartram Park, FL15364-A

#### LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST; THENCE  $S 89^{\circ} 14' 34'' W$  ALONG THE SOUTH LINE OF SAID SECTION 31 FOR 592.15 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BARTRAM PARK BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON THE PLAT OF BARTRAM PARK UNIT THREE-B RECORDED IN PLAT BOOK 64, PAGE 136 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE CONTINUE  $S 89^{\circ} 14' 34'' W$  ALONG SAID SOUTH LINE OF SECTION 31 FOR 258.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED

PARCEL OF LAND; THENCE CONTINUE S89° 14' 34"W ALONG SAID SOUTHLINE OF SECTION 31 FOR 135.45 FEET; THENCE N11° 34' 16"W FOR 29.32 FEET; THENCE N21° 54' 32"W FOR 44.23 FEET; THENCE N72° 29' 07"E FOR 130.05 FEET; THENCE S17° 30' 53"E FOR 112.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN DUVAL COUNTY, FLORIDA CONTAINING 0.274 ACRES MORE OR LESS.

50' WIDE INGRESS/EGRESS BASEMENT LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 89°14'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 592.68 FEET, TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARTRAM PARK BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE TO THE NORTHWEST; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1236.57 FEET, AN ARC DISTANCE OF 32.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°36'42" WEST, 32.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 24°50'54" WEST, 75.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1465.00 FEET, AN ARC DISTANCE OF 136.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°10'47" WEST, 136.42 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 4: CONTINUE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1465.00 FEET, AN ARC DISTANCE OF 50.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°32'00" WEST, 50.00 FEET; THENCE SOUTH 71°40'55" WEST, 131.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 91.50 FEET, AN ARC DISTANCE OF 142.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°05'01" WEST, 128.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17°30'53" EAST, 125.09 FEET; THENCE NORTH 72°29'07" EAST, 50.00 FEET; THENCE NORTH 17°30'53" WEST, 125.09 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 41.50 FEET, AN ARC DISTANCE OF 64.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°05'01" EAST, 58.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°40'55" EAST, 131.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.41 ACRES, MORE OR LESS.

UTILITIES EASEMENT LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 89°14'30" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 592.68 FEET, TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF BARTRAM PARK BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE TO THE NORTHWEST; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1236.57 FEET, AN ARC DISTANCE OF 32.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°36'42" WEST, 32.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 24°50'54" WEST, 75.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1465.00 FEET, AN ARC DISTANCE OF 186.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°12'07" WEST, 186.34 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE SOUTH 71°40'55" WEST, 131.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 91.50 FEET, AN ARC DISTANCE OF 142.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°05'01" WEST, 128.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17°30'53" EAST, 12.78 FEET; THENCE SOUTH 72°29'07" WEST, 10.00 FEET; THENCE NORTH 17°30'53" WEST, 12.78 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 101.50 FEET, AN ARC DISTANCE OF 158.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°05'01" EAST, 142.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°40'55" EAST, 131.37 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARTRAM PARK BOULEVARD, AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1465.00 FEET, AN ARC DISTANCE OF 10.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°21'36" EAST, 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES, MORE OR LESS.

River of Life, FL15365-A

LEASE PARCEL

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 4, SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "F", JULINGTON CREEK UNIT FIVE, AS PER PLAT RECORDED IN MAP BOOK 17, PAGES 1-21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 13°37'06" W ALONG THE WEST LINE OF SAID TRACT "F" FOR

594.02 FEET; THENCE S 76°22'54" E FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 76°22'54" E FOR 100.00 FEET; THENCE S 13°37'06" W FOR 100.00 FEET; THENCE N 76°22'54" W FOR 100.00 FEET; THENCE N 13°37'06" E FOR 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

#### INGRESS & EGRESS BASEMENT

COMMENCE AT THE NORTHWEST CORNER OF TRACT "F", JULINGTON CREEK UNIT FIVE, AS PER PLAT RECORDED IN MAP BOOK 17, PAGES 1-21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 13°37'06" W ALONG THE WEST LINE OF SAID TRACT "F" FOR 594.02 FEET; THENCE S 76°22'54" E FOR 20.00 FEET; THENCE N 76°22'54" W FOR 37.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED BASEMENT CENTERLINE; THENCE S 76°48'35" E FOR 435.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'39" FOR 54.72 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 58°21'34" E, 49.31 FEET; THENCE N 13°34'14" E FOR 371.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°17'55" FOR 39.84 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 32°04'44" W, 35.75 FEET; THENCE N 77°43'41" W FOR 16.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 65.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°12'50" FOR 103.48 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 32°07'16" W, 92.89 FEET; THENCE N 13°29'09" E FOR 57.19 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF RACETRACK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1048, PAGE 1369 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF TERMINUS.

AND ALSO BASEMENT PARCEL 2 FOR THE PURPOSE OF INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 100'x100' LEASE PARCEL; THENCE N 13°37'06" E FOR 25.92 FEET; THENCE S 76°48'35" E FOR 74.90 FEET; THENCE S 13°37'06" W FOR 26.48 FEET; THENCE N 76°22'54" W FOR 74.90 FEET TO THE POINT OF BEGINNING.

#### 20' WIDE UTILITY EASEMENT

A 20 FEET WIDE STRIP OF LAND FOR THE PURPOSE OF UTILITIES BEING THE WEST 20 FEET OF TRACT "F", JULINGTON CREEK UNIT FIVE, AS PER PLAT RECORDED IN MAP BOOK 17, PAGES 1-21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Woodbury, GA15366-A

#### LEASE PARCEL

All that tract or parcel of land lying and being in Land Lot 19, 8th District, Meriwether County, Georgia, being more particularly described as follows:

To find the point of beginning, commence at a 5/8" rebar found on the southwesterly right-of-way line of Georgia Highway 18 (also known a Woodbury Highway and having an 80-foot right-of-way), said point of commencement having a Georgia State Planes coordinate value of N=1086848.69, E=2157908.38; thence leaving said point of commencement and running along said southwesterly right-of-way line of Georgia Highway 18, South 57°35'11" East, 785.33 feet to a point; thence leaving said southwesterly right-of-way line of Georgia Highway 18 and running, South 45°28'57" West, 71.60 feet to a point; thence, South 16°04'07" West, 652.74 feet to a point; thence, South 10°39'58" West, 453.37 feet to a point; thence, South 74°40'42" East, 50.00 feet to a point and the true POINT OF BEGINNING; Thence running, South 15°19'18" West, 100.00 feet to a point; Thence, North 74°40'42" West, 100.00 feet to a point; Thence, North 15°19'18" East, 100.00 feet to a point; Thence, South 74°40'42" East, 100.00 feet to a point and the true POINT OF BEGINNING.

Said tract contains 0.2296 ACRES (10,000 square feet), more or less, as shown in a survey prepared for SouthernLINC Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2010.

#### 30' UTILITY EASEMENT

Together with a proposed 30-foot wide utility easement lying and being in Land Lot 20, 8th District, Meriwether County, Georgia, being described by the following centerline data:

To find the point of beginning, commence at a 5/8" rebar found on the southwesterly right-of-way line of Georgia Highway 18 (also known a Woodbury Highway and having an 80-foot right-of-way), said point of commencement having a Georgia State Planes coordinate value of N=1086848.69, E=2157908.38; thence leaving said point of commencement and running along said southwesterly right-of-way line of Georgia Highway 18, South 57°35'11" East, 607.16 feet to a point and the true POINT OF BEGINNING; Thence leaving said southwesterly right-of-way line of Georgia Highway 18 and running, South 25°38'04" East, 58.13 feet to a point; Thence, South 00°09'10" East, 347.71 feet to a point to the ENDING at a point.

As shown in a survey prepared for SouthernLINC Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2010.

#### 40' INGRESS-EGRESS & UTILITY EASEMENT

Together with a proposed 40-foot wide ingress-egress and utility easement lying and being in Land Lots 19 and 20, 8th District, Meriwether County, Georgia, being described by the following centerline data:

To find the point of beginning, commence at a 5/8" rebar found on the southwesterly right-of-way line of Georgia Highway 18 (also known a Woodbury Highway and having an 80-foot right-of-way), said point of commencement having a Georgia State Planes coordinate value of N=1086848.69, E=2157908.38; thence

leaving said point of commencement and running along said southwesterly right-of-way line of Georgia Highway 18, South 57°35'11" East, 785.33 feet to a point and the true POINT OF BEGINNING; Thence leaving said southwesterly right-of-way line of Georgia Highway 18 and running, South 45°28'57" West, 71.60 feet to a point; Thence, South 16°04'07" West, 652.74 feet to a point; Thence, South 10°39'58" West, 453.37 feet to the ENDING at a point.

As shown in a survey prepared for SouthernLINC Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2010.

#### 50' GUY WIRE EASEMENT #1

Together with a proposed 50-foot wide guy wire easement lying and being in Land Lot 19, 8th District, Meriwether County, Georgia, being described by the following centerline data:

To find the point of beginning, commence at a 5/8" rebar found on the southwesterly right-of-way line of Georgia Highway 18 (also known a Woodbury Highway and having an 80-foot right-of-way), said point of commencement having a Georgia State Planes coordinate value of N=1086848.69, E=2157908.38; thence leaving said point of commencement and running along said southwesterly right-of-way line of Georgia Highway 18, South 57°35'11" East, 785.33 feet to a point; thence leaving said southwesterly right-of-way line of Georgia Highway 18 and running, South 45°28'57" West, 71.60 feet to a point; thence, South 16°04'07" West, 652.74 feet to a point; thence, South 10°39'58" West, 453.37 feet to a point; thence, South 74°40'42" East, 50.00 feet to a point; thence, South 15°19'18" West, 42.17 feet to a point and the true POINT OF BEGINNING; Thence running, South 83°35'01" East, 269.39 feet to the ENDING at a point.

As shown in a survey prepared for SouthernLINC Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2010.

#### 50' GUY WIRE EASEMENT #2

Together with a proposed 50-foot wide guy wire easement lying and being in Land Lot 19, 8th District, Meriwether County, Georgia, being described by the following centerline data:

To find the point of beginning, commence at a 5/8" rebar found on the southwesterly right-of-way line of Georgia Highway 18 (also known a Woodbury Highway and having an 80-foot right-of-way), said point of commencement having a Georgia State Planes coordinate value of N=1086848.69, E=2157908.38; thence leaving said point of commencement and running along said southwesterly right-of-way line of Georgia Highway 18, South 57°35'11" East, 785.33 feet to a point; thence leaving said southwesterly right-of-way line of Georgia Highway 18 and running, South 45°28'57" West, 71.60 feet to a point; thence, South 16°04'07" West, 652.74 feet to a point; thence, South 10°39'58" West, 453.37 feet to a point; thence, South 74°40'42" East, 50.00 feet to a point; thence, South 15°19'18" West, 100.00 feet to a point; thence, North 74°40'42" West, 69.29 feet to a point and the true POINT OF BEGINNING; Thence running, South 36°24'59" West, 266.41 feet to the ENDING at a point.

As shown in a survey prepared for SouthernLINC Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2010.

50' GUY WIRE EASEMENT #3

Together with a proposed 50-foot wide guy wire easement lying and being in Land Lots 19 and 20, 8th District, Meriwether County, Georgia, being described by the following centerline data:

To find the point of beginning, commence at a 5/8" rebar found on the southwesterly right-of-way line of Georgia Highway 18 (also known a Woodbury Highway and having an 80-foot right-of-way), said point of commencement having a Georgia State Planes coordinate value of N=1086848.69, E=2157908.38; thence leaving said point of commencement and running along said southwesterly right-of-way line of Georgia Highway 18, South 57°35'11" East, 785.33 feet to a point; thence leaving said southwesterly right-of-way line of Georgia Highway 18 and running, South 45°28'57" West, 71.60 feet to a point; thence, South 16°04'07" West, 652.74 feet to a point; thence, South 10°39'58" West, 453.37 feet to a point; thence, North 74°40'42" West, 40.35 feet to a point and the true POINT OF BEGINNING; Thence running, North 23°35'01" West, 255.75 feet to the ENDING at a point.

As shown in a survey prepared for SouthernLINC Wireless by POINT TO POINT LAND SURVEYORS, INC. dated May 21, 2010.

Lake City Airport, FL15367-A

LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, LAKE CITY INDUSTRIAL PARK, UNRECORDED SUBDIVISION PER SITE LAYOUT PLAN BY GREINER, INC., ENGINEERS, AS SURVEYED BY JOHN R. MORGAN, PLS 3520, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100, SAID MONUMENT MARKING THE SOUTHWESTERLY CORNER OF LAKE CITY INDUSTRIAL PARK, UNRECORDED SUBDIVISION PER SITE LAYOUT PLAN BY GREINER, INC., ENGINEERS, AS SURVEYED BY JOHN R. MORGAN, PLS 3520; THENCE S52° 08' 59"E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 289.68 FEET TO A POINT, SAID POINT BEING REFERENCED BY A FOUND 5/8" COPPER CLAD ROD AND CAP STAMPED PDOT LYING S52° 08' 59"E, 1103.46 FEET; THENCE N37° 51' 01"E FOR 624.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N33° 16' 43"E FOR 100.00 FEET TO A POINT, SAID POINT LYING 13.68 FEET AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF LOT 3 OF SAID LAKE CITY INDUSTRIAL PARK; THENCE S56° 43' 17"E PARALLEL WITH SAID SOUTH LINE OF LOT 3 FOR 100.00 FEET; THENCE S33° 16' 43"W FOR 100.00 FEET; THENCE N56° 43' 17"W FOR 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

INGRESS/EGRESS & UTILITIES EASEMENT LEGAL DESCRIPTION



TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY CORNER OF THE ABOVE DESCRIBED 100 FOOT BY 100 FOOT LESE PARCEL, THENCE N33° 16' 43"E FOR 13.68 FEET TO THE SOUTH LINE OF LOT 3 OF LAKE CITY INDUSTRIAL PARK, UNRECORDED SUBDIVISION PER SITE LAYOUT PLAN BY GREINER, INC., ENGINEERS, AS SURVEYED BY JOHN R. MORGAN, PLS 3520; THENCE S56° 43' 17"E ALONG SAID SOUTH LINE FOR 151.21 FEET TO THE INTERSECTION WITH WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST INDUSTRIAL CIRCLE (60 FOOT WIDE ROADWAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S43° 25' 27"W FOR 22.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 250.71 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'33" FOR 34.61 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S39° 52' 05"W, 34.58 FEET; THENCE N56° 43' 17"W FOR 43.25 FEET TO THE SOUTHEASTERLY LINE OF SAID 100 FEET X 100 FEET LEASE PARCEL; THENCE ALONG SAID PARCEL THE FOLLOWING TWO COURSES, N33° 16' 43"E FOR 43.00 FEET; THENCE N56° 43' 17"W FOR 100.00 FEET TO THE POINT OF BEGINNING.

Boston, GA15368-A.

#### LEASE PARCEL

THAT PART OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A ½" IRON ROD (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA; THENCE NORTH 88°48'01" WEST ALONG THE NORTH LINE OF SAID LAND LOT NO. 420 FOR 1490.88 FEET TO A FOUND ½" IRON ROD (NO IDENTIFICATION) AT THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CARTER ROAD; THENCE SOUTH 59°06'27" WEST FOR 3265.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°58'20" WEST FOR 100.00 FEET; THENCE NORTH 74°01'40" WEST FOR 100.00 FEET; THENCE NORTH 15°58'20" EAST FOR 100.00 FEET; THENCE SOUTH 74°01'40" EAST FOR 100.00 FEET TO THE AFORESAID POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET, OR 0.23 ACRES, MORE OR LESS.

#### 40 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT

THAT PART OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA, LYING WITHIN 20.00 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A ½" IRON ROD (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA; THENCE NORTH 88°48'01" WEST ALONG THE NORTH LINE OF SAID LAND LOT NO. 420 FOR 1490.88 FEET TO A FOUND ½" IRON ROD (NO IDENTIFICATION) AT THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CARTER ROAD; THENCE SOUTH 59°06'27"

WEST FOR 3265.93 FEET TO THE NORTHEASTERLY CORNER OF AN 100 FOOT BY 100 FOOT TOWER PARCEL; THENCE NORTH 74°01'40" WEST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 40 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, THE SIDELINE OF SAID EASEMENT TO BE PROLONGED TO BEGIN AT AN INTERSECTION WITH SAID NORTHERLY LINE AND THE EASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 82°51'58" EAST FOR 228.61 FEET; THENCE SOUTH 70°24'27" EAST FOR 507.05 FEET; THENCE SOUTH 84°59'53" EAST FOR 445.73 FEET; THENCE NORTH 25°20'50" EAST FOR 52.84 FEET; THENCE NORTH 15°13'25" WEST FOR 107.66 FEET; THENCE NORTH 06°07'37" EAST FOR 251.89 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD QUITMAN-THOMASVILLE ROAD AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE. CONTAINING 64,109 SQUARE FEET, OR 1.47 ACRES, MORE OR LESS.

GUY WIRE / ANCHOR EASEMENT "A"

THAT PART OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA, LYING WITHIN 25.00 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A ½" IRON ROD (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA; THENCE NORTH 88°48'01" WEST ALONG THE NORTH LINE OF SAID LAND LOT NO. 420 FOR 1490.88 FEET TO A FOUND ½" IRON ROD (NO IDENTIFICATION) AT THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CARTER ROAD; THENCE SOUTH 59°06'27" WEST FOR 3265.93 FEET TO THE NORTHEASTERLY CORNER OF AN 100 FOOT BY 100 FOOT TOWER PARCEL; THENCE SOUTH 15°58'20" WEST ALONG THE EASTERLY LINE OF SAID TOWER PARCEL FOR 28.67 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 50 FOOT WIDE GUY WIRE / ANCHOR EASEMENT "A"; THENCE NORTH 82°51'58" EAST FOR 285.64 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE. CONTAINING 14,282 SQUARE FEET, 0.33 ACRES, MORE OR LESS.

GUY WIRE / ANCHOR EASEMENT "B"

THAT PART OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA, LYING WITHIN 25.00 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A ½" IRON ROD (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA; THENCE NORTH 88°48'01" WEST ALONG THE NORTH LINE OF SAID LAND LOT NO. 420 FOR 1490.88 FEET TO A FOUND ½" IRON ROD (NO IDENTIFICATION) AT THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CARTER ROAD; THENCE SOUTH 59°06'27" WEST FOR 3265.93 FEET TO THE NORTHEASTERLY CORNER OF AN 100 FOOT BY 100 FOOT TOWER PARCEL; THENCE SOUTH 15°58'20" WEST ALONG THE EASTERLY LINE OF SAID TOWER PARCEL FOR 100.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 74°01'40" WEST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 56.05 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN

DESCRIBED 50 FOOT WIDE GUY WIRE / ANCHOR EASEMENT "B"; THENCE SOUTH 22°51'58" WEST FOR 289.64 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE. CONTAINING 14,282 SQUARE FEET, 0.33 ACRES, MORE OR LESS.

GUY WIRE / ANCHOR EASEMENT "C"

THAT PART OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA, LYING WITHIN 25.00 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A ½" IRON ROD (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF LAND LOT NO. 420, IN THE 13TH LAND DISTRICT OF BROOKS COUNTY, GEORGIA; THENCE NORTH 88°48'01" WEST ALONG THE NORTH LINE OF SAID LAND LOT NO. 420 FOR 1490.88 FEET TO A FOUND ½" IRON ROD (NO IDENTIFICATION) AT THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CARTER ROAD; THENCE SOUTH 59°06'27" WEST FOR 3265.93 FEET TO THE NORTHEASTERLY CORNER OF AN 100 FOOT BY 100 FOOT TOWER PARCEL; THENCE SOUTH 15°58'20" WEST ALONG THE EASTERLY LINE OF SAID TOWER PARCEL FOR 100.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 74°01'40" WEST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 15°58'20" EAST ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR 87.53 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 50 FOOT WIDE GUY WIRE / ANCHOR EASEMENT "C", THE SIDELINES OF SAID EASEMENT TO BE LENGTHENED TO BEGIN AT AN INTERSECTION WITH THE WESTERLY LINES AND NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 37°08'02" WEST FOR 277.48 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE. CONTAINING 14,109 SQUARE FEET, 0.32 ACRES, MORE OR LESS.

SW Marion, FL15370-A

LEASE PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD 45); THENCE S09° 20' 57"W ALONG SAID RIGHT-OF-WAY LINE FOR 253.72 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE N89° 31' 16"E FOR 506.94 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE S44° 04' 11"E FOR 21.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S89° 04' 11"E FOR 80.00 FEET; THENCE S00° 55' 49"W FOR 80.00 FEET; THENCE N89° 04' 11"W FOR 80.00 FEET; THENCE N00° 55' 49"E FOR 80.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN MARION COUNTY, FLORIDA, CONTAINING 6,400 SQUARE FEET, MORE OR LESS.

20' WIDE INGRESS & EGRESS EASEMENT LEGAL DESCRIPTION

A 20-FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS LYING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD 45); THENCE S09° 20' 57"W ALONG SAID RIGHT-OF-WAY LINE FOR 253.72 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE N89° 31' 16"E FOR 506.94 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE S44° 04' 11"E FOR 21.21 FEET; THENCE S89° 04' 11"E FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT CENTERLINE; THENCE N00° 55' 49"E FOR 91.79 FEET; THENCE N52° 09' 23"W FOR 52.54 FEET; THENCE S89° 31' 16"W FOR 76.02 FEET; THENCE S62° 38' 54"W FOR 56.46 FEET; THENCE S89° 31' 16"W FOR 322.88 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY FOR 55.97 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET, CENTRAL ANGLE OF 80°10'19"AND SUBTENDED BY A CHORD HAVING A LENGTH OF 51.52 FEET AND BEARING S49° 26' 06"W, TO A POINT OF TANGENCY; THENCE S09° 20' 57"W FOR 158.10 FEET; THENCE S57° 11' 41"W FOR 33.73 FEET TO AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 AND THE POINT OF TERMINUS. THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AT ANGLE POINTS, PARCEL LINES AND RIGHT-OF-WAY LINES.

15' WIDE UTILITY EASEMENT LEGAL DESCRIPTION

A 15-FOOT WIDE EASEMENT FOR THE PURPOSE OF UTILITIES LYING 15.00 FEET WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED EASEMENT SIDELINE:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 18 EAST AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD 45); THENCE S09° 20' 57"W ALONG SAID RIGHT-OF-WAY LINE FOR 253.72 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE N89° 31' 16"E FOR 506.94 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE S44° 04' 11"E FOR 21.21 FEET; THENCE S89° 04' 11"E FOR 65.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT SIDELINE; THENCE N00° 55' 49"E FOR 151.23 FEET; THENCE N52° 09' 23"W FOR 186.71 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89° 31' 16"W ALONG SAID NORTH LINE FOR 400.48 FEET TO AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 AND THE POINT OF TERMINUS. THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED AND/OR SHORTENED TO MEET AT ANGLE POINTS, PARCEL LINES AND RIGHT-OF-WAY LINES.

Doss, MS15374-A

LEGAL DESCRIPTIONS

PARENT TRACT: DEED BOOK 59, PAGE 124

IN TOWNSHIP 21 NORTH, RANGE 9 EAST:

IN SECTION 9: ALL OF THE W  $\frac{1}{2}$  OF THE NE  $\frac{1}{4}$  AND THE SE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  LYING AND BEING SITUATED WEST OF THE CENTER LINE OF THE EMBRY-NEW HOPE PUBLIC ROAD, SUBJECT TO THE R.O.W. OF SAID ROAD, AND SOUTH AND WEST OF THE WEST R.O.W. OF MISSISSIPPI HIGHWAY NO. 9; AND

IN SECTION 10: THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ .

TOWER COMPOUND:

A PARCEL OF LAND SITUATED IN THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 9 EAST, WEBSTER COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FENCE CORNER THAT IS LOCALLY ACCEPTED AS THE SE CORNER OF SAID SW  $\frac{1}{4}$  OF NE  $\frac{1}{4}$  AND RUN SOUTH 88°02'08" WEST ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$ , AND ALONG A FENCE LINE, A DISTANCE OF 482.51 FEET; THENCE RUN NORTH 00°00'00" EAST A DISTANCE OF 742.01 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 16°53'11" WEST A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 73°06'49" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 16°53'11" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 73°06'49" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET (0.23 ACRES) MORE OR LESS.

GUY PATH EASEMENTS:

3 STRIPS OF LAND 40 FEET IN WIDTH FOR GUY PATH EASEMENTS SITUATED IN THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 9 EAST, WEBSTER COUNTY, MISSISSIPPI, LYING 20.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A FENCE CORNER THAT IS LOCALLY ACCEPTED AS THE SE CORNER OF SAID SW  $\frac{1}{4}$  OF NE  $\frac{1}{4}$  AND RUN SOUTH 88°02'08" WEST ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$ , AND ALONG A FENCE LINE, A DISTANCE OF 482.51 FEET; THENCE RUN NORTH 00°00'00" EAST A DISTANCE OF 742.01 FEET; THENCE RUN NORTH 28°06'49" EAST A DISTANCE OF 70.71 FEET TO THE CENTER OF A PROPOSED TOWER, A POINT HEREINAFTER REFERRED TO AS "POINT A" AND THE POINT OF BEGINNING OF GUY PATH EASEMENT NO. 1; THENCE RUN NORTH 16°53'11" WEST A DISTANCE OF 220.00 FEET TO THE ENDING POINT OF GUY PATH EASEMENT NO. 1; ALSO BEGINNING AT SAID "POINT A" AND RUN SOUTH 76°53'10" EAST A DISTANCE OF 220.00 FEET TO THE ENDING POINT OF GUY PATH EASEMENT NO. 2; ALSO BEGINNING AT

SAID "POINT A" AND RUN SOUTH 43°06'50" WEST A DISTANCE OF 220.00 FEET TO THE ENDING POINT OF GUY PATH EASEMENT NO. 3.

ACCESS & UTILITY EASEMENT:

A STRIP OF LAND 30 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES SITUATED IN THE SW ¼ OF THE NE ¼ OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 9 EAST, WEBSTER COUNTY, MISSISSIPPI, LYING 15.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A FENCE CORNER THAT IS LOCALLY ACCEPTED AS THE SE CORNER OF SAID SW ¼ OF NE ¼ AND RUN SOUTH 88°02'08" WEST ALONG THE SOUTH LINE OF SAID ¼ - ¼, AND ALONG A FENCE LINE, A DISTANCE OF 482.51 FEET; THENCE RUN NORTH 00°00'00" EAST A DISTANCE OF 742.01 FEET; THENCE RUN NORTH 16°53'11" WEST A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 73°06'49" EAST A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 16°53'11" WEST A DISTANCE OF 155.07 FEET; THENCE RUN NORTH 46°01'46" EAST A DISTANCE OF 102.67 FEET, MORE OR LESS, TO THE CENTER OF MISSISSIPPI HIGHWAY NO. 9 AND THE ENDING POINT OF THIS CENTERLINE.

Pilgrims Rest, MS15375-A

TOWER LEASE AREA:

A PARCEL OF LAND SITUATED IN THE WEST ½ OF THE NW ¼ OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 5 WEST, PANOLA COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE RIGHT OF WAY MONUMENT (N:1,730,632.53, E:2,467,838.43) IN PLACE AT THE PT OF A CURVE ON THE EAST R/W LINE OF MISSISSIPPI HIGHWAY NO. 315 IN THE NE ¼ OF SW ¼ OF SAID SECTION 31; THENCE RUN NORTH 19°21'22" WEST ALONG SAID EAST R/W LINE A DISTANCE OF 2,199.58 FEET; THENCE RUN SOUTH 70°38'33" WEST A DISTANCE OF 404.95 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 21°05'26" WEST A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 68°54'34" WEST A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 21°05'26" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 68°54'34" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 10,000 SQUARE FEET (0.23 ACRES) MORE OR LESS.

GUY PATH EASEMENTS:

3 STRIPS OF LAND 40 FEET IN WIDTH FOR GUY PATH EASEMENTS SITUATED IN THE WEST ½ OF THE NW ¼ OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 5 WEST, PANOLA COUNTY, MISSISSIPPI, LYING 20.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT A CONCRETE RIGHT OF WAY MONUMENT (N:1,730,632.53, E:2,467,838.43) IN PLACE AT THE PT OF A CURVE ON THE EAST R/W LINE OF MISSISSIPPI HIGHWAY NO. 315 IN THE NE ¼ OF SW ¼ OF SAID SECTION 31; THENCE RUN NORTH 19°21'22" WEST ALONG SAID EAST R/W LINE A DISTANCE OF 2,199.58 FEET; THENCE RUN SOUTH 70°38'33" WEST A DISTANCE OF 404.95 FEET; THENCE RUN SOUTH 66°05'26" WEST A DISTANCE OF 70.71 FEET TO

THE CENTER OF A PROPOSED GUYED TOWER, A POINT HEREINAFTER REFERRED TO AS "POINT A", AND THE POINT OF BEGINNING OF GUY PATH EASEMENT NO. 1; THENCE RUN NORTH 05°47'00" WEST A DISTANCE OF 260.00 FEET TO THE ENDING POINT OF GUY PATH EASEMENT NO. 1; ALSO BEGINNING AT SAID "POINT A" AND RUN SOUTH 65°47'00" EAST A DISTANCE OF 260.00 FEET TO THE ENDING POINT OF GUY PATH EASEMENT NO. 2; ALSO BEGINNING AT SAID "POINT A" AND RUN SOUTH 54°13'00" WEST A DISTANCE OF 260.00 FEET TO THE ENDING POINT OF GUY PATH EASEMENT NO. 3.

ACCESS & UTILITY EASEMENT:

A STRIP OF LAND 30 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES SITUATED IN THE WEST ½ OF THE NW ¼ OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 5 WEST, PANOLA COUNTY, MISSISSIPPI, LYING 15.00 FEET TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A CONCRETE RIGHT OF WAY MONUMENT (N:1,730,632.53, E:2,467,838.43) IN PLACE AT THE PT OF A CURVE ON THE EAST R/W LINE OF MISSISSIPPI HIGHWAY NO. 315 IN THE NE ¼ OF SW ¼ OF SAID SECTION 31; THENCE RUN NORTH 19°21'22" WEST ALONG SAID EAST R/W LINE A DISTANCE OF 2,199.58 FEET; THENCE RUN SOUTH 70°38'33" WEST A DISTANCE OF 404.95 FEET; THENCE RUN SOUTH 21°05'26" WEST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 68°54'34" EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 21°05'26" EAST A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 43°25'44" EAST A DISTANCE OF 132.12 FEET; THENCE RUN NORTH 27°51'59" EAST A DISTANCE OF 52.15 FEET; THENCE RUN NORTH 04°35'49" EAST A DISTANCE OF 138.08 FEET; THENCE RUN NORTH 26°32'19" WEST A DISTANCE OF 145.92 FEET; THENCE RUN NORTH 06°36'23" WEST A DISTANCE OF 152.94 FEET; THENCE RUN NORTH 04°13'33" WEST A DISTANCE OF 126.89 FEET, MORE OR LESS, TO THE WEST R/W LINE OF SAID MISSISSIPPI HIGHWAY NO. 315 AND THE ENDING POINT OF THIS CENTERLINE. EACH SIDE OF SAID 30' EASEMENT BEING LENGTHENED OR SHORTENED AS NECESSARY TO COINCIDE WITH SAID WEST R/W LINE.

**EXHIBIT "B"**

**Items excluded from Personal Property**

NONE



**EXHIBIT "C"****Rent Roll**

SITE ID	SITE NAME	TENANT ID	TENANT	INITIAL RENT	RENTAL PERIOD	CURRENT RENT
FL15353-A	Hannah		None			
FL15354-A	High School	FL15354-A-01	Verizon			
FL15355-A	St. Johns Airport	FL15355-A-01	AT&T			
		FL15355-A-02	Verizon			
FL15356-A	White Springs	FL15356-A-01	AT&T			
FL15357-A	GCCC	FL15357-A-01	AT&T			
FL15359-A	I-10 & I-75	FL15359-A-01	AT&T			
FL15360-A	North I-295 (Duval Road)	FL15360-A-01	AT&T			
FL15361-A	Frostproof	FL15361-A-01	FBI			
		FL15361-A-02	Metro PCS			
FL15362-A	Westside Family Church	FL15362-A-01	Sprint			
FL15364-A	Bartram Park		None			
FL15365-A	River of Life		None			
GA15366-A	Woodbury	GA15366-A-01	Southern Communications Services, Inc.			
FL15367-A	Lake City Airport	FL15367-A-01	AT&T			
GA15368-A	Boston	GA15368-A-01	Southern Communications Services, Inc.			
FL15370-A	SW Marion	FL15370-A-01	Metro PCS			
MS15374-A	Doss	MS15374-A-01	AT&T			
MS15375-A	Pilgrims Rest	MS15375-A-01	AT&T			

**Instrument Prepared By:**

SBA Towers IV, LLC  
Mergers & Acquisitions Dept  
5900 Broken Sound Pkwy NW  
Boca Raton, FL 33487  
(561) 226-\_\_\_\_\_

**Upon Recording Return to:**

SBA Towers IV, LLC  
Attn: Mergers & Acquisitions Dept.  
5900 Broken Sound Parkway, NW  
Boca Raton, FL 33487  
SBA Site ID: I-10 & I-75, FL15359-A

Int: 201312000777 Date: 1/17/2013 Time: 12:53 PM  
S.C.P. DeWitt Cason, Columbia County Page 1 of 7 B.1247 P.2624

**ASSIGNMENT AND ASSUMPTION OF GROUND LEASE**

THIS ASSIGNMENT AND ASSUMPTION OF GROUND LEASE ("Ground Lease Assignment") is made and entered into as of this 21<sup>st</sup> day of December, 2012 ("Transfer Date"), by TOWERCOM III, LLC, a Florida limited liability company, with an address at One Independent Drive, Suite 1600, Jacksonville, Florida 33202 ("Assignor"), to SBA TOWERS IV, LLC, a Florida limited liability company, having an address at 5900 Broken Sound Parkway, NW, Boca Raton, FL 33487, Attn.: Thomas P. Hunt, Senior Vice President and General Counsel, Fax Number (561) 989-2941 ("Assignee").

**RECITALS**

A. On the 1st day of February, 2010, Charles W. and Joyce E. Graham ("Ground Lessor"), as lessor, and Assignor, as lessee, entered into that certain Option and Lease Agreement (collectively with all amendments, modifications, renewals, substitutions, extensions, and replacements thereto and thereof, as applicable, the "Ground Lease") for that certain parcel of real property ("Real Property") located in the City of Lake City, County of Columbia, State of Florida, which Real Property is more particularly described on Exhibit "A" attached hereto. In connection with the Ground Lease, Lessor and Assignor recorded a Memorandum of Lease in Book 1203, Page 765, in the Clerk's office of Columbia County, Florida.

B. Pursuant to that certain Purchase and Sale Agreement dated as of the 16th day of November, 2012 ("Purchase and Sale Agreement"), by and between Assignor and Assignee, Assignor has, among other things, agreed to assign all its right, title and interest in and to the Ground Lease to Assignee and to sell and convey to Assignee all of its right, title and interest in the improvements thereon, including all communications towers or monopoles on the Real Property. All

capitalized terms not otherwise defined in this Ground Lease Assignment shall have the meaning ascribed thereto in the Purchase and Sale Agreement.

**NOW THEREFORE**, in consideration of the mutual covenants contained in this Ground Lease Assignment, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. RECITALS. The recitals set forth above are incorporated herein and made a part hereof and are true and correct.

2. ASSIGNMENT. As of the Transfer Date, Assignor hereby irrevocably and absolutely assigns and transfers to Assignee, for itself and for its successors and assigns, all of Assignor's right, title, claim and interest in, to and under the Ground Lease. Assignor will indemnify, defend and hold harmless Assignee, its successors and assigns and their respective agents, representatives, parents, subsidiaries, employees, attorneys, shareholders, and past, present and future directors and officers, from and against, and upon demand, reimburse Assignee for any claim, damage, loss, liability, obligation, demand, defense, judgment, penalty, suit, proceeding, disbursement, cost and expense, including, without limitation, reasonable attorneys' fees or costs (including those related to appeals) of any nature whatsoever (collectively, "Losses and Liabilities"), which may be imposed upon, asserted against or incurred or paid by Assignee by reason of, arising out of or in any way related to the Ground Lease prior to the Transfer Date or which arise out of or are in any way related to the Ground Lease after the Transfer Date on account of any fact or circumstance occurring or existing prior to the Transfer Date.

3. ACCEPTANCE OF ASSIGNMENT. Assignee as of the Transfer Date, hereby accepts the foregoing assignment of the Ground Lease and assumes all of the Assignor's obligations under the Ground Lease which arise or relate to the period after the Transfer Date. Assignee will indemnify, defend and hold harmless Assignor, its successors and assigns and their representatives, agents, employees, directors and officers from and against any and all Losses and Liabilities arising out of or in any way related to the Ground Lease on and after the Transfer Date, except for Losses and Liabilities which arise out of or are in any way related to the Ground Lease after the Transfer Date on account of any fact or circumstance occurring or existing prior to the Transfer Date.

4. APPURTENANCES, EASEMENTS, AND IMPROVEMENTS. Assignor hereby grants, bargains, assigns and sells to Assignee, its successors and assigns forever, all of Assignor's right, title, claim and interest in and to (i) all Appurtenant Property relating to the Real Property, (ii) all Easements benefiting the Real Property, (iii) all Improvements constructed on the Real Property or the Easements, and (iv) any and all non-disturbance agreements, subordination, non-disturbance & attornment agreements and all similar agreements benefitting Assignor and/or the Ground Lease.

5. REPRESENTATIONS AND WARRANTIES BY ASSIGNOR. Assignor hereby represents and warrants to Assignee that Assignor is the sole owner of the entire leasehold interest in the Real Property. Neither the Ground Lease nor any interest therein has been assigned to any individual or entity (other than Assignee). No other ground lease or option or commitment to lease affecting the Real Property presently exists.

6. JURISDICTION AND VENUE. The parties acknowledge that a substantial portion of the negotiations, anticipated performance and execution of this Ground Lease Assignment occurred or shall occur in Palm Beach County, Florida. Any civil action or legal proceeding arising out of or relating to this Ground Lease Assignment shall be brought in the courts of record of the State of Florida in Palm Beach County. Each party consents to the jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court. Service of any court paper may be effected on such party by mail, as provided in this Ground Lease Assignment, or in such other manner as may be provided under applicable laws, rules of procedure or local rules.

7. ATTORNEYS FEES AND COSTS. In the event of any litigation or arbitration between Assignor and Assignee arising out of this Ground Lease Assignment, the prevailing party will be entitled to recover all expenses and costs incurred in connection therewith, including reasonable attorneys' fees and costs at both trial and appellate levels.

8. BINDING EFFECT. This Ground Lease Assignment will be binding on and inure to the benefit of the parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

9. GOVERNING LAW. This Ground Lease Assignment will be governed by and construed in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws.

10. COUNTERPARTS. This Ground Lease Assignment may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

THIS GROUND LEASE ASSIGNMENT has been executed by Assignor and Assignee on the Transfer Date.

**EXECUTION PAGES FOLLOW**

Witnesses:

ASSIGNOR:

TOWERCOM III, LLC, a Florida limited liability company

J. Michael Lindell  
 Print Name: J. Michael Lindell

By: David H. Boeff  
 Chief Executive Officer

JAMES MONTZUL  
 Print Name: JAMES MONTZUL

State of Florida  
 County of Duval

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2012, by David H. Boeff, the Chief Executive Officer of TOWERCOM III, LLC, a Florida limited liability company. The above-named individual is personally known to me or has produced Driver's license as identification.

[NOTARIAL SEAL]



J. Michael Lindell  
 Print Name: J. Michael Lindell

NOTARY PUBLIC -

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Witnesses:

ASSIGNEE:

SBA TOWERS IV, LLC, a Florida limited liability company

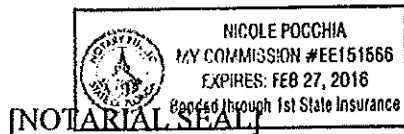
Mary Graydon  
 Print Name: MARY GRAYDON

Ingrid Rossi  
 Print Name: Ingrid Rossi

By: Neil Seidman Coleman Prewitt  
 Vice President Associate General Counsel

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

Coleman Prewitt, Associate General Counsel  
 The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 2012,  
 by Neil Seidman, Vice President of SBA TOWERS IV LLC, a Florida limited liability company, on  
 behalf of the company, who is personally known to me.



Nicole Pochia  
 Print Name: NICOLE POCCHIA  
 NOTARY PUBLIC - FLORIDA  
 Commission Number: EE151566  
 My Commission Expires: 2-27-16

**EXHIBIT "A"****Real Property****LEASE PARCEL**

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

**GUY WIRE EASEMENTS**

TOGETHER WITH THREE (3) FORTY (40) FOOT WIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF GUY WIRES LYING 20 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED THREE CENTERLINES:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 38°00'50" E FOR 70.71 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED THREE CENTERLINES: THENCE (A) FROM SAID POINT OF BEGINNING, N 66°59'10" E FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (B) S 06°59'10" W FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (C) N 53°00'50" W FOR 200.00 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO SHORTENED TO MEET AT LEASE PARCEL LINES.

INGRESS/EGRESS & UTILITY EASEMENT

A PARCEL OF LAND FOR THE PURPOSE OF INGRESS/EGRESS & UTILITIES BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 33.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT PARCEL: THENCE S 88°46'17" W FOR 68.82 FEET; THENCE S 48°00'28" W FOR 38.29 FEET; THENCE S 01°13'43" E FOR 414.55 FEET; THENCE S 26°59'49" W FOR 27.89 FEET; THENCE S 01°13'43" E FOR 32.91 FEET; THENCE S 28°52'36" E FOR 28.43 FEET; THENCE S 01°13'43" E FOR 431.76 FEET; THENCE S 23°54'34" W FOR 94.16 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6; THENCE N 01°13'43" W ALONG SAID WEST LINE FOR 1069.22 FEET; THENCE N 88°46'17" E FOR 142.15 FEET; THENCE S 06°59'10" W FOR 30.31 FEET TO THE POINT OF BEGINNING.



FL15359-A  
I10 & I 45

Site Name: J-75 & J-10

## OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT is made this 1st day of February, 2010, by and between Charles W. and Joyce E. Graham, individuals ("Optionor"), and TOWERCOM III, L.L.C., a Florida limited liability company ("Optionee").

### I. OPTION TO LEASE

1. Grant of Option For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property, located at 255 NW Sereno Ct, Lake City, Florida ("Site") more particularly described on Exhibit "A", and survey or site plan shown on Exhibit "A-1", attached hereto ("Leased Premises"), together with an easement, or easements, for ingress, egress, utilities and for tower guy wires and anchors (if applicable) for the duration of the lease on the property which is more particularly described on Exhibit "B" attached hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. Option Initial Term The initial term of this Option shall be for twelve (12) months from the date this of this Agreement as first written above ("Option Initial Term").

3. Consideration for Option Consideration for the Initial Term of the Option granted hereunder shall be [REDACTED] ("Option Consideration").

4. Extension of Option This Option can be extended at the discretion of Optionee for one (1) additional period of twelve (12) months ("Option Renewal Term" by Optionee paying to Optionor the additional consideration of [REDACTED] prior to the expiration of the then existing term of this Option.

5. Optionor's Representations and Warranties As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on Exhibit "C" attached hereto;

(b) Optionor has the authority to enter into and be bound by the terms of this Option;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor or

which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. Liquidated Damages. In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. Inspections and Investigations. Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may declare this Option to be void and of no further effect in which there shall be no further liability on the part of Optionee to Optionor.

8. Further Acts. Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governments authorities which applications relate to Optionee's intended use of the Leased Premises including but not limited to land use and zoning applications.

## II. GROUND LEASE AGREEMENT

9. Exercise of Option. Upon the tender of written notice of Optionee's intent to exercise the Option, the terms of this ground lease agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. Use. The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses

permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time during the Initial Term or any Renewal Term of this Lease.

11. Initial Term. The term of this Lease shall be five (5) years commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as Exhibit "D", evidencing the Commencement Date and other matters, shall be executed and recorded.

12. Renewal Terms. Lessee shall have the right to extend this Lease for five (5) additional five (5) year terms ("Renewal Terms"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. Rent. Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of [REDACTED] to be paid in equal monthly installments of [REDACTED] ("Rent"), which shall be deemed to include any applicable State, County or local sales or use tax. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessor to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. Additionally, Lessee shall pay Lessor a Revenue Sharing amount of [REDACTED] per wireless cell/PCS carrier per month for beginning with the second wireless cell/PCS carrier tenant. Payment to Lessor for such Revenue Sharing shall be made no later than thirty (30) days from Lessee's receipt of such tenant rent. *THE RENT SHALL INCREASE BY [REDACTED] ANNUALLY ON THE ANNIVERSARY OF THE COMMENCEMENT DATE, C.D.R. 24.*

14. Lessor's Representation and Warranties. Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals; for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Basement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. Conditions Subsequent. In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Basement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. Interference. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with

the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

**17. Improvements Utilities: Access.**

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinet and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including but not limited to the installation of emergency power generators). Lessee shall have the right to permanently place utilities on (or to bring utilities across or under) the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall, at all times during this Lease, enjoy ingress, egress, and access from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

**18. Termination.** Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however,

limiting any other rights available to the parties pursuant to any other provisions hereof); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

(d) In the event of termination, Lessee shall remove the tower from the leased premises at its sole cost and expense. This shall include dismantling of the tower, removal of the tower and all ground equipment from the leased premises, demolition of all foundations to eighteen inches (18") below grade and removal of ground equipment. The site will be returned to its original condition, wear and tear accepted.

19. Sublessee's Improvements. Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower and to erect additional improvements on the Leased Premises, including, but not limited to antennas, dishes, cabling, additional storage buildings or equipment shelters as are reasonably required for the operation and maintenance of the communications equipment, together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Basement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. Taxes. Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. Lessee shall pay, as additional Rent, any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises, and Lessor agrees to furnish proof of such increase to Lessee. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant", "Greenbelt Covenant", agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. Destruction of Premises. If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. Condemnation. If a condemning authority takes all of the Leased Premises or

Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its Tower Facilities, moving expenses, prepaid rent and business dislocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. Insurance Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of [REDACTED] and shall name Lessor as an additional insured.

24. Lessee's Environmental Covenants and Indemnity. As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. Lessor's Environmental Representation and Indemnity. Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses, including, without limitation, penalties and reasonable attorneys fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing of the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor: Charles W. & Joyce B. Graham  
Attention: Charles Graham  
255 NW Serene Ct  
Lake City, Florida 32055  
Phone: \_\_\_\_\_  
Federal ID / Social Security No.: \_\_\_\_\_

As to Lessee: TowerCom III, L.L.C.  
Attn: Real Estate Department  
1 Independent Drive, Suite 1600  
Jacksonville, Florida 32202  
Phone: (904) 880-8887

27. Title and Quiet Enjoyment. Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

28. Subordination and Non-Disturbance. This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Landlord which may now or hereafter encumber the Leased Premises and Basement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Basement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Basement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor, no later than ten (10) days after the Option has been exercised shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

29. Assignments and Subleases. Lessee may, upon notice to Lessor, mortgage or grant a

security interest in this Lease and the Tower Facilities, and may assign this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessor, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than ten (10) days after the receipt of the default notice. Lessee shall have the right, without Lessor's consent, to sublease or assign its rights under this Lease, but any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

30. Successors and Assigns. This Lease shall run with the Leased Premises described on Exhibit "A" and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

31. Waiver of Lessor's Lien. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

32. Waiver of Incidental and Consequential Damages. Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

33. Lessee's Exclusivity. Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

34. Certifications. Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term; (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

35. Miscellaneous.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.



(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Basement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(SIGNATURE PAGES FOLLOWING)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

WITNESS:

Peggy J. Jones  
Peggy J. Jones  
Print Name

James M. Jones  
James M. Jones  
Print Name

LESSOR:

Charles W. and Joyce E. Graham  
Individuals

By: Charles W. Graham

Print Name: Charles W. Graham

Title: Individual

Date: 2-1-10

By: Joyce E. Graham

Print Name: Joyce E. Graham

Title: Individual

Date: 2-1-10

LESSEE:

TowerCom III, LLC  
A Florida limited liability company

WITNESS:

Jennifer Brown  
Jennifer Brown  
Print Name

James M. Jones  
James M. Jones  
Print Name

By: David H. Beall

Print Name: David H. Beall

Title: CFO

Date: 2/1/10

**EXHIBIT "A"**

Description of Real Property (Leased Premises)

A 100' by 100' parcel of land for the tower compound being located around the base of the tower, all being a portion of the parent tract (see attached warranty deed for legal description of parent tract, if available). The legal description of the Leased Premises shall be determined by survey and shall thereafter replace this Exhibit "A".

Tax Parcel ID # of parent tract: 06-38-16-02009-001

Physical Address of parent tract: 255 NW Sereno Ct  
Lake City, Florida 32055

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**EXHIBIT "A-1"**

**Survey of Site Plan**

Location of the Leased Premises shall be determined by survey, and upon completion shall replace this Exhibit "A-1".

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**EXHIBIT "B"**

Easement(s)

An approximate 30' Easement for ingress/egress and utilities, and approximate 40' easements for ground and air rights for tower guy wires and anchors (if applicable), each to be determined by survey, and upon completion of survey, shall replace this Exhibit "B".

**EXHIBIT "C"**

**Liens and Encumbrances**

Holder of 1<sup>st</sup> Mortgage: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Loan Number: \_\_\_\_\_

Holder of 2<sup>nd</sup> Mortgage: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Loan Number: \_\_\_\_\_

Other Liens/Encumbrances  
(Please Describe):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If No Mortgage(s), check here ☒

**EXHIBIT "D"**

**MEMORANDUM OF LEASE**

See Attached

Prepared by and return to:  
Joanifer Brown  
TowerCom III, L.L.C.  
1 Independent Drive, Suite 1600  
Jacksonville, FL 32202

Site Name:

### MEMORANDUM OF LEASE

This Memorandum of Lease is made on February 1, 2010, by and between Charles W. and Joyce B. Graham, individuals, as Lessor, whose address is 255 NW Serene Ct, Lake City, Florida 32055 and TOWERCOM III, L.L.C., a Florida limited liability company, as Lessee, whose address is 1 Independent Drive, Suite 1600, Jacksonville, Florida, 32202.

1. Lessor and Lessee are parties to an Option and Ground Lease Agreement dated as of \_\_\_\_\_, 2010 (the "Lease Agreement"); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in Columbia County, Florida, as more fully described in the legal description attached hereto as Exhibit "A" ("Leased Premises").
2. Pursuant to the Lease Agreement, the Lessor has granted, and by these presents does grant, to the Lessee an easement for ingress, egress and utilities and for ground and air rights for guy wires and anchors (if applicable) for the duration of the Lease Agreement over those lands more particularly described on Exhibit "B" hereto. The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.
3. The Lease Agreement provides for an initial term of five (5) years which commenced on \_\_\_\_\_. The Lease also provides for five (5) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.
4. In accordance with Chapter 713.10 of the Florida Statutes, the Lease Agreement provides that the interest of the Lessor shall not be subject to liens for improvements made by the Lessee, and that the Lessee shall notify any contractor making such improvements of this provision of the Lease Agreement.
5. The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of five (5) miles of the Leased Premises.

(SIGNATURES ON FOLLOWING PAGES)



IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the \_\_\_\_ day of \_\_\_\_\_, 2010.

LESSOR:

Charles W. and Joyce E. Graham  
Individuals

Witness:

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

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

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

Print Name: Charles W. Graham

Title: Individual

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

Print Name: Joyce E. Graham

Title: Individual

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that (s)he is \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, and that (s)he, as \_\_\_\_\_, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public: \_\_\_\_\_

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

My Commission Expires: \_\_\_\_\_

*{affix notary stamp/seal}*

LESSOR:

TowerCom III, LLC  
A Florida limited liability company

Witness:

[Signature]  
Print Name: Jennifer Brown

[Signature]  
Print Name: James McVie

By: [Signature]  
Print Name: DAVID H. BOEFF  
Title: CEO 2/1/10

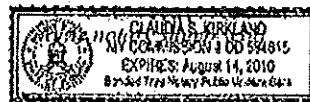
STATE OF FLORIDA

COUNTY OF DUVAL

I, the undersigned Notary Public for said County and State, do hereby certify that *David H. Boeff*, as *CEO of TowerCom III, LLC, a Florida limited liability company*, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument on behalf of said company.

WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public: Claudia S. Kirkland  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Prepared by and return to:

Jennifer Brown  
TowerCom III, LLC  
One Independent Drive  
Jacksonville, FL 32202

Site Name: I-10 & I-75

Inst: 201012016865 Date: 10/19/2010 Time: 2:49 PM  
DG, P. DeWitt Cason, Columbia County Page 1 of 5 B: 1203 P: 765

**MEMORANDUM OF LEASE**

This Memorandum of Lease is made on February 1, 2010, by and between **CHARLES W. AND JOYCE E. GRAHAM**, as Lessor, whose address is 255 NW Serene Court, Lake City, Florida 32055 and **TOWERCOM III, L.L.C.**, a Florida limited liability company, as Lessee, whose address is One Independent Drive, Suite 1600, Jacksonville, FL 32202.

1. Lessor and Lessee are parties to an Option and Lease Agreement dated as of February 1, 2010 (the "Lease Agreement"); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in **Columbia County, Florida**, as more fully described in the legal description attached hereto as **Exhibit "A"** ("Leased Premises").
2. Pursuant to the Lease Agreement, the Lessor has granted, and by these presents does grant, to the Lessee an easement for ingress, egress and utilities and for ground and air rights for guy wires and anchors for the duration of the Lease Agreement over those lands more particularly described on **Exhibit "B"** hereto. The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.
3. The Lease Agreement provides for an initial term of five (5) years which commenced on September 27, 2010 and which will expire at midnight on September 26, 2015. The Lease also provides for five (5) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.
4. In accordance with Chapter 713.10 of the Florida Statutes, the Lease Agreement provides that the interest of the Lessor shall not be subject to liens for improvements made by the Lessee, and that the Lessee shall notify any contractor making such improvements of this provision of the Lease Agreement.
5. The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of five (5) miles of the Leased Premises.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the date first above written.

Witnesses:

LESSOR:

Charles W. and Joyce E. Graham

Leila Ashleman  
Print Name: LEILA ASHLEMAN

Peggy J. Jones  
Print Name: Peggy J. Jones

By: Charles W. Graham  
Print Name: Charles W. Graham

Leila Ashleman  
Print Name: LEILA ASHLEMAN

Peggy J. Jones  
Print Name: Peggy J. Jones

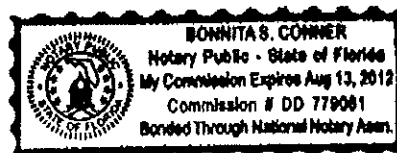
By: Joyce E. Graham  
Print Name: Joyce E. Graham

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I, a Notary Public of the County and State aforesaid, certify that Charles W. Graham and Joyce E. Graham personally appeared before me this day and acknowledged the execution of the forgoing instrument. They are personally known to me, or produced personally known as identification.

WITNESS my hand and notarial seal, this 4 day of OCTOBER, 2010.

Notary Public: Bonita S. Conner  
Print Name: Bonita S. Conner  
My Commission Expires: AUGUST 13, 2012



LESSEE:

TowerCom III, LLC  
A Florida limited liability company

Witness:

[Signature]  
Print Name: Jennifer Brown

[Signature]  
Print Name: JAMES MCNEIL

By: [Signature]  
Print Name: DAVID H. BOEFF  
Title: CEO 10/1/10

STATE OF FLORIDA

COUNTY OF DUVAL

I, the undersigned Notary Public for said County and State, do hereby certify that *David H. Boeff*, as *CEO of TowerCom III, LLC, a Florida limited liability company*, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument on behalf of said company.

WITNESS my hand and notarial seal, this 1<sup>st</sup> day of October, 2010.

Notary Public: Claudia S. Kirkland

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

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
**Legal Description of Leased Premises**

**PARENT TRACT**

(OFFICAL RECORDS BOOK 833, PAGE 1206 LESS & EXCEPT OFFICAL RECORDS BOOK 1184, PAGE 2609)

THAT PART OF THE NE 1/4 OF THE NW 1/4 AND NW 1/4 OF THE NE 1/4 AS LIES NORTH OF COUNTY ROAD 250 AND WEST OF INTERSTATE NO. 75, IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

**TOWERCOM LEASE PARCEL**

(BY SURVEYOR)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

**EXHIBIT "B"**

**Legal Description of Ingress, Egress, Utilities and Guy Wires**

**GUY WIRE EASEMENTS**

TOGETHER WITH THREE (3) FORTY (40) FOOT WIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF GUY WIRES LYING 20 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED THREE CENTERLINES:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 38°00'50" E FOR 70.71 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED THREE CENTERLINES: THENCE (A) FROM SAID POINT OF BEGINNING, N 66°59'10" E FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (B) S 06°59'10" W FOR 200.00 FEET TO THE POINT OF TERMINUS; THENCE (C) N 53°00'50" W FOR 200.00 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID EASEMENT TO SHORTENED TO MEET AT LEASE PARCEL LINES.

**TOWERCOM INGRESS/EGRESS & UTILITY EASEMENT**

A PARCEL OF LAND FOR THE PURPOSE OF INGRESS/EGRESS & UTILITIES BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 833, PAGE 1206 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND LYING IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT FOUND (LS 4708) MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 88°31'03" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR 146.83 FEET TO A POINT, SAID POINT LYING S 88°31'03" W FROM A 4"x4" CONCRETE MONUMENT FOUND (PLS 5757) MARKING THE NORTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1184, PAGE 2609 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 01°28'57" E FOR 115.67 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 83°00'50" E FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE S 06°59'10" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 83°00'50" W FOR 100.00 FEET TO A SET 5/8" REBAR & CAP (LB 6792); THENCE N 06°59'10" E FOR 33.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT PARCEL: THENCE S 88°46'17" W FOR 68.82 FEET; THENCE S 48°00'28" W FOR 38.29 FEET; THENCE S 01°13'43" E FOR 414.55 FEET; THENCE S 26°59'49" W FOR 27.89 FEET; THENCE S 01°13'43" E FOR 32.91 FEET; THENCE S 28°52'36" E FOR 28.43 FEET; THENCE S 01°13'43" E FOR 431.76 FEET; THENCE S 23°54'34" W FOR 94.16 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6; THENCE N 01°13'43" W ALONG SAID WEST LINE FOR 1069.22 FEET; THENCE N 88°46'17" W FOR 142.15 FEET; THENCE S 06°59'10" W FOR 30.31 FEET TO THE POINT OF BEGINNING.

Site ID: FL15359-A-02  
Site Name: I-10 & I-75

Tenant Site ID: 9007383  
Tenant Site Name: SBA I10 & I75

**EXHIBIT F**  
**Existing Tenants who have Commenced Rental Payments**

**EXISTING TENANTS**

<u>TENANT</u>	<u>MOUNT HEIGHT</u>	<u>FREQUENCY (IF KNOWN)</u>
AT&T	250' & 246'	