



201510190076

Skagit County Auditor

\$128.00

10/19/2015 Page

1 of

6 12:06PM

Document Title: Memorandum of Lease

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. Gunnar Pedersen

2.

Grantee(s):

☐ additional grantee names on page ____

1. Atlas Tower Holdings, LLC

2.

Abbreviated legal description:

☒ full legal on page(s) ____

30/34/04

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P29209 P28812

I, Jamie L. Rosa, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed JLR/201

Dated 10/13/15

EXHIBIT 3

Return to:
Atlas Tower Holdings, LLC
4450 Arapahoe Ave., Suite 100
Boulder, CO 80303

FORM OF MEMORANDUM OF LEASE

This Memorandum of Lease evidences a Lease ("Lease") is made this 28 day of Nov, 2014, by and between, Gunnar Pedersen (the "Landlord"), whose address is 16325 Dike Rd., Mt. Vernon, WA 98273, and Atlas Tower Holdings, LLC (the "Tenant"), whose address is 4450 Arapahoe Ave., Suite 100, Boulder, CO 80303, commencing on date Tenant begins construction at the site (the "Commencement Date"), which shall be confirmed in writing from Tenant to Landlord, for certain real property (the "Premises"), as described in Exhibit 1 attached hereto.

Landlord ratifies, restates and confirms the Lease and hereby Leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the Lease by the Landlord to Tenant of the Premises for [a/an initial] term of two hundred forty (240) months with four renewal option(s) of an additional sixty (60) months each, and further provides:

1. Landlord will attorn to any mortgagee of Tenant and will subordinate any Landlord's lien to the liens of Tenant's mortgagees;
2. The Lease restricts Landlord's ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
3. The Premises may be used exclusively by Tenant for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
4. Tenant is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon; and,
5. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord.
6. Landlord authorizes Tenant, and any of Tenant's agents or representatives, to seek, apply for, and secure any and all permits related to the installation of a wireless communications tower and facility.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.
SIGNATURES BEGIN ON NEXT TWO PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:

Elaine Daws
Name: Elaine Daws

Richard Cole
Name: Richard Cole

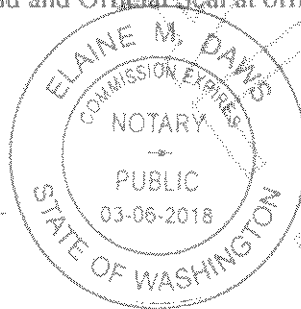
LANDLORD:

By: Gunnar Pedersen
Name: GUNNAR PEDERSEN
Title: _____
Date: 10/22 / 2014

On this 22nd day of October, 2014, before me personally appeared Gunnar Pedersen to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal at office this 22nd day of October, 2014.

My Commission Expires: 3/6/18



Elaine M. Daws
Notary Public

WITNESSES:

Name: _____

Name: _____

TENANT:

Atlas Tower Holdings, LLC

By: [Signature]

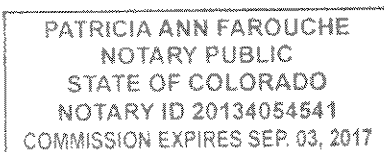
Name: Nathan Foster

Title: President, Atlas Tower Holdings, LLC

Date: 11-28-14

On this 25th day of Nov, 2014, before me personally appeared Nathan Foster to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal at office this 28th day of Nov, 2014.



[Signature]
Notary Public

Exhibit 1

Description of Parent Tract

Real property with the address of 16325 Dike Rd., Mt. Vernon, WA 98273, with a parcel number of P29209 and P28812 and an assessor legal description of US SURVEY DK 3 N 607FT OF SE1/4 NW1/4 W OF BRITTS SLO LESS TAX 123 124 128 129 & TR and DK 3; THAT PORTION OF THE SE1/4 NW1/4 OF SECTION 30, TWP 34, RNG 4 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION WHICH IS 485.6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 253.4 FEET; THENCE EAST TO THE CENTER OF BRITT'S SLOUGH; THENCE SOUTHERLY ALONG THE CENTER OF BRITT'S SLOUGH TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING

EXHIBIT 2

The Premises is depicted/described as follows (100 feet x 100 feet, measuring 10000 sq. feet.) and will be replaced by a surveyed legal description when available



Section 3

OWNERSHIP CERTIFICATION

I, Gunnar Pedersen, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application for a

PWF Communications tower and that the statements, answers and information submitted present the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Street Address: 16325 DIKERD MT VERNON WA

City, State, Zip: MT VERNON WA 98273

Phone: ()

Signature(s):

Gunnar Pedersen

for: _____

(corporation or company name, if applicable)

ACKNOWLEDGMENT

STATE OF WASHINGTON)
ss.)
COUNTY OF SKAGIT)

On this day personally appeared before me Gunnar Pedersen, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the 22nd day of October, 2014.

Elaine M. Davis
NOTARY PUBLIC in and for the State of Washington residing at

My Commission Expires: 3/6/18

