

Recording Requested By
and When Recorded Mail To:

Horizon Tower, LLC
117 Town & Country Drive, Suite A
Danville, CA 94526

HT Site Name: HARRINGTON
HT Site No.: WA4712



201811280064

11/28/2018 04:07 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

(Recorder's Use Above this Line)

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this 22nd day of May, 2018, by and between Fred A. Olsen and Sandy S. Olsen, having a mailing address of 18784 Kim Place, Burlington, WA 98233 (hereinafter referred to as "Landlord") and Horizon Tower Limited Partnership-II, a Kansas Limited Partnership, by Horizon Tower, LLC, its Operations Partner, with an office at 117 Town & Country Drive, Suite A, Danville, CA 94526 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Lease Agreement ("Agreement") on the 22nd day of May, 2018, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for an Initial Term of five (5) years commencing on the date that Tenant commences construction and ending on the last day of the month in which the fifth (5th) anniversary of the Commencement Date occurs, with six (6) successive five (5) year options to renew.
3. The portion of the land being leased to Tenant (the "Premises") is described in **Exhibit 1** annexed hereto.
4. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

The Undersigned Transferee declares:
Documentary Transfer Tax Due \$ NONE
[*SEE TERMS BELOW]

COUNTY OF: **SKAGIT**

ASSESSOR PARCEL #: **P118029**

*Terms of lease are 35 years.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

“LANDLORD”

Fred A. Olsen and Sandy S. Olsen

By: Fred A. Olsen
Print Name: Fred A. Olsen
Its: _____
Date: 2/14/18

By: Sandy S. Olsen
Print Name: Sandy S. Olsen
Its: _____
Date: 2-14-18

“TENANT”

Horizon Tower Limited Partnership-II, a
Kansas Limited Partnership

By: Horizon Tower, LLC, its Operations
Partner

By: [Signature]
Print Name: JOAN KARULLA
Its: CEO
Date: 5/22/18

EXHIBIT 1

DESCRIPTION OF PREMISES

to the Agreement dated May 22, 2018, by and between Fred A. Olsen and Sandy S. Olsen, as Landlord, and Horizon Tower Limited Partnership-II, a Kansas Limited Partnership, by Horizon Tower, LLC, its Operations Partner, as Tenant.

The Premises are described and/or depicted as follows:

A 40'x 40' portion, together with access and utility easements, of:

Lot 4, RIVER VALLEY VIEW ESTATES, according to the Plat thereof recorded May 7, 2001, under Auditor's File No. 200105070102, records of Skagit County, Washington.

Situated in Skagit County, Washington.

LL initials: F.A.O. / S.S.O.
Tenant initials: [Signature]

Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.

LANDLORD ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

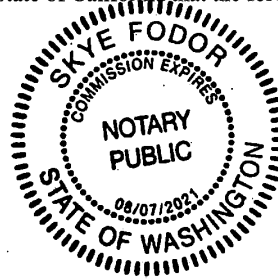
STATE OF Washington)
) ss:
COUNTY OF Skagit)

On the 14 day of Feb, 2018, before me, Skye Fodor, Notary Public, personally appeared Fred & Sandy Olsen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

**TENANT ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF CONTRA COSTA)

On the 22nd day of May, 2018, before me, Paul Buschini, Notary Public, personally appeared John Kapulica, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

