

WHEN RECORDED RETURN TO:

Crown Castle
1220 Augusta Drive, Suite 500
Houston, TX 77057

Prepared by:
Parker Legal Group, PC
600 West Broadway, Suite 700
San Diego, California 92101

Space above this line for Recorder's Use

A.P.N. P25886

Abbreviated Legal Description: SE, NE 17-34N-04E

MEMORANDUM OF OPTION

This Memorandum of Option ("Memorandum") is entered into as of February 20, 2019, by and between NW FAMILY LLC, a Wyoming close limited liability company ("Optionor"), with a mailing address of 1500 E College Way, Suite 562, Mount Vernon, Washington 98273, and CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company ("Optionee") with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, PA 15317.

1. Optionor and Optionee entered into that certain Option and Ground Lease Agreement dated as of February 20, 2019 (the "Agreement").

2. Pursuant to the Agreement, the option period shall be twelve (12) months commencing on the date of the Agreement, with the right of Optionee to extend the option period for up to four (4) additional periods of one (1) year each (or until such other time as may be described in the Agreement or to which the parties may mutually agree). During the option period, Optionee has the right and option, exercisable at any time, to exercise such option in the manner set forth in the Agreement, which provides Optionee with an exclusive and irrevocable right to lease approximately two thousand five hundred (2,500) square feet of real property, together with access, utility and related easements, located in Skagit County, Washington (the "Option Area"), all located within certain real property owned by Optionor (the "Property"). The Property, of which the Option Area is a part, is more particularly described in Exhibit A attached hereto.

3. In the event of any inconsistency between this Memorandum and the Agreement, the Agreement shall control.

4. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
5. Defined terms used in this Memorandum and not otherwise defined herein shall have the meanings given to such terms in the Agreement.
6. The terms, covenants and provisions of the Agreement shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Optionor and Optionee.
7. This Memorandum does not contain the social security number of any person.
8. A copy of the Agreement is on file with Optionor and Optionee.

[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Optionor has caused this Memorandum to be duly executed on the day and year first written above.

OPTIONOR:

NW FAMILY LLC,
a Wyoming close limited liability company

By: [Signature]

Print Name: MASON HOWARD

Print Title: MANAGING MEMBER

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 10th day of January, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Mason Howard, known to me to be the Managing Member of NW FAMILY LLC, a Wyoming close limited liability company, executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



Tobie Inda Fehr

Signature

Tobie Inda Fehr

Print Name

NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon, WA
My commission expires Nov 27, 2021

[Optionee Execution Page Follows]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Optionee has caused this Memorandum to be duly executed on the day and year first written above.

OPTIONEE:
CROWN CASTLE TOWERS 06-2 LLC,
a Delaware limited liability company

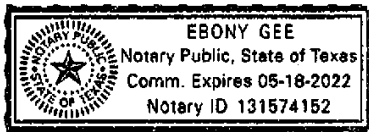
By: Melanie Webb
Print Name: _____
Print Title: Melanie Webb
Senior Transaction Manager

State of Texas

County of Harris

Before me, Ebony GEE, a Notary Public, on this day personally appeared Melanie Webb, Sr. Transaction Mgr. of CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20 day of February, 2019.



(Personalized Seal)

A handwritten signature of the Notary Public, Ebony GEE, written in dark ink.

Notary Public's Signature

EXHIBIT A
Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, CITY OF MOUNT VERNON, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL B AS DESCRIBED ON PLAT ENTITLED "SURVEY IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, T 34N, R 4E," PREPARED BY BRUCE LUBBER, DATED JULY 10, 2014, RECORDED JULY 18, 2014, AS INSTRUMENT NO. 201407180015.

PARCEL ID #P25886

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NW FAMILY LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY FROM SEAS HOLDING LLC, A WASHINGTON LIMITED LIABILITY COMPANY IN A DEED DATED NOVEMBER 15, 2018 AND RECORDED NOVEMBER 15, 2018 AS INSTRUMENT NO. 201811150082.