

FILED FOR RECORD AT REQUEST OF  
AND WHEN RECORDED RETURN TO:

Tock & Corl, PLLC  
Attn: S. Ward  
1425 Western Ave., Suite 104  
Seattle, WA 98101

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Space above this line is for Recorder's use.

#### MEMORANDUM OF TOWER LEASE

**Landlord:** Horizon Tower Limited Partnership-II, a Kansas limited partnership by Horizon Tower, LLC, a Delaware limited liability company, its Operations Partner

**Tenant:** Seattle SMSA Limited Partnership d/b/a Verizon Wireless

**Legal Description:** Lot 4, River Valley View Estates, according to Plat recorded May 7, 2001, under Auditor's File No. 200105070102.  
**County of Skagit, State of Washington.**  
**Official legal description attached as Exhibit "A"**

**Assessor's Tax Parcel ID#:** P118029

**Reference # (if applicable):** N/A

**MEMORANDUM OF TOWER LEASE**


THIS MEMORANDUM OF TOWER LEASE ("Lease") is entered into on this 5<sup>th</sup> day of FEBRUARY, 2020, by and between Horizon Tower Limited Partnership-II, a Kansas limited partnership by Horizon Tower, LLC, a Delaware limited liability company, its Operations Partner, with an office at 117 Town & Country Drive, Suite A, Danville, CA 94526 (hereinafter referred to as "Landlord"), and Seattle SMSA Limited Partnership d/b/a Verizon Wireless (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a Tower Lease dated FEB 5, 2020 ("Lease"), for the purpose of leasing space on Landlord's communications tower and real property described in Exhibit "A" hereto and installing associated communications equipment thereon.
2. The term of the Lease is for **ten (10)** years, as may be further extended pursuant to the terms of the Lease.

THE REMAINDER OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum  
of Tower Lease as of the day and year last below written.

LANDLORD: Horizon Tower LLC

By:   
Name: John Kaputica  
Title: Chief Executive Officer  
Date: 7/17/19

TENANT: Seattle SMSA Limited Partnership d/b/a Verizon Wireless  
By: Cellco Partnership, Its General Partner


By:   
Name: Gordon Cook  
Director - Network Field Engineer  
Title:  
Date: 15 Feb, 2020

Exhibit "A" – Legal Description

**LANDLORD ACKNOWLEDGMENT**

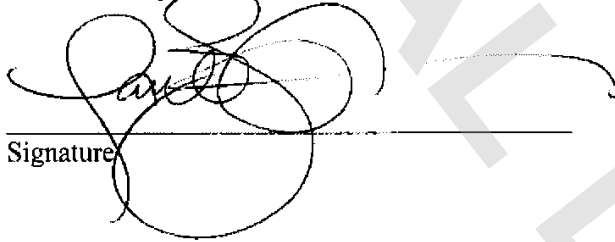
A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
COUNTY OF Contra Costa ss.

On this 17<sup>th</sup> day of July, 2019, before me, a Notary Public in and for the State of California, personally appeared John Kapulica, 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 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

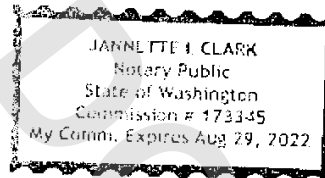


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 5<sup>th</sup> day of February, 2020, before me, a Notary Public in and for the State of Washington, personally appeared Gordon Cook, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Director Network Engineering of Seattle SMSA Limited Partnership d/b/a Verizon Wireless, By Cellico Partnership, Its General Partner, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

  
NOTARY PUBLIC in and for the State of WA,  
residing at Kirkland  
My appointment expires 8/29/2022  
Print Name Jannette I. Clark



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

A 40' x 40' foot portion, together with access and utilities, 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.