

Prepared by and Return to:

Skyway Towers, LLC
3637 Madaca Lane
Tampa, FL 33618
Attn: Property Management

State: WASHINGTON
County: SKAGIT
APN: P50319

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 18th day of January, 2022, by and between Fifty Five Promotions, LLC, a Washington limited liability company, with a mailing address of 24201 E Knox Avenue, Liberty Lake, Washington 99019-6028 (hereinafter referred to as "Landlord"), and Skyway Towers, LLC, a Delaware limited liability company, having a mailing address of 3637 Madaca Lane, Tampa, Florida 33618 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Option and Lease Agreement ("Agreement") on the 18th day of January, 2022, for the purpose of installing, operating, and maintaining a Communications Tower Facility and other improvements. All of the foregoing is set forth in the Agreement. The property is more fully described as follows (the "Property"):

"The Property is located at 4823 Old Highway 99 North Road, Burlington, in the County of Skagit, State of Washington 98233 and described as follows:

LEGAL DESCRIPTION OF PROPERTY:

Parcel ID: P50319

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 36 North, Range 4 east, W.M., lying Easterly of Old Highway 99 North. Skagit County, Washington"

2. The initial term will be five (5) years ("Initial Term") commencing on the Commencement Date, with ten (10) successive five (5) year renewal options.
3. In the event Landlord receives a bona fide written offer to sell, assign or transfer Landlord's interest under the Agreement and/or the Landlord's rights to receive rents under the terms of the Agreement (the "Rental Stream Offer"), Tenant retains a right of first refusal to match the Rental Stream Offer.
4. This Memorandum of Agreement is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions, or provisions of the Agreement, all of which are hereby ratified and affirmed.

5. In the event of a conflict between the provisions of this Memorandum of Agreement and the provisions of the Agreement, the provisions of the Agreement shall control.
6. 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURES AND ACKNOWLEDGMENTS FOLLOW ON NEXT PAGE]

