

Recording Requested By
and When Recorded Mail To:

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



202508010027

08/01/2025 09:33 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

Site & Site # Rexville WA4751

(Recorder's Use Above this Line)

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this 24th day of July, 2025, by and between Kelly T. Wynn and Lesa R. Castorena, as Trustees of the Kelly T. Wynn and Lesa R. Castorena Revocable Trust Dated December 13, 2023, having a mailing address of 14311 Calhoun Road, Mount Vernon, WA 98273 (hereinafter referred to as "Landlord") and Horizon Tower Limited Partnership-III, a Kansas limited partnership, by Horizon Tower III, LLC, its General 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 24th day of July, 2025, 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 nine (9) successive five (5) year options to renew.
3. Landlord's Property and the portion of the land being leased to Tenant (the "Premises") are described in **Exhibit 1** annexed hereto.

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

COUNTY OF: FILL IN ASSESSOR PARCEL #: FILL IN
↳ Skagit ↳ P22875
ABBREVIATED LEGAL DESCRIPTION:

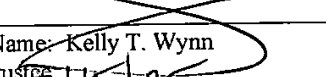
*Terms of the Lease are 50 years

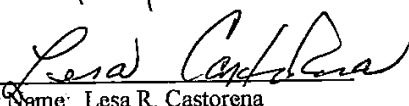
4. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

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

"LANDLORD"

Kelly T. Wynn and Lesa R. Castorena
Revocable Trust Dated December 13, 2023

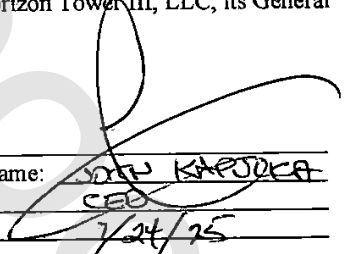
By: 
Print Name: Kelly T. Wynn
Its: Trustee
Date: 7/15/25

By: 
Print Name: Lesa R. Castorena
Its: Trustee
Date: 7/15/25

"TENANT"

Horizon Tower Limited Partnership-III, a
Kansas limited partnership

By: Horizon Tower III, LLC, its General
Partner

By: 
Print Name: JODY KAPODICA
Its: CEO
Date: 7/24/25

LANDLORD ACKNOWLEDGMENT

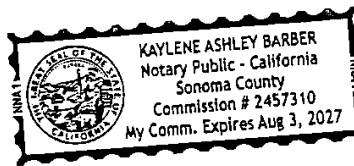
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Sonoma) ss:

On the 15 day of July, 2025 before me, Kaylene Barber, Notary Public, personally appeared Kelly T. Wynn, 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.

WITNESS my hand and official seal.

Signature



STATE OF California)
COUNTY OF Sonoma) ss:

On the 15 day of July, 2025 before me, Kaylene Barber, Notary Public, personally appeared Lesa R. Castorena, 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.

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)
COUNTY OF Contra Costa) ss:

On the 24th day of July, 2025, 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.

WITNESS my hand and official seal.

Signature

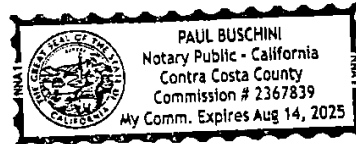


EXHIBIT 1**DESCRIPTION OF PREMISES**

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to the Agreement dated July 24, 2025, by and between Kelly T. Wynn and Lesa R. Castorena, as Trustees of the Kelly T. Wynn and Lesa R. Castorena Revocable Trust Dated December 13, 2023, as Landlord, and Horizon Tower Limited Partnership-III, a Kansas limited partnership, as Tenant.

Legal description of Landlord's Property:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED SEPTEMBER 20, 1904, IN VOLUME 58 OF DEEDS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.