

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Lena Thompson  
DATE 11/12/2025

Space Above Line Reserved for Recorder's Use

**PIN: P25994 (RefID: 340417-3-009-0002)**

Prepared by & upon recording return to:

**Legal: Ptn NW 1/4 SW 1/4, 17-34-4,  
County of Skagit, State of Washington**

Brandy Hill – Director of Legal Operations  
VB Acquisitions, LLC  
22 W. Atlantic Ave., Ste. 310  
Delray Beach, Florida 33444  
Site ID: US-WA-7035

**Recording Reference: Instrument  
# 201502020100**

#### MEMORANDUM OF LEASE

This Memorandum of Lease (this “*Memorandum*”) is entered into and made effective on the 23rd day of December 2024, by and between **Seattle SMSA Limited Partnership d/b/a Verizon Wireless**, with an office at One Verizon Way, Basking Ridge, New Jersey 07920 (hereinafter referred to as “**Lessor**”), and **VB Acquisitions, LLC, a Delaware limited liability company**, with an office at 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 (hereinafter referred to as “**Lessee**”).

1. Lessor and Lessee entered into a Master Prepaid Lease (“MPL”) with an effective date of December 23, 2024, for the purpose of Lessee managing, operating and maintaining the site legally described in Attachment 1 annexed hereto (the “*Site*”). All of the foregoing is set forth in the MPL.

2. The term of the **MPL** as to the Site commences on December 23, 2024 and ends on December 23, 2055, unless earlier terminated in accordance with the **MPL**.

Capitalized terms used and not defined herein have the respective meanings ascribed to them in the **MPL**.

This Memorandum may be executed in any number of counterparts, each such counterpart being deemed to be an original instrument, and all such counterparts shall together constitute the same agreement.

The duplicate original copies of the **MPL** are held at Lessor's and Lessee's addresses set forth above.

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

<b>WITNESS:</b>  By: <u>[Signature]</u>  Name: <u>MONICA SIMMONS</u>  By: <u>[Signature]</u>  Name: <u>Brittany Purcell</u>	<b>LESSOR:</b>  <b>Seattle SMSA Limited Partnership, d/b/a Verizon Wireless</b> <b>By: VB Acquisitions, LLC</b> <b>a Delaware limited liability company</b> <b>Its: Attorney-in-Fact</b>  By: <u>[Signature]</u> <b>Brandy Hill</b> <b>Director of Legal Operations</b>
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STATE OF FLORIDA

COUNTY OF PALM BEACH

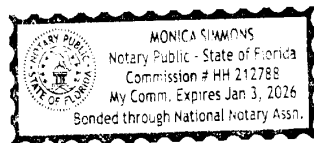
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of October, 2025, by Brandy Hill, the Director of Legal Operations of VB Acquisitions, LLC, a Delaware limited liability company as Attorney-in-Fact for Seattle SMSA Limited Partnership, d/b/a Verizon Wireless, on behalf of the company, who is personally known to me.


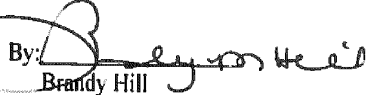

[Signature]  
Notary Public

Printed Name: MONICA SIMMONS

My Commission Expires: Jan 03, 2026

Commission # HH212788



<b>WITNESSES:</b>	<b>LESSEE:</b>
By: 	<b>VB Acquisitions, LLC,</b> a Delaware limited liability company
Name: <u>Miguel Bager</u>	By: 
By: 	Brandy Hill Director of Legal Operations
Name: <u>JONATHAN PALAZZO</u>	

STATE OF FLORIDA  
COUNTY OF PALM BEACH

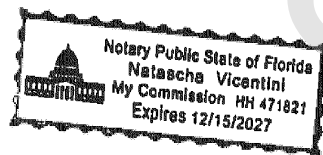
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations on behalf of the company, who is personally known to me.

  
Notary Public

Printed Name: NATASCHA VICENTINI

My Commission Expires: 12/15/2027

Commission # HH 471821



Site ID: US-WA-7035

**ATTACHMENT 1  
LEGAL DESCRIPTION OF LAND**

A portion of the following described property:

The following described real estate, situated in the County of Skagit, State of Washington:

Parcel A:

That portion of the North Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said North Half of the Northwest Quarter of the Southwest Quarter;  
Thence East 210 feet;  
Thence North 50 feet;  
Thence West 210 feet;  
Thence South 50 feet to the point of beginning.

Except that portion conveyed to City of Mount Vernon by deed recorded December 3, 2007 under Auditor's File No. 200712030190.

Situated in Skagit County, Washington.

Parcel B:

That portion of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of said South Half of the Northwest Quarter of the Southwest Quarter which is 412 feet East of the center line of State Road No. 1, according to survey of said road, approved by the State Highway Engineer on August 27, 1926;  
Thence West along the North line of said South Half of the Northwest Quarter of the Southwest Quarter 375 feet to the East marginal line of a 7.00 foot easement along the East line of said State Road No. 1, granted to the State of Washington by instrument dated September 10, 1947 and filed for record under Skagit County Auditor's File No. 412320;  
Thence South along the East marginal line of said easement 145 feet;  
Thence South 89°40'37" East 350 feet;  
Thence North 0°06'23" East 147.04 feet to the point of beginning.

Situated in Skagit County, Washington.

Together with an easement for ingress and egress over and across a strip of land 25.00 feet wide along and adjoining the South and East lines of said premises.

Parcel ID: P25994 (RefID: 340417-3-009-0002) & P25537 (RefID: 340417-0-008-0009)