

Return To:
Brandy Hill - Director of Legal Operations
VB Acquisitions, LLC
22 W. Atlantic Ave.,
Ste. 310 Delray Beach, Florida 33444

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 11/12/2025

Property is owned in Fee by Skagit I-5 Business Park, LLC.
Leasehold interest being conveyed by Seattle SMSA Limited
Partnership d/b/a Verizon Wireless pursuant to Memorandum
of Land Lease Agreement between Skagit I-5 Business Park, LLC,
a Washington limited liability company and Seattle SMSA Limited
Partnership d/b/a Verizon Wireless, dated May 5, 2015 and
recorded June 9, 2015 in (instrument) 201506090046, in
Skagit County, Washington.
Fee owner not required as a party to this recording.

Space Above Line Reserved for Recorder's Use

Prepared by & upon recording return to:

Brandy Hill – Director of Legal Operations
VB Acquisitions, LLC
22 W. Atlantic Ave., Ste. 310
Delray Beach, Florida 33444
Site ID: US-WA-5336

PIN: P116856 (RefID: 4754-000-009-0000)

ABV Legal: Lot 9W, "Plat Amendment to Red Hawk
Estates", as per plat recorded on July 26, 2005, under
Auditor's File No. 200507260199, records of Skagit
County, Washington.

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.

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

COUNTY OF PALM BEACH

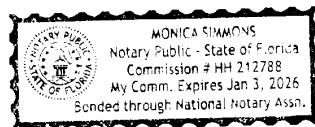
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of October, 2025, by Brandy Hill, the Director of Legal Operations of VB Acquisitions, LLC, a Delaware limited liability company as Attorney-in-Fact for Seattle SMSA Limited Partnership, 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



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

STATE OF FLORIDA
COUNTY OF PALM BEACH

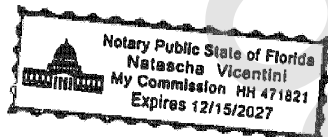
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations on behalf of the company, who is personally known to me.

[Signature]
Notary Public

Printed Name: NATASCHA VICENTINI

My Commission Expires: 12/15/2027

Commission # HH 471821



Site ID: US-WA-5336

**ATTACHMENT 1
LEGAL DESCRIPTION OF LAND**

A portion of the following described property:

The land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

Lot 9W, "Plat Amendment to Red Hawk Estates", as per plat recorded on July 26, 2005, under Auditor's File No. 200507260199, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel ID: P116856