

**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 Lena Thompson  
DATE 11/13/2025

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Space Above Line Reserved for Recorder's Use

Prepared by & upon recording return to:

**PIN: P37860 (RefID: 350427-3-001-0007)**

Brandy Hill – Director of Legal Operations  
VB Acquisitions, LLC  
22 W. Atlantic Ave., Ste. 310  
Delray Beach, Florida 33444  
Site ID: US-WA-7034

**ABV Legal: That portion of the East 1/2 of the  
Northeast 1/4 of the Southwest 1/4 of Section 27,  
Township 35 North, Range 4 East, W.M**

**Recording Reference: Instrument Number:  
201509030043**

**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.

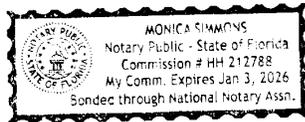
<p>WITNESS:</p> <p>By: <u>[Signature]</u></p> <p>Name: <u>MONICA SIMMONS</u></p> <p>By: <u>[Signature]</u></p> <p>Name: <u>Brittany Purcell</u></p>	<p>LESSOR:</p> <p>Seattle SMSA Limited Partnership, d/b/a Verizon Wireless</p> <p>By: VB Acquisitions, LLC a Delaware limited liability company</p> <p>Its: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

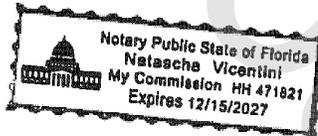


<b>WITNESSES:</b> By: <u>[Signature]</u> Name: <u>Miguel Bages</u> By: <u>[Signature]</u> Name: <u>JONATHAN PALAZO</u>	<b>LESSEE:</b> VB Acquisitions, LLC, a Delaware limited liability company By: <u>[Signature]</u> Brandy Hill Director of Legal Operations
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STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 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 471 021



Site ID: US-WA-7034

**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:

Parcel A:

That portion of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying South of the following described line:

Beginning at the Northeast corner of the Southwest 1/4 of said Section 27;  
thence South 00°46'01" West along the East line of the Southwest 1/4 of said Section 27, a distance of 306.36 feet to the South line of the right-of-way of the Burlington Northern Railway;  
thence continuing South 00°46'01" West along the East line of the Southwest 1/4 of said Section 27, a distance of 363.52 feet to the initial point of this line description;  
thence North 89°40'37" West, a distance of 663.39 feet to the intersection of the South line of the right-of-way of the Burlington Northern Railway with the West line of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 27 and the terminal point of this line description;

EXCEPT County road rights-of-way along the East and South lines of the above described property;

Situate in the County of Skagit, State of Washington.

Parcel B:

An easement for a driveway to be used in common with the property adjacent to and North of the hereinabove described property, the location of which is described as:

Beginning at the initial point of the hereinabove described line:  
thence North 89°40'37" West, a distance of 20 feet to the West line of the County road and the point of beginning of this easement description;  
thence North 89°40'37" West, a distance of 130 feet;  
thence South 50°23'03" East, a distance of 18.95 feet to a point that is 12 feet Southerly, when measured at right angles, from the North line of the hereinabove described property;  
thence South 89°40'37" East, a distance of 115.24 feet to the West line of County road;  
thence North 00°46'01" East, a distance of 12 feet to the point of beginning of this easement description.

Situate in the County of Skagit, State of Washington.

Parcel ID: P37860

**Recording Reference: Instrument Number:  
201509030043**