

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 12/03/2025

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-5273

PIN: P33502
ABV Legal: Portion of Government Lot 3, Section 34
Township 35 North, Range 2, East W.M.

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**.

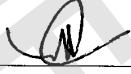
2. The term of the **MPL** as to the Site commences on December 23, 2024 and ends on December 23, 2047, unless earlier terminated in accordance with the **MPL**.

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:  Name: <u>MONICA SIMMONS</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:  Brandy Hill 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 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.

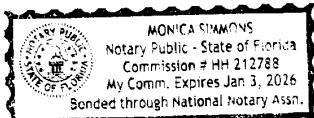


Notary Public

Printed Name: MONICA SIMMONS

My Commission Expires: Jan 03, 2026

Commission # HH212788



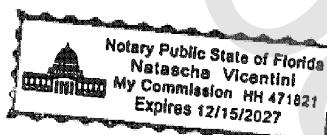
WITNESSES: By:  Name: <u>Miguel Baeza</u>	LESSEE: VB Acquisitions, LLC, a Delaware limited liability company By:  Name: <u>Brandy Hill</u> Director of Legal Operations
---	--

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 December, 2025, by Brandy Hill, the Director of Legal Operations on behalf of the company, who is personally known to me.


Natascha Vicentini
Notary Public

Printed Name: Natascha Vicentini
My Commission Expires: 12/15/2027
Commission # HH 471821



Site ID: US-WA-5273

**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:

Government Lot 3, Section 34, Township 35 North, Range 2, East W.M.;

EXCEPT that portion of said Government Lot 3, lying Northerly of the following described line:

Beginning on the West line of said Government Lot 3, 455.91 feet South of the Northwest corner of Government Lot 3; thence South 87°01'30" East to the East line of said Government Lot 3, the termination of this line description.

AND EXCEPT roads.

Situate in the County of Skagit, State of Washington.

Parcel ID: P33502 (RefID: 350234-0-010-0005)