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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
US TITLE SOLUTIONS, LLC
3 WERNER WY, 2ND FLOOR
LEBANON NJ 08833
BY: MZA, DEPUTY - MA 6 P.

Prepared by:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006

Return To:
US Title Solutions
Bonnie Puskar
3 Werner Way
Lebanon, NJ 08833
908.849.3019

ABOVE THIS LINE FOR RECORDERS USE
MEMORANDUM OF LEASE

**Memorandum
of
Lease**

After Recording, Mail To:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance / SL07022D

APN: 21-18-352-012
Loan No.

MEMORANDUM OF LEASE

A Site Lease Agreement (the "Lease") by and between Entheos Academy, a Utah non-profit ("Landlord") and T-Mobile West LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property (as more particularly described in the Lease, the "Premises"):

See Attached Exhibit A incorporated herein for all purposes.

Without limiting the terms and conditions of the Lease, Landlord and Tenant hereby acknowledge the following:

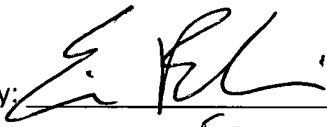
1. Capitalized terms used, but not otherwise defined herein, shall have the meanings ascribed to such terms in the Lease.
2. Pursuant to the Lease, Landlord has granted Tenant an option to lease the Premises (the "Option") on the terms and conditions described in the Lease. The Option is for an initial term of one (1) year commencing on the effective date of the Lease, and will be extended for up to three (3) additional and successive one (1) year periods unless Tenant provides written notice to exercise or not renew its Option.
3. Provided that the Option has been exercised by Tenant, the initial term of the Lease shall be for five (5) years and will commence on the date that Tenant exercises its Option.
4. Tenant shall have the right to extend the Lease for (5) additional and successive (5)-year terms which may be extended for up to nine (9) additional and successive one-year periods.
5. This memorandum is not a complete summary of the Lease. It is being executed and recorded solely to give public record notice of the existence of the Option and the Lease with respect to the Premises. Provisions in this memorandum shall not be used in

interpreting the Lease provisions and in the event of conflict between this memorandum and the said unrecorded Lease, the unrecorded Lease shall control.

- 6. This memorandum may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

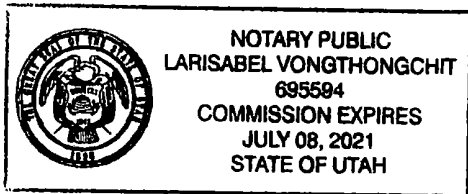
LANDLORD: Entheos Academy

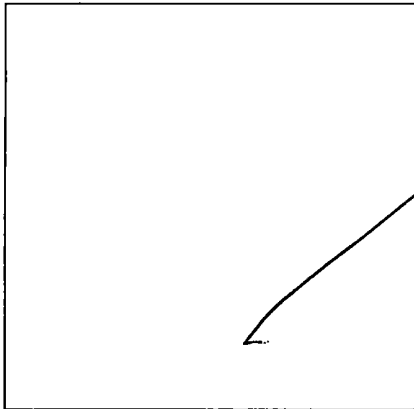
By: 
 Printed Name: ERIC ROBINS
 Title: DIRECTOR
 Date: 5/24/18

STATE OF Utah)
) ss.
 COUNTY OF Salt Lake)

This instrument was acknowledged before me on 5/24/2018 by
Eric David Robins, [title] Director of
Entheos Academy, a Entheos Academy [type of entity], on behalf
 of said Entheos Academy, [name of entity]. School.

Dated: 5/24/2018





Notary Public _____
Print Name _____
My commission expires _____

(Use this space for notary stamp/seal)

TENANT: T-Mobile West LLC

By: [Signature]

Printed Name: Todd VanCleve

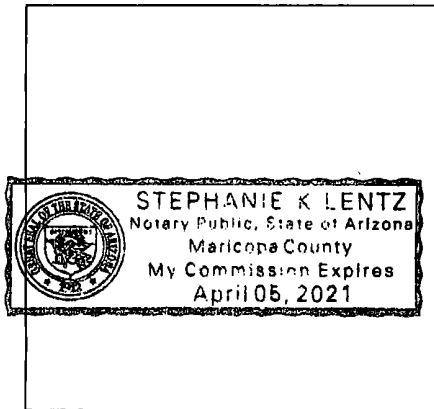
Title: Area Director, Network Engineering and Ops
Mountain West Area

Date: 5/29/18

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

I certify that I know or have satisfactory evidence that Todd VanCleve is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Area Director, Network Eng & Ops of T-Mobile West LLC Salt Lake, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/29/18



(Use this space for notary stamp/seal)

Stephanie K. Lentz
Notary Public
Print Name Stephanie K. Lentz
My commission expires 4/5/2021

**Memorandum of Lease - Exhibit A
Legal Description**

The Property is legally described as follows:

Parcel 1:

A parcel of land situated in the Southwest Quarter of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, being more particularly described as follow: Commencing at the Salt Lake County Survey Monument found marking the Southwest corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running 486.62 feet North 0°32'00" West along the West line of said Section 18, thence 443.66 feet East to a point on the Easterly right of way line of the Denver and Rio Grande Western Railroad which is the point of beginning; thence running Northerly 127.51 feet along the arc of a 5679.65 foot radius curve to the right (Note: chord to said curve bears North 18°59'09" East for a distance of 127.50 feet) along said Easterly right of way line; thence along said Easterly right of way line North 19°29'38" East 262.07 feet; thence South 89°56' 16" East 415.19 feet (South 89°56'16" East 414.59 feet, by record); thence South 0°32'00" East 367.77 feet; thence North 89°56'16" West 547.55 feet to the point of beginning.

Parcel 1A:

Together with a non-exclusive access easement described as follows: A parcel of land situated in the Southwest Quarter of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, being more particularly

described as follows: Commencing at the Salt Lake County Survey Monument found marking the Southwest corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian thence East 964.92 feet; thence North 38.22 feet to the North right of way line of 6200 South Street; thence South 89°53'38" East 25.94 feet along said right of way line to the point of beginning and running thence continuing along said right of way line South 89°53'38" East 32.47 feet; thence North 00°32'00" West 815.65 feet; thence North 89°56'16" West 32.48 feet; thence South 00°32'03" East 815.62 feet to the point of beginning.

Basis of Bearing is North 00°32'00" West between the Southwest corner of Section and the West Quarter corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

Parcel 1B:

A parcel of land situated in the Southwest Quarter of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, being more particularly described as follow: Commencing at the Salt Lake County Survey Monument found marking the Southwest Corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian thence East 964.92 feet; thence North 38.22 feet to the north right of way line of 6200 South Street and the POINT OF BEGINNING and running thence 26.29 feet along a curve to the left with a radius of 35.96 feet, a central angle of 41°53'28" and a chord that bears North 24°21'05" East 25.71 feet; thence North 00°32'00" West 424.40 feet; thence South 89°56'16" East 15.11 feet; thence South 00°32'00" East 447.86 feet to the north right of way of 6200 South Street; thence along said right of way North 89°53'38" West 25.94 feet to the point of beginning.

Basis of Bearing is North 00°32'00" West between the Southwest Corner of Section and the West Quarter Corner of Section 18, Township 2 South, Range 1 West, Salt Lake Base & Meridian.