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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DAVIS WRIGHT TREMAINE LLP
ATT: C ENG
777 108TH AVE NE STE 2300
BELLEVUE WA 98004-5149
BY: LTA, DEPUTY - MA 5 P.

Space above this line is for Recorder's use.

Memorandum of Land and Building Lease Agreement

Grantor: TS Partners, L.C., a Utah limited liability company
Grantee: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless
Legal Description: **County of Salt Lake, State of Utah
Official legal description as Exhibit A**
Assessor's Tax Parcel ID#: 21-31-126-003 and 21-31-126-006
Reference # (if applicable):


MEMORANDUM OF LAND AND BUILDING LEASE AGREEMENT

THIS MEMORANDUM OF LAND AND BUILDING LEASE AGREEMENT

evidences that a Land and Building Lease Agreement ("Agreement") was entered into as of July 27, 2015, by and between TS Partners, L.C., a Utah limited liability company ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located at 4502 W. New Bingham Highway, West Jordan, County of Salt Lake, State of Utah, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee's rights to extend the term of the Agreement as provided in the Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Land and Building Lease Agreement as of the day and year last below written.

LESSOR: TS Partners, L.C., a Utah limited liability company

By: 
Name: Gary R. Frase
Title: MANAGER PARTNER
Date: JUNE 29, 2015

LESSEE: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

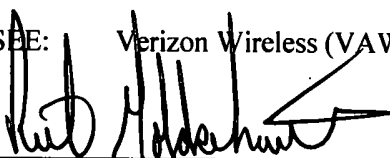
By: 
Rick Goldschmidt
Executive Director - Network
Date: 7.27.2015

Exhibit A – Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Galt Lake) ss.

On this 29th day of JUNE, 2015, before me, a Notary Public in and for the State of Utah, personally appeared Adam R. Free, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person who executed this instrument, on oath stated that ~~He~~ She was authorized to execute the instrument, and acknowledged it as the Manager of TS Partners, L.C., a Utah limited liability company, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Kiersten Smith
NOTARY PUBLIC in and for the State of UT,
residing at G.L. COUNTY
My appointment expires 3/6/2018
Print Name Kiersten Smith

LESSEE ACKNOWLEDGMENT

STATE OF COLORADO

COUNTY OF ARAPAHOE

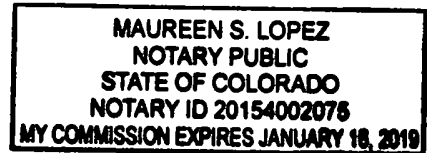
The foregoing instrument was acknowledged before me this 27th of July 2015 (date) by Rick Goldschmidt, Executive Director - Network, of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, a Delaware limited liability company, on behalf of the company.


Notary Public

Print Name: Maureen Lopez

My commission expires:

1-16-2019



Notary Seal

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Said Parcel of land is more particularly described as follows:

Beginning at the intersection of the Northeasterly right of way line of The Denver and Rio Grande Western Railroad Company and the Northwesterly right of way the New Bingham Highway (a 135-foot wide State Road) which point is South 89°59'40" West 1108.587 and South 1482.87 feet from the North Quarter Corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian; said point is 50.0 feet perpendicularly distant Northeasterly from the centerline of the existing mainline track of The Denver and Rio Grande Western Railroad Company; thence North 10° 47'00" West 457.00 feet; thence North 79°13'00" East 322.00 feet; thence South 10°47'00" East 213 feet; thence North 79°13'00" East 70.00 feet; thence South 10°47'00" East 93.50 feet to the Northwesterly right of way of said New Bingham Highway; thence along the Northwesterly right of way of the New Bingham Highway South 58°12'50" West 419.90 feet to the point of beginning.

Tax ID: 21-31-126-003