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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DAVIS WRIGHT TREMAINE LLP
777 108TH AVE NE, #2300
BELLEVUE WA 98004-5149
BY: DDA, DEPUTY - MA 6 P.

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Davis Wright Tremaine LLP
Attn: C. Eng
777 108th Avenue NE, Suite 2300
Bellevue, WA 98004-5149

Space above this line is for Recorder's use.

Memorandum of 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#: 15-01-106-006
Reference # (if applicable):

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT evidences that a Lease Agreement ("Agreement") was entered into as of January 4th, 2016, 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 510 W. 100 S., Salt Lake City, 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 Lease Agreement as of the day and year last below written.

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

By: [Signature]
Name: Gary R. Free-
Title: managing member
Date: 1/6/2016

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

By: [Signature]
Name: ~~Rick Goldschmidt~~ Diana Scudder
Title: Executive Director - ~~Network~~ market operations
Date: 2-4-16

Exhibit A - Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF Utah)
COUNTY OF Calt Lake) ss.

On this 10th day of January, 2016, before me, a Notary Public in and for the State of Utah, personally appeared GARY P. 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 Managing Member 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.



K. Smith
NOTARY PUBLIC in and for the State of UT,
residing at Calt Lake County
My appointment expires 3/6/2018
Print Name Kiersten Smith

STATE OF COLORADO

COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 2/4/2016 (date) by Diana Scudder, Executive Director – Market Operations of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, a Delaware limited liability company, on behalf of the company.

Jane F. Johnson
Notary Public

Print Name: JANE F JOHNSON

My commission expires:

1/23/19

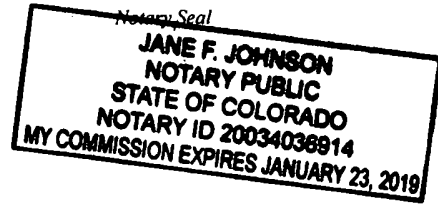
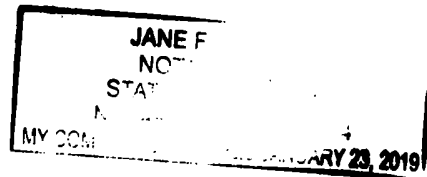


EXHIBIT A (Page 1 of 2)
LEGAL DESCRIPTION

Parcel 6 : (15-01-106-006)

Beginning at a point on the South line of Block 81, Plat "A", Salt Lake City Survey, said point being South 89°55'24" West a distance of 30.00 feet from the Southeast corner of said Block 81; thence South 89°55'24" West a distance of 163.50 feet; thence North 00°04'01" East a distance of 172.75 feet; thence South 89°58'42" East a distance of 97.60 feet to a point on a 613.33 foot radius non-tangent curve; thence along said curve to the right (center bears South 49°48'03" West) through a central angle of 13°39'20" a distance of 146.18 feet; thence South 57°53'40" West a distance of 19.96 feet; thence South 30°45'17" East a distance of 4.57 feet; thence South 00°04'36" East a distance of 36.17 feet to the point of beginning.

Parcel 6A

A non-exclusive easement for ingress and egress as defined by an Easement Agreement

Dated: April 14, 2006

Recorded: April 21, 2006

Entry No.: 9700119

Book/Page: 9283/3229

Over and across the following described parcel of land:

Beginning at the Southeast corner of Block 81, Plat "A" Salt Lake City Survey; and running North 00° 04' 12" East 17.06 feet more or less to the Southeasterly line of the railroad property; thence Northwesterly along a 613.33 foot radius curve to the Left 37.07 feet; thence South 57° 53' 40" West 19.94 feet; thence South 30° 45' 17" East 4.80 feet; thence South 00° 04' 12" West 36.01 feet, thence North 89° 55' 55" East 30.01 feet to the point of beginning

Parcel 6B

A non-exclusive easement for cross drainage as defined by an Easement Agreement

Dated: January 12, 2007

Recorded: January 30, 2007

Entry No.: 9988835

Book/Page: 9415/4733

Over and across the following described parcel of land:

Beginning at the Southeast corner of Block 81, Plat "A" Salt Lake City Survey; and running North 00° 04' 12" East 17.06 feet more or less to the Southeasterly line of the railroad property; thence Northwesterly along a 613.33 foot radius curve to the Left 37.07 feet; thence South 57° 53' 40" West 19.94 feet; thence South 30° 45' 17" East 4.80 feet; thence South 00° 04' 12" West 36.01 feet, thence North 89° 55' 55" East 30.01 feet to the point of beginning.

Parcel 6C

A non-exclusive easement as defined by Grant of Easement

Recorded November 25, 2009

Entry No. 10846358

Book/page : 9783/589

Over and across the following described land:

A part of Lot 1 Block #1, Plat "A", Salt Lake City Survey and Lot 102, Gateway West Subdivision according to the official plat thereof:

EXHIBIT A (Page 2 of 2)
LEGAL DESCRIPTION

Beginning at the Southeast corner of said Lot 102 and running the Northwesterly along the arc of a 613.33 foot radius curve to the left 36.37 feet (LC bears North 24°47'30" West 36.36 feet) along the Southerly line of said Lot 102; thence North 88°18'44" East 15.29 feet along an existing fence to the East line of said Lot 102; thence South 00°04'01" West 33.46 feet along said East line to the point of beginning.

The following is shown for information purposes only: 15-01-106-006