

12753777  
4/16/2018 1:30:00 PM \$21.00  
Book - 10665 Pg - 3592-3597  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 6 P.

Record and Return to:

Name: Nana Brenyah  
Address: TITLEVEST AGENCY, LLC  
110 East 42<sup>nd</sup> Street, 10<sup>th</sup> Floor  
New York, NY 10017  
TitleVest Title # FA-UT-637770  
B# 5-099842

**ASSIGNMENT OF LEASE**

To be effective on April 16, 2018, and in consideration of One Dollar (\$1) and other good and valuable consideration paid by the undersigned party hereto executing this instrument as assignee TOWERPOINT ACQUISITIONS, LLC, a Delaware limited liability company, with principal offices at Six Concourse Parkway, Suite 1450, Atlanta, Georgia 30328 (hereinafter referred to as "Assignee") to the undersigned party hereto executing this instrument as assignor AGNES GALLEGOS, AS TRUSTEE OF THE LIVING TRUST OF ELUTERIO & AGNES GALLEGOS, DATED JULY 10, 2014, with principal offices located at 9859 South 3200 W, South Jordan, Utah 84095 (hereinafter collectively referred to as "Assignor"), the receipt and sufficiency thereof being hereby acknowledged, Assignor, subject to that certain Easement Agreement which is recorded contemporaneous to recording of this instrument, does hereby transfer, set over and assign to the Assignee all of Assignor's right, title and interest in and to the lease(s) and/or tenancy(ies) upon certain Property owned by Assignor (Legal Description attached as Exhibit A) referenced below and in Exhibit B attached hereto, in which the Assignor has any right, title and interest currently existing and relating to:

That certain Option and Site Lease Agreement dated June 30, 2000 by and between Eluterio Gallegos and Agnes V. Gallegos and U.S. West Wireless, L.L.C., a Delaware limited liability company; amended by a certain First Amendment to Option and Site Lease Agreement dated March 4, 2011 by and between Eluterio Gallagos and Agnes V. Gallagos and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless.

Assignor represents that Assignor has no knowledge of any default now outstanding by Assignor in his capacity as the landlord/lessor under the Tenancy.

The assignment is for a term of ninety-nine (99) years and the assignment terminates on April 16, 2117.

Asset File #: TwPA0226261

Assignee hereby assumes and agrees to faithfully perform and discharge any and all obligations of the landlord/lessor in and to the hereby assigned lease(s) and/or tenancy(ies) subsequent to the date hereof, subject to that certain Easement Agreement.

Subject to that certain Easement Agreement, Assignee agrees to hold Assignor harmless and indemnified from any and all loss, cost, damage and expenses, which Assignor may incur on account of Assignee's failure to perform and discharge any and all obligations of lessor and landlord in and to the herein assigned lease and/or tenancy subsequent to the date hereof. Assignor agrees to hold Assignee harmless and indemnified from any and all loss, cost, damage and expenses, which Assignee may incur for claims related to activity prior to the date hereof.

The above shall be binding upon and inure to the benefit of Assignor and Assignee and their respective heirs, executors, legal representatives, successors and assigns.

SIGNATURES FOLLOW

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed and sealed on its behalf this 12<sup>th</sup> day of April, 2018.

Assignor: AGNES GALLEGOS, AS TRUSTEE OF THE LIVING TRUST OF ELUTERIO & AGNES GALLEGOS, DATED JULY 10, 2014

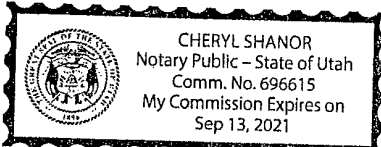
Agnes Gallegos  
Agnes Gallegos  
Trustee  
9859 South 3200 W  
South Jordan, Utah 84095

STATE OF UTAH  
COUNTY OF SALT LAKE } ss.

On this 12 day of April, 2018, before me, the undersigned notary public, personally appeared Agnes Gallegos, and proved to me through satisfactory evidence of identification, which was personal knowledge (driver's license) / passport / \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Trustee of the Living Trust of Eluterio Gallegos & Agnes Gallegos, dated July 10, 2014.

{affix notary seal or stamp}

Cheryl Shanor  
Notary Public  
My Commission Expires: 9-13-21



Asset File #: TwPA0226261

IN WITNESS WHEREOF, Assignee has caused this instrument to be signed and sealed on its behalf this 14th day of April, 2018.

Assignee: TOWERPOINT ACQUISITIONS, LLC



Jesse M. Wellner  
Chief Executive Officer  
Six Concourse Parkway, Suite 1450  
Atlanta, Georgia 30328  
678-775-0360  
678-775-0361

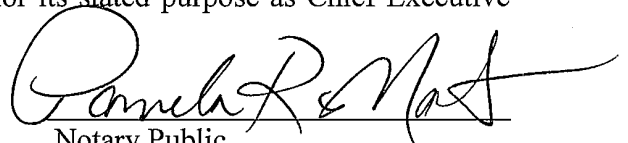
STATE OF GEORGIA

COUNTY OF FULTON

} ss.

On this 14th day of April 2018, before me, the undersigned notary public, personally appeared Jesse M. Wellner, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver's license/passport/ \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Chief Executive Officer of TowerPoint Acquisitions, LLC.

{affix notary seal or stamp}  
Pamela R Martin  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Commission Expires 10-19-18

  
Notary Public  
My Commission Expires: 10-19-2018

Asset File #: TwPA0226261

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL 1:

Beginning at a point on the West line of West Sams Boulevard, said point being South 351.014 feet and West 90.37 feet from the Northeast corner of Section 12, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 53 deg. 28'14" West 219.006 feet; thence South 41 deg. 51'59" West 164.683 feet; thence South 42 deg. 39'28" East 240.00 feet to a point on a 537.98 foot radius curve, said point also being on the West line of West Sams Boulevard; thence running along said curve to the left 210.335 feet along the arc and whose chord bears North 36 deg. 08'29" East 209.00 feet to the point of beginning.

Parcel No.: 20-12-227-003

PARCEL 2:

Beginning at a point which is South 519.80 feet and West 213.63 feet from the Northeast corner of Section 12, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence Southwesterly along the arc of a 537.98 foot radius curve to the right 29.75 feet through a central angle of 3 deg. 10'08"; thence North 42 deg. 41'10" West 236.32 feet; thence North 41 deg. 51'59" East 30.0 feet; thence South 42 deg. 39'28" East 240.0 feet to the point of beginning.

Parcel No.: 20-12-227-004

**EXHIBIT B**

**DESCRIPTION OF TELECOM TENANT LEASE(S)**

That certain Option and Site Lease Agreement dated June 30, 2000 by and between Eluterio Gallegos and Agnes V. Gallegos and U.S. West Wireless, L.L.C., a Delaware limited liability company; amended by a certain First Amendment to Option and Site Lease Agreement dated March 4, 2011 by and between Eluterio Gallagos and Agnes V. Gallagos and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless.