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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
FIDELITY NATIONAL TITLE GROUP
7130 GLEN FOREST DR, SUITE 300
RICHMOND VA 23226-9902
BY: SSA, DEPUTY - MA 5 P.

Prepared By:
Upon Recording Return to:
Vertical Bridge Development, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Attn: Daniel Marinberg
Commitment # 28546238
Site Name: Carl Sandburg
Site Number: US-UT-7001

(Above 3" Space for Recorder's Use Only)

AFTER RECORDING, RETURN TO:
Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23226
Attn: _____

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease ("**Memorandum**") evidences an Option and Lease Agreement (the "**Lease**") between Samoan Full Gospel Pentecostal Church, Incorporated in Salt Lake City, a Utah non-profit corporation ("**Landlord**"), whose address is 4880 W 4100 S West Valley City, Utah 84120 , and Vertical Bridge Development, LLC, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487 ("**Tenant**"), dated April 10th, 2019 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Pursuant to the Lease, Landlord has granted Tenant an exclusive option to lease the Premises (the "**Option**"). The Option commenced as of the Effective Date and shall continue in effect for a period of one (1) year from the Effective Date and may be renewed by Tenant for an additional one (1) year period.

Landlord ratifies, restates and confirms the Lease and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with nine (9) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;
3. Landlord may not subdivide the Property without Tenant's prior written consent; and

4. The Lease restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of communications towers and related facilities.

5. This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

WITNESSES:

LANDLORD:

**Samoan Full Gospel Pentecostal Church,
Incorporated in Salt Lake City
a Utah non-profit corporation**

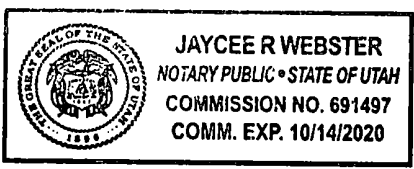
[Signature]
Name: GARY CASSEL
[Signature]
Name: CHRISTINE HANLEY

By: [Signature]
Name: PELENATO L. AN CHING
Title: PASTOR
Date: 03-29-2019

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 29 March, 20 19, by pele nato An Ching (name), owner (title).

[Signature]
Notary Public
Printed Name: Jaycee R. Webster
My Commission Expires: 10/14/2020



[Tenant's Signature Page to Memorandum of Option to Lease]

WITNESSES:

TENANT:

Vertical Bridge Development, LLC
a Delaware limited liability company

[Signature]
Name: Natasha Bruno

[Signature]
Name: Michelle L. Lewis

By: _____
Name: Dan Marinberg
Title: Sr. Vice President
Date: 4-10-19



STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this April 10th, 2019, by Dan Marinberg (name), Sr. Vice P (title).

Rachel Williamson
Notary Public

Printed Name: Rachel Williamson

My Commission Expires:
Oct. 17, 2022

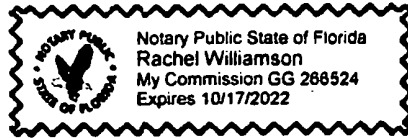


EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)

The Property

(may be updated by Tenant upon receipt of final legal description from title)

Accessors Parcel Number: 14364800620000

Parcel 1:

Commencing 451 feet West and 40 feet North of the Southeast corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence West 77 feet; thence North 290 feet; thence East 77 feet; thence South 290 feet to the point of beginning.

Parcel 2:

Commencing 346 feet West and 235 feet North from the Southeast corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence West 105 feet; thence North 95 feet; thence East 105 feet; thence South 95 feet to the point of beginning.

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agents, custo
public right-c

extra legal

defined in the Lease) includes all easements of record as well as those of record and Tenant for Tenant (and Tenant's guests, family members) ingress, egress, and utility purposes to and from a

This Instrument is being filed as an accommodation only. It has not been examined as to its execution, insurability or effect on title.