



E# 2871025 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
02-Aug-17 0809 AM FEE \$17.00 DEP TN
REC FOR: US TITLE SOLUTIONS
ELECTRONICALLY RECORDED

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

APN: 11-016-0017
Loan No.

MEMORANDUM OF LEASE

A Site Lease Agreement (the "Agreement") by and between Bailey V Properties LLC, a Utah Limited Liability Company ("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 Agreement, the "Premises"):

See Attached Exhibit A incorporated herein for all purposes.

Without limiting the terms and conditions of the Agreement, 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 Agreement.
2. Pursuant to the Agreement Landlord has granted Tenant an option to lease the Premises (the "Option") on the terms and conditions described in this Agreement for an initial term of one (1) year commencing on the Effective Date, which term may be extended by Tenant for three (3) additional one (1) year Options.
3. Provided that the Option has been exercised by Tenant, the Agreement shall constitute a lease (the "Lease"), the term of which shall initially be for five (5) years and will commence on the date upon which Tenant exercises its Option (the "Commencement Date").
4. Tenant shall have the right to extend the Lease for five (5) additional and successive five-year terms.
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.

560551D

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

LANDLORD: Bailey V Properties LLC

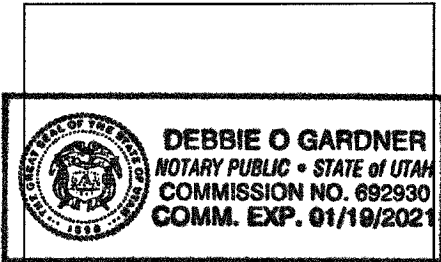
By: [Signature]
Printed Name: Brent Bailey
Title: Manager
Date: 5/11/17

STATE OF Utah)
) ss.
COUNTY OF Wasatch)

This instrument was acknowledged before me on May 11, 2017 by Brent Bailey, [title] Manager of Bailey V Properties LLC, a Utah limited liability company, on behalf of said limited liability company.

Dated: 5/11/2017

[Signature]
Notary Public
Print Name Debbie O. Gardner
My commission expires 01/19/2021



(Use this space for notary stamp/seal)

TENANT: T-Mobile West LLC

By: [Signature]

Printed Name: Danny Bazerman

Title: Area Director

Date: 4/24/17

Approved as to Form - Legal:
[Signature]
Mario E. Mucha

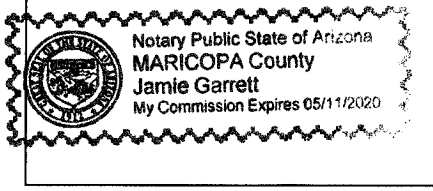
STATE OF Arizona)
COUNTY OF Maricopa) ss.

I certify that I know or have satisfactory evidence that Danny Bazerman 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 of T-Mobile West LLC, 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: 4/24/17

[Signature]

Notary Public
Print Name Jamie Garrett
My commission expires 5/11/2020



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

The Property is legally described as follows:

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT 9.95 CHAINS WEST AND 13.95 CHAINS NORTH AND WEST 12.5 CHAINS OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE EAST 540 FEET, THENCE NORTH 69.98 FEET, THENCE WEST 540 FEET, THENCE SOUTH 69.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT 9.95 CHAINS WEST 990.684 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 90 FEET, THENCE WEST 12.5 CHAINS; THENCE SOUTH 90 FEET; THENCE EAST 12.5 CHAINS TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN BOUNDARIES OF WASHINGTON BOULEVARD.

Said property is also known by the street address of:

Parcel 1: 1243 North Washington Boulevard, Harrisville, UT 84404

Parcel 2: 1245 North Washington Boulevard, Harrisville, UT 84404