

Return to:
Atlas Tower 1, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301



ENT 38122:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Mar 28 12:30 pm FEE 40.00 BY SM
RECORDED FOR ATLAS TOWER 1 LLC

MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease evidences a Lease (“Lease”) is made upon the date of the last signee, in the recording district of Utah County, UT, by and between, CEDAR CORNERS MANAGEMENT LLC (the “Landlord”), whose address is 947 S 500 E # 100 American Fork, UT 84003, and Atlas Tower 1, LLC (the “Tenant”), whose address is 3002 Bluff Street, Suite 300, Boulder, CO 80301, commencing upon the earlier of (1) the election of Tenant by sending Notice of Commencement to Landlord or (2) on the first day of the month following site construction completion (the “Commencement Date”), which shall be confirmed in writing from Tenant to Landlord, for certain real property (the “Premises”), as described in Exhibit 1 attached hereto.

Landlord ratifies, restates and confirms the Lease and hereby Leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the Lease by the Landlord to Tenant of the Premises for [a/an initial] term of 240 months (20 years) with Four 5-year Extensions each, and further provides:

1. Landlord will attorn to any mortgagee of Tenant and will subordinate any Landlord’s lien to the liens of Tenant’s mortgagees;
2. The Lease restricts Landlord’s ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
3. The Premises may be used exclusively by Tenant for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
4. Tenant is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon; and,
5. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord.
6. Landlord authorizes Tenant, and any of Tenants agents or representatives, to seek, applies for, and secure any and all permits related to the installation of a wireless communications tower and facility.

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

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

LANDLORD:

CEDAR CORNERS MANAGEMENT LLC

Signature: _____

Printed Name: _____

Heath Johnston

Title: _____

Manager

Date: _____

5/25/21

State of _____

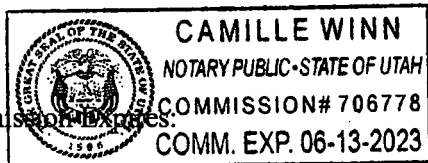
Utah

County of _____

Utah

On this 25 day of May, 2021, before me personally appeared Heath Johnston, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this 25th day of May, 2021



My Commission Expires: _____

Camille Winn
Notary Public

TENANT:

Atlas Tower 1, LLC

Signature: _____

Printed Name: _____

Evan Eschmeyer

Title: _____

Chief Financial Officer

Date: _____

6/22/21

State of _____

Colorado

County of _____

Boulder

On this 22 day of June, 2021, before me personally appeared Evan Eschmeyer, Chief Financial Officer, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal at office this 22 day of June, 2021

Cassandra L. Reeves
Notary Public

My Commission Expires: _____

12/30/2024

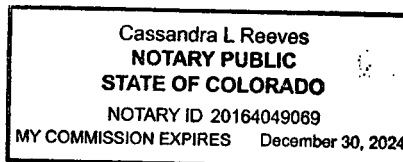


Exhibit 1

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Description of Parent Tract

Real property with parcel number 59:007:0077 and an assessor legal description of COM S 266.368 FT & E 656.105 FT FR N 1/4 COR. SEC. 7, T6S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 2 DEG 34" 32" E 520.807 FT, RADIUS = 3131 FT); S 7 DEG 20" 53" E 248.49 FT; ALONG A CURVE TO L (CHORD BEARS: S 14 DEG[...Description Cut Short....

EXHIBIT 2

The Premises is depicted/described as follows (50 feet x 50 feet, measuring 2500 sq. feet.) and will be replaced by a surveyed legal description when available.