



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

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Space above this line is for Recorder's use.

**Memorandum of Lease Agreement**

Grantor: M & A Business Investments, L.L.C.

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

Legal Description: **County of Box Elder, State of Utah**  
**Official legal description attached as Exhibit A**

Assessor's Tax Parcel ID#: 03-128-0065

Reference # (if applicable): N/A

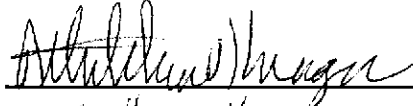
MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT evidences that a Lease Agreement ("Agreement") was entered into as of February 26, 2018, by and between M & A Business Investments, L.L.C. ("Lessor") and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), for certain real property located at 390 South Main Street, Brigham City, County of Box Elder, 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Lease Agreement as of the day and year last below written.

LESSOR: M & A Business Investments, L.L.C.

By: 

Name: Matthew Krager

Title: Owner

Date: 2/8/2018

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

By: 

Name: Steve LeVar

Title: Director Network Field Engineering

Date: 2/26/2018

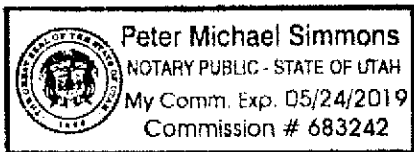
Exhibit A – Legal Description

**LESSOR ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF BOX ELDER ) ss.

On this 27<sup>th</sup> day of FEBRUARY, 2018, before me, a Notary Public in and for the State of UTAH, personally appeared ~~FRANKLIN KENNER~~ 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 OWNER of M & A Business Investments, L.L.C., 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.



[Signature]  
NOTARY PUBLIC in and for the State of UTAH,  
residing at HERDON, UT  
My appointment expires 5/24/2019  
Print Name PETER MICHAEL SIMMONS

STATE OF Utah

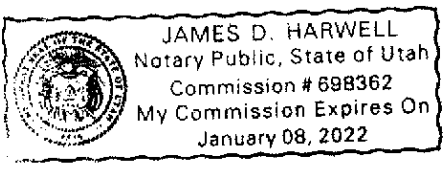
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 26th of February 2018 by Steve LeVar, Director Network Field Engineer, of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, a Delaware limited liability company, on behalf of the company.

James D. Harwell  
Notary Public

Print Name: James D. Harwell

My commission expires:  
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Notary Seal

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Part of Lots 1 and 2, Block 55, Plat "B", BRIGHAM CITY SURVEY, described as follows: Beginning at the Southeast corner of said Lot 1, running thence North 242 feet along the East line of said Lot 1 and Lot 2, thence West 165 feet, more or less, to the center line of said Block 55, thence South along said center line 154.0 feet, thence South 89°57'49" East 46.33 feet (East 47.0 feet by record), thence South 88 feet to the South line of said Lot 1, thence East along said South line 122.10 feet, more or less, to the point of beginning.

**Tax ID: 03-128-0065**