

PREPARED BY AND
WHEN RECORDED MAIL TO:

John P. Lemmon, Esquire
EIP Communications I, LLC
c/o Everest Infrastructure Partners
1435 Bedford Avenue, Suite 108
Pittsburgh, PA 15219

EIP Site Number: 934-51048-95582
EIP Site Name: Daggett Pass - 5800.246

01-18 062834-817

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF LEASE

This Memorandum of Lease (the "MOL") is made as of the 14th day of January, 2019, by and between Frontier Communications of the Southwest Inc., as successor-in-interest to New Communications of the Southwest Inc. ("Frontier"), and EIP Communications I, LLC, a Delaware limited liability company ("Tenant").

RECITALS:

WHEREAS, Frontier is the Owner of a portion of certain property located at 2.5 mi East of Stateline / 801 Boulder Court, Stateline, NV (Douglas County) ("Property"), as more particularly described on Exhibit A attached hereto and made a part hereof.

WHEREAS, Frontier and Tenant have entered into that certain Master Lease/Sublease Agreement dated as of January 14, 2019 (the "Lease Agreement"), in which Frontier leases to Tenant a portion of the Property (the "Leased Premises").


NOW, THEREFORE, in consideration of the foregoing, Frontier and Tenant hereby declare as follows:

1. The recitals and definitions set forth above are incorporated herein by reference and made a part of this MOL.


2. Frontier has leased the Leased Premises to Tenant (together with access rights), and Tenant has leased the Leased Premises from Frontier, subject to the terms, covenants and conditions contained in the Lease Agreement.
3. The Lease Agreement is for a term of fifty (50) years commencing on January 14, 2019.
4. The terms, covenants and provisions of the Lease Agreement, the terms of which are hereby incorporated by reference into this MOL, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Frontier and Tenant.

In Witness whereof, the parties have duly executed this MOL as of the date first above written.

EIP COMMUNICATIONS I, LLC

By: 
Name: Michael Mackey
Title: President

FRONTIER COMMUNICATIONS OF THE
SOUTHWEST INC.

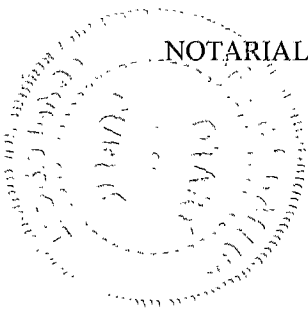
By: 
Name: James Campbell
Title: Group Vice President, Facilities and
Real Estate Services

EIP Site Number: 934-51048-95582
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FRONTIER'S NOTARY BLOCK

STATE OF Connecticut
COUNTY Fairfield

On January 11, 2019, personally appeared Jim Campbell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



NOTARIAL SEAL

Valerie Gallup
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC—State of Connecticut
Valerie Gallup
(NAME OF NOTARY)
COMMISSION NUMBER: 172072
My commission expires: 7/31/2021

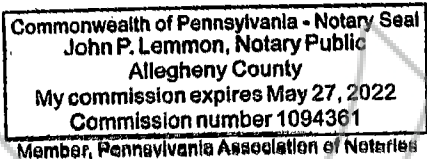
VALERIE GALLUP
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 7/31/2021

TENANT'S NOTARY BLOCK

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On January July 1, 2019, before me, a notary public, the undersigned officer, personally appeared Michael Mackey, President, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

NOTARIAL SEAL



John P. Lemmon
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC—Commonwealth of Pennsylvania
John P. Lemmon
(NAME OF NOTARY)
COMMISSION NUMBER: 1094361
My commission expires: 5/27/2022

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EXHIBIT A

Legal Description of Property

SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA DESCRIBED AS FOLLOWS:

PARENT PARCEL:

ALL THAT PARCEL OF LAND SITUATE IN SECTION 19, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.B.&M. COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 89° 59' 10" WEST 2366.83 FET FROM THE SOUTHEAST CORNER OF SAID SECTION 19, WHICH POINT IS ALSO THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK 7, KINGSBURY ESTATE UNIT 2; THENCE FROM SAID POINT OF BEGINNING NORTH 41° 47' 28" EAST, 203.69 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5; THENCE NORTH 86° 39' 37" EAST 294.46 FEET; THENCE SOUTH 00° 00' 50" WEST, 169.13 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID SECTION 19; THENCE NORTH 89° 59' 10" WEST ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 429.66 FEET TO THE POINT OF BEGINNING.

TAX I.D. NUMBER: 1319-19-803-002

BEING THE SAME PROPERTY CONVEYED TO NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION, GRANTEE, FROM VERIZON CALIFORNIA, A CALIFORNIA CORPORATION, WHICH WAS FORMERLY KNOWN AS GTE CALIFORNIA INCORPORATED, A CALIFORNIA CORPORATION, AS SUCCESSOR BY MERGER TO CONTEL OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, WHICH WAS FORMERLY KNOWN AS CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, WHICH WAS FORMERLY KNOWN AS CALIFORNIA TELEPHONE COMPANY, A CALIFORNIA CORPORATION, GRANTOR, BY DEED RECORDED 06/23/2010, IN BOOK 710, PAGE 364 OF THE COUNTY RECORDS.