

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: 934-51050-95673
EIP Site Name: Gardnerville CO - 5840.238

01-18062836-0LT

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 1520 Church St, Gardnerville, 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").

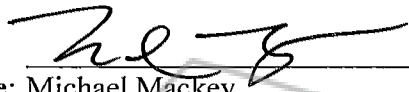
NOW, THEREFORE, in consideration of the foregoing, Frontier and Tenant hereby declare as follows:

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

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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

Commonwealth of Pennsylvania - Notary Seal
John P. Lemmon, Notary Public
Allegheny County
My commission expires May 27, 2022
Commission number 1094361
Member, Pennsylvania Association of Notaries

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EXHIBIT A

Legal Description of Property

THAT LAND SITUATE IN THE SW 1/4 OF THE NE 1/4 AND THE E 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CARSON VALLEY METHODIST CHURCH BY DEED DATED DECEMBER 16, 1930 AND RECORDED IN BOOK "K" OF DEEDS, PAGE 384, RECORDS OF DOUGLAS COUNTY, NEVADA, SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 70 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF 2172.22 FEET FROM THE EAST QUARTER-SECTION CORNER OF THE ABOVE DESCRIBED SECTION 32; THENCE NORTH 44 DEGREES 34 MINUTES WEST, A DISTANCE OF 206.92 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF A COUNTY ROAD, THE TRUE POINT OF BEGINNING; THENCE FROM A TANGENT WHICH BEARS SOUTH 44 DEGREES 54 MINUTES EAST, CURVING TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH AN ANGLE OF 90 DEGREES AN ARC DISTANCE OF 23.56 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS SOUTH 45 DEGREES 06 MINUTES WEST, CURVING TO THE LEFT WITH A RADIUS OF 100 FEET THROUGH AN ANGLE OF 44 DEGREES 34 MINUTES AN ARC DISTANCE OF 27.84 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS THE LAST DESCRIBED COURSE, CURVING TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH AN ANGLE OF 134 DEGREES 36 MINUTES AN ARC DISTANCE OF 35.24 FEET TO A POINT; THENCE NORTH 44 DEGREES 54 MINUTES WEST, A DISTANCE OF 796.51 FEET TO A POINT; THENCE NORTH 26 DEGREES 32 MINUTES EAST, A DISTANCE OF 168.93 FEET TO A POINT ON THE SOUTH SIDE OF THE COUNTY ROAD EXTENDING ALONG THE SOUTHERLY BOUNDARY OF THE TOWN OF MINDEN; THENCE SOUTH 63 DEGREES 18 MINUTES EAST, ALONG SAID COUNTY ROAD A DISTANCE OF 131.00 FEET TO A POINT; THENCE SOUTH 44 DEGREES 54 MINUTES EAST, CONTINUING ALONG SAID COUNTY ROAD A DISTANCE OF 603.73 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT, THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CARSON VALLEY METHODIST CHURCH BY DEED DATED DECEMBER 16, 1950 AND RECORDED IN BOOK "L" OF DEED, PAGES 384, RECORDS OF DOUGLAS COUNTY, NEVADA SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING NORTH 70 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF 2172.22 FEET FROM THE EAST QUARTER SECTION CORNER OF THE ABOVE DESCRIBED SECTION 32; THENCE NORTH 44 DEGREES 54 MINUTES WEST, A DISTANCE OF 206.92 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF A COUNTY ROAD; THENCE FROM A TANGENT WHICH BEARS SOUTH 44 DEGREES 54 MINUTES EAST, CURVING TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH AN ANGLE OF 90 DEGREES AN ARC DISTANCE OF 23.56 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH 45 DEGREES 06 MINUTES WEST, CURVING TO THE LEFT WITH A RADIUS OF 130 FEET THROUGH AN ANGLE OF 44 DEGREES 36 MINUTES TO AN ARC DISTANCE OF 77.84 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES WEST, A DISTANCE OF 97.22 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 30 MINUTES WEST, 25.31 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH 0 DEGREES 30 MINUTES WEST, CURVING TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH AN ANGLE OF 134 DEGREES 36 MINUTES AN ARC DISTANCE OF 35.24 FEET; THENCE NORTH 44 DEGREES 54 MINUTES WEST, 78.63 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES EAST, 66.53 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH 89 DEGREES 30 MINUTES EAST, CURVING TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH ANGLE OF 90 DEGREES AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.

TAX I.D. NUMBER: 1320-32-612-021

BEING THE SAME PROPERTY CONVEYED TO NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION, GRANTEE, FROM VERIZON CALIFORNIA, INC., GRANTOR, BY DEED RECORDED 07/02/2010, IN BOOK 710, PAGE 355, OF THE DOUGLAS COUNTY RECORDS.