

APN: 1318-26-101-093  
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: 934-51048-82699  
EIP Site Name: Stateline CO - 5800.235

01-18062838-017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MEMORANDUM OF LEASE**

This Memorandum of Lease (the "MOL") is made as of the 14<sup>th</sup> 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 207 Kingsbury Grade, 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: 934-51048-82699  
EIP Site Name: Stateline CO - 5800.235

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

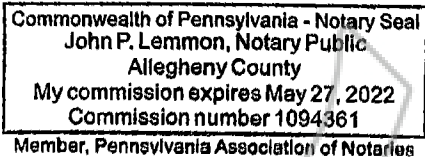
TENANT'S NOTARY BLOCK

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

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

On 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

EIP Site Number: 934-51048-82699  
EIP Site Name: Stateline CO - 5800.235

## EXHIBIT A

### Legal Description of Property

THE CERTAIN PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, T. 13 N., R. 18 E., M.D.B. & M., IN DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AS KINGSBURY GRADE BETWEEN LAKE TAHOE AND CARSON VALLEY IN SAID DOUGLAS COUNTY, NEVADA; SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING S.60° 17' E., A DISTANCE OF 265.20 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED SECTION 26; THENCE FROM A TANGENT WHICH BEARS N. 63° 54' 49"E., CURVING TO THE RIGHT ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD WITH A RADIUS OF 960 FEET THROUGH AN ANGLE OF 8° 25' 11" AN ARC DISTANCE OF 141.07 FEET TO A POINT; THENCE S. 17° 40' E., A DISTANCE OF 328 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE BOUNDARY LINE BETWEEN THE PROPERTIES OF WILLIAM RABE AND ELIZABETH RABE AND D. W. PARK AND MARGARET PARK, AS SAID BOUNDARY LINE IS DESCRIBED IN DEEDS RECORDED AT PAGE 319 OF BOOK "X" AND AT PAGE 526 OF BOOK "R", RECORDS OF DOUGLAS COUNTY; THENCE NORTHWESTERLY, APPROXIMATE BEARING N. 61° W., ALONG SAID BOUNDARY AND PROPERTY LINE A DISTANCE OF 409 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE ABOVE MENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE N. 63° 54' 49" E., ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 141 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING AN AREA OF 1 ACRE, MORE OR LESS, AND ALL OF THE SAME SITUATE IN DOUGLAS COUNTY, NEVADA.

SAVE AND EXCEPT THAT PORTION OF THE PROPERTY GRANTED TO TAHOE DOUGLAS FIRE PROTECTION DISTRICT, A NEVADA GOVERNMENTAL AGENCY, BY DEED RECORDED ON 01/30/2015, AS INSTRUMENT NO. 2015-856300 OF THE DOUGLAS COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., DOUGLAS COUNTY, NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26 AS SHOWN ON RECORD OF SURVEY FOR PARK CATTLE COMPANY, DOCUMENT NO. 155945, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE S. 00°21'39" E., ALONG THE WEST LINE OF SAID SECTION 26, 123.02 FEET; THENCE S. 60°36'51" E., 151.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE AND THE MOST WESTERLY CORNER OF THE CALIFORNIA INTERSTATE TELEPHONE COMPANY PARCEL AS SHOWN ON RECORD OF SURVEY FOR CALIFORNIA INTERSTATE TELEPHONE, RECORDED APRIL 1, 1960 AS DOCUMENT NO.15865 AND THE TRUE POINT OF BEGINNING; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N. 63°54'49" E., 127.64 FEET TO A 5/8" REBAR WITH CAP MARKED PLS 11172; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 57.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°24'48" AND A RADIUS OF 960.00 FEET. (CHORD BEARS N. 65°37'13" E., 57.18 FEET); THENCE S. 11°22'47" E., 109.62 FEET; THENCE S. 26°32'42" W., 68.33 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE PARK CATTLE COMPANY PROPERTY;

THENCE N. 60°36'51" W., 181.11 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING: THE WEST LINE OF SECTION 26, T.13 N., R.18 E.; M.D.M., AS SHOWN ON RECORD OF SURVEY FOR PARK CATTLE COMPANY, DOCUMENT NO. 155945, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA. (S. 00°21'39" E.)

TAX I.D. NUMBER: 1318-26-101-093

BEING THE SAME PROPERTY CONVEYED TO NEW COMMUNICATIONS OF THE SOUTHWEST, INC., A DELAWARE CORPORATION, GRANTEE, FROM VERIZON CALIFORNIA, INC., 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 INTERSTATE TELEPHONE COMPANY, A CALIFORNIA CORPORATION, GRANTOR, BY DEED RECORDED 07/02/2010, AS BOOK 710, PAGE 367 OF THE COUNTY RECORDS.