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After recording return to:

McGuireWoods LLP
1800 Century Park East
8th Floor
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Attn: Victoria T. Gregson, Esq.
Site: Gardnerville

STATE OF NEVADA
COUNTY OF DOUGLAS
APN: 1320-32-612-021

MEMORANDUM OF TOWER USE AGREEMENT

This Memorandum of Tower Use Agreement ("MEMORANDUM") dated as of January 4th, ~~2021~~ ~~2020~~, is between EIP Communications I, LLC, a Delaware limited liability company, with a principal address of Two Allegheny Center, Nova Tower 2, Suite 703, Pittsburgh, PA 15212 ("LICENSOR") and Sacramento-Valley Limited Partnership, dba Verizon Wireless, a Delaware general partnership with a principal address One Verizon Way, Mail Stop 4AW100, Basking Ridge, NJ 07920-1097 ("LICENSEE").

RECITALS

WHEREAS, LICENSOR has a leasehold interest in a portion of certain property located at 1520 Church Street, Gardnerville, Nevada ("Property"), notice of which is recorded at the Douglas County deed records as Document No. 2019-932730;

WHEREAS, LICENSOR and LICENSEE have executed that certain Tower Use Agreement ("Agreement") dated as of January 13th, ~~2020~~ ~~2021~~, evidencing LICENSOR's sublicense to LICENSEE of a portion of the Property, which portion is shown on Exhibit A (the "Licensed Premises");

WHEREAS, the Agreement replaces that certain License Agreement dated June 1, 1990, as amended by that certain Lease and Tower License Amendment dated December 16, 1993, as further amended by that certain Second Amendment to Lease and Tower License Agreement dated May 13, 2002, as further amended by that certain Third Amendment to Lease and Tower License Agreement dated September 24, 2015, and as further amended by that certain Fourth Amendment to Lease and Tower License Agreement dated April 12, 2018, by and between LICENSOR and LICENSEE or their predecessors in interest, for LICENSEE's Equipment (the "Existing Agreement"); and

WHEREAS, LICENSOR and LICENSEE desire to record notice of the Agreement in the Official Records of the county where the Property is located.

NOW THEREFORE, in consideration of the foregoing, LICENSOR and LICENSEE hereby declare as follows:

1. License: LICENSOR has sublicensed the Licensed Premises to LICENSEE, and LICENSEE has licensed the Licensed Premises from LICENSOR, subject to the terms, covenants and conditions contained in the Agreement.
2. Term: The Agreement is for an initial term of five (5) years commencing on the Commencement Date defined below and is subject to LICENSEE's option to extend the Term pursuant to the Agreement for four (4) additional terms of five (5) years each.
3. Commencement Date: The Commencement Date shall be the first day of the first calendar month immediately following the Effective Date.
4. Agreement Controlling: This Memorandum is solely for the purpose of giving constructive notice of the Agreement. In the event of conflict between terms of the Agreement and this Memorandum, the terms of the Agreement shall control.

[signatures continue on following page]

LICENSEE:

Sacramento-Valley Limited Partnership, dba Verizon Wireless
By: Airtouch Cellular Inc.
Its: General Partner

By: Scott Stewart 1/29/21
Name: Scott Stewart
Title: Director Network

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

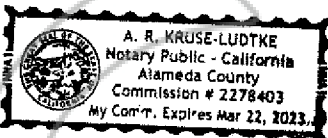
STATE OF California)

COUNTY OF Alameda)

On Jan. 29, 2021, before me, ARKRUSE-LUDTKE, Notary Public, personally appeared Scott Stewart, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



ARKRUSE-LUDTKE

Notary Public
(Seal)

EXHIBIT A TO THE MEMORANDUM OF TOWER USE AGREEMENT

Tower Site and Licensed Premises

- (a) Exclusive ground space consisting of a 15' x 20' space and a 10' x 15' space for LICENSEE's equipment pad, cabinets, batteries, generator, propane tank and related equipment ("Ground Space");
- (b) Exclusive space on the Tower at 25' and 53' CL RAD the installation of LICENSEE's antennas and related equipment ("Antenna Space");
- (c) Non-Exclusive access to mutually agreed space on the Land to install and connect utility and fiber lines to the power and telephone sources at the Tower Site and for a non-exclusive 10' no spark zone around LICENSEE's propane tank;
- (d) Those certain areas between the Ground Space and Antenna Space for LICENSEE's conduits, wires, cables, and other necessary connections.