

555024 MEMORANDUM
BOOK 478 PAGE 0553
RECORDED 10/09/2006 AT 09:30 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

Prepared by :
Steven Berke
P.O. Box 1511
Coeur d'Alene, Idaho 83816

Return to:
Horizon Tower, LLC
140 Town & Country Drive, Ste E
Danville, CA 94526

Site Name: Powder Horn
Site No.: 1A

State: Wyoming
County: Sheridan

MEMORANDUM
OF
LEASE

This Memorandum of Lease is entered into on this 18 day of September, 2006, by and between Heath A. Steel and Jennifer S. Steel, husband and wife, having a mailing address of 237 Hidden Hills Road, Sheridan, Wyoming 82801 (hereinafter referred to as "Landlord") and Horizon Tower, LLC, a Delaware limited liability company, with an office at 140 Town & Country Drive, Ste E, Danville, CA 94526 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Lease Agreement ("Agreement") on the 18 day of September, 2006, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for an Initial Term of five (5) years commencing on the date that Tenant commences construction and ending on the last day of the month in which the fifth (5th) anniversary of the Commencement Date occurs, with five (5) successive five (5) year options to renew.
3. The portion of the land being leased to Tenant (the "Premises") is described in **Exhibit 1** annexed hereto.
4. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

Heath A. Steel and Jennifer S. Steel,
husband and wife

By: [Signature]

Print Name: Heath A. Steel

Its: Owner

Date: 9/18/16

By: [Signature]

Print Name: Jennifer S. Steel

Its: Owner

Date: 9/18/16

"TENANT"

Horizon Tower, LLC, a Delaware
limited liability company

By: [Signature]

Print Name: John Kapulica

Its: CEO

Date: 9/27/16

LANDLORD ACKNOWLEDGMENT

STATE OF WYOMING)
) ss:
COUNTY OF SHERIDAN)

BE IT REMEMBERED, that on this 18th day of September, 2006 before me, the subscriber, a person authorized to take oaths in the State of Wyoming, personally appeared Jennifer S. Steel who, being duly sworn on her oath, depose and made proof to my satisfaction that she is the person named in the within instrument; and I, having first made known to her the contents thereof, she did acknowledge that she signed, sealed and delivered the same as her voluntary act and deed for the purposes therein contained.



Joann M. Bergstrom
Notary Public: Joann M. Bergstrom
My Commission Expires: 03-14-2010

STATE OF WYOMING)
) ss:
COUNTY OF SHERIDAN)

BE IT REMEMBERED, that on this 18th day of September, 2006 before me, the subscriber, a person authorized to take oaths in the State of Wyoming, personally appeared Heath A. Steel who, being duly sworn on his oath, depose and made proof to my satisfaction that he is the person named in the within instrument; and I, having first made known to him the contents thereof, he did acknowledge that he signed, sealed and delivered the same as his voluntary act and deed for the purposes therein contained.



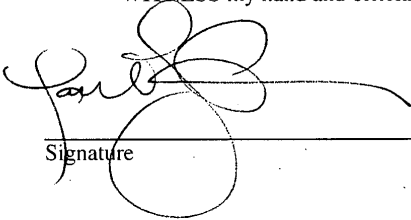
Joann M. Bergstrom
Notary Public: _____
My Commission Expires: 03-14-2010

TENANTS ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Contra Costa) ss:

On the 27th day of September, 2006, before me, Paul Buschini,
Notary Public, personally appeared John Kaputica, personally known to me (or 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.

WITNESS my hand and official seal.



Signature



EXHIBIT 1

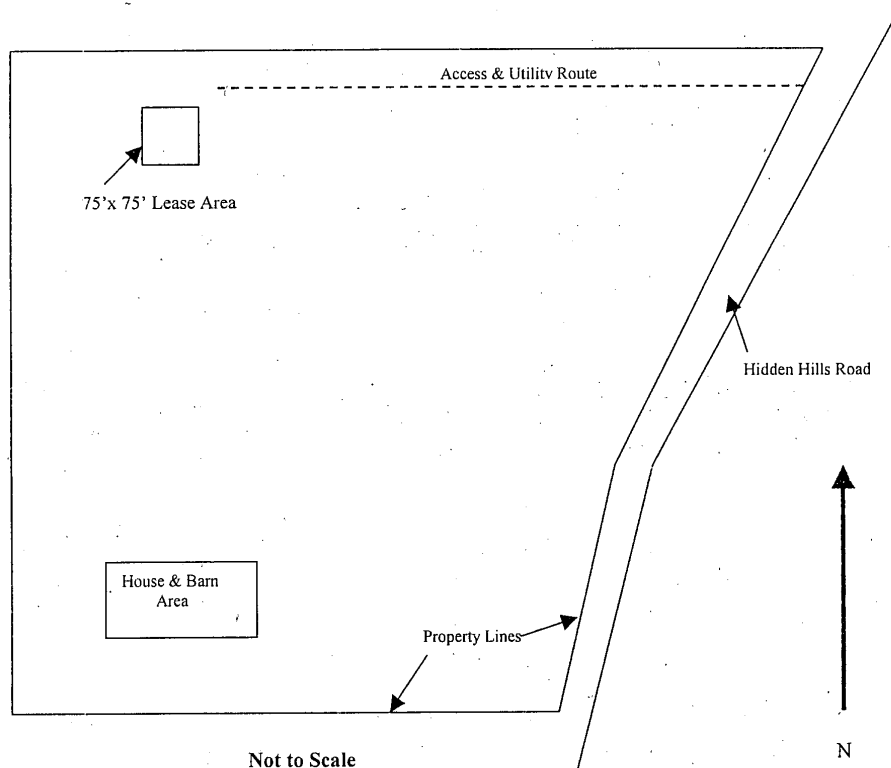
DESCRIPTION OF PREMISES

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To the Agreement dated _____, 2006, by and between Heath A. Steel and Jennifer S. Steel, husband and wife, as Landlord, and Horizon Tower LLC, a Delaware limited liability company, as Tenant.

The Premises are described and/or depicted as follows:

Parcel Number 002419. A portion of land in an irregular shaped parcel of land in the N1/2 of the SE1/4 of Section 24, Township 55 North, Range 84 West, Sheridan County, Wyoming.



Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.