EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

2024-791003

3/26/2024 9:03 AM PAGE: 1 OF 9 FEES: \$36.00 PK ASSIGNMENT

Record and Return to:

Name: Address: Joseph Mangus

TitleVest Agency, LLC

110 East 42nd Street, 10th Floor

New York, NY 10017

TitleVest Agency, LLC Title #: TWY926737

Prepared by: James Nothdurft TPA VI, LLC 1170 Peachtree Street, Suite 1650 Atlanta, GA 30309

ASSIGNMENT OF LEASE

March 21 , 2024, and in consideration of One Dollar To be effective on (\$1) and other good and valuable consideration paid by the undersigned party hereto executing this instrument as assignee TPA VI, LLC, a Delaware limited liability company, with principal offices at 1170 Peachtree Street, Atlanta, Georgia 30309 (hereinafter referred to as "Assignee") to the undersigned party hereto executing this instrument as assignor GARY G. KOLTISKA AND VICKI J. KOLTISKA, TRUSTEES OF THE GARY G. KOLTISKA TRUST DATED NOVEMBER 30, 2016, AN UNDIVIDED ONE-HALF (1/2) INTEREST AND VICKI J. KOLTISKA AND GARY G. KOLTISKA, TRUSTEES OF THE VICKI J. KOLTISKA TRUST DATED NOVEMBER 30, 2016, AN UNDIVIDED ONE-HALF (1/2) INTEREST, with principal offices located at 120 Cat Creek Road, Sheridan, Wyoming 82801 (hereinafter referred to as "Assignor"), the receipt and sufficiency thereof being hereby acknowledged, Assignor, subject to that certain Easement Agreement which is recorded contemporaneous to recording of this instrument, does hereby transfer, set over and assign to the Assignee all of Assignor's right, title and interest in and to the lease(s) and/or tenancy(ies) upon certain Property owned by Assignor (Legal Description attached as Exhibit A) referenced below and in Exhibit B attached hereto, in which the Assignor has any right, title and interest currently existing and relating to:

- 1. That certain Land Lease Agreement dated December 30, 2014, by and between Gary G. Koltiska and Vicki Jo Koltiska, husband and wife, and Cellular Inc. Network Corporation d/b/a Verizon Wireless, as evidenced by that certain Memorandum of Lease recorded in Book 551, Page 607 and Instrument No. 2015-717469 of the Official Records of Sheridan County, Wyoming.
- 2. That certain Access and Utility Easement Agreement dated December 7, 2017, by and between Gary G. Koltiska and Vicki J. Koltiska, Trustees of the Gary G. Koltiska Trust Asset File #: TWPS0539707



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

dated November 30, 2016, an undivided one-half interest, and Gary G. Koltiska and Vicki J. Koltiska, Trustees of the Vicki J. Koltiska Trust dated November 30, 2016, an undivided one-half interest, and T-Mobile West LLC, a Delaware limited liability company, as evidenced by that certain Access and Utility Easement Agreement recorded in Book 575, Page 242 and Instrument No. 2018-743925 of the Official Records of Sheridan County, Wyoming.

3. That certain Communications Site Lease Agreement dated June 2, 2009, by and between Gary G. Koltiska and Vick Jo Koltiska, husband and wife as tenants by the entirety with rights of survivorship, and Alltel Communications, LLC, a Delaware limited liability company, as evidenced by that certain Memorandum of Lease recorded in Book 513, Page 8 and Instrument No. 2018-743925 of the Official Records of Sheridan County, Wyoming, as amended by that certain First Amendment to Communications Site Lease Agreement dated April 8, 2014, by and between Gary G. Koltiska and Vicki Jo Koltiska, husband and wife as tenants by the entirety with rights of survivorship, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor in interest to Alltel Communications, LLC, a Delaware limited liability company, as evidenced by that certain Memorandum of Lease recorded in Book 547, Page 158 of the Official Records of Sheridan County, Wyoming.

Assignor represents that Assignor has no knowledge of any default now outstanding by Assignor in his capacity as the landlord/lessor under the Tenancy.

Assignee hereby assumes and agrees to faithfully perform and discharge any and all obligations of the landlord/lessor in and to the hereby assigned lease(s) and/or tenancy(ies) subsequent to the date hereof, subject to that certain Easement Agreement.

Subject to that certain Easement Agreement, Assignee agrees to hold Assignor harmless and indemnified from any and all loss, cost, damage and expenses, which Assignor may incur on account of Assignee's failure to perform and discharge any and all obligations of lessor and landlord in and to the herein assigned lease and/or tenancy subsequent to the date hereof. Assignor agrees to hold Assignee harmless and indemnified from any and all loss, cost, damage and expenses, which Assignee may incur for claims related to activity prior to the date hereof.

The above shall be binding upon and inure to the benefit of Assignor and Assignee and their respective heirs, executors, legal representatives, successors and assigns.

SIGNATURES FOLLOW

FEES: \$36.00 PK ASSIGNMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed and sealed on its behalf this 12 day of				
72 Tollar this 72	, 2024.			
Assignor:	GARY G. KOLTISKA AND VICKI J. KOLTISKA, TRUSTEES OF THE GARY G., KOLTISKA TRUST DATED NOVEMBER 30, 2016			
Lay	& Kotest			
Gary GyKolti Trustee	ska			
	Koltiska Trust dated November 30, 2016 Road			
Sheridan, Wy	oming 82801			
STATE OF _	Nyomina			
COUNTY OF	SMERIDAN } ss.			
n	14 m 1			
On this public, person	day of March, 2024, before me, the undersigned notary ally appeared Gary G. Koltiska and proved to me through satisfactory evidence of			
identification,	which was personal knowledge/driver's license/passport/ (circle one), erson whose name is signed on the preceding or attached document, and			
acknowledged	to me that he/she signed it voluntarily for its stated purpose as Trustee of the Gary			
G. Komska 11	rust dated November 30, 2016.			
{affix notary s	//************************************			
	GREGA. VON KROSIGK My Commission Expires: NOTARY PUBLIC STATE OF WYOMING			
Asset File #: TWP	COMMISSION ID: 89227 MY COMMISSION EXPIRES: 10/29/2029 WY COMMISSION EXPIRES: 10/29/2029			

FEES: \$36.00 PK ASSIGNMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

behalf this day of MARCH , 2024.				
_•				
Assignor:	GARY G. KOLTISKA AND VICKI J. KOLTISKA, TRUSTEES OF THE GARY G. KOLTISKA TRUST DATED NOVEMBER 30, 2016			
Vick	i Koltiska			
Vicki J. Koltis Trustee	ika/			
	Koltiska Trust dated November 30, 2016			
120 Cat Creek				
Sheridan, Wyo	oming 82801			
	A			
STATE OF _	Nyom, NG			
COUNTY OF	SHERIDAN } ss.			
COUNTION				
177	DE M			
On this /d	day of, 2024, before me, the undersigned notary ally appeared Vicki J. Koltiska and proved to me through satisfactory evidence of which was personal knowledge driver's license/personal/			
identification	which was personal knowledge driver's license/passport/ (circle one),			
	erson whose name is signed on the preceding or attached document, and			
acknowledged	to me that he/she signed it voluntarily for its stated purpose as Trustee of the Gary			
G. Koltiska Tr	ust dated November 30, 2016.			
{affix notages	Notary Public			
***	GREG A. VON KROSIGK NOTARY PUBLIC My Commission Expires:			
***	STATE OF WYOMING COMMISSION ID: 89227			
~~~	TY COMMISSION EXPIRES: 10/29/2029			
Asset File #: TWP	30539707			

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IN WITNES behalf this	ESS WHEREOF, Assignor has caused this instrument to APLH——, 2024.	o be signed and sealed on its
Assignor:	VICKI J. KOLTISKA AND GARY G. KOLTISKA, VICKI J. KOLTISKA TRUST DATED NOVEMBE	
Vick	ki I Koltiska	
Vicki J. Kolt	oltiska	
Trustee The Vicki J.	J. Koltiska Trust dated November 30, 2016	
120 Cat Cree	reek Road	
Sheridan, W	Wyoming 82808	
	4.	
STATE OF _	F_Nyom ING	
COUNTY O	OF SHERIDAN } ss.	
g. mark		
On this <u>1</u>	day of, 2024, before sonally appeared Vicki J_Koltiska and proved to me through	me, the undersigned notary
identification	on, which was personal knowledge driver's license/pass	port/ (circle one),
to be the p	person whose name is signed on the preceding	or attached document, and
Vicki J Kol	ged to me that he/she signed it voluntarily for its state oltiska Trust Dated November 30, 2016.	a purpose as Trustee of the
{affix notary	ryseal or graph Von Krosigk Notary Notary Public Notary	//
	COMMISSION ID: 89227	mmission Expires:
	MY COMMISSION EXPIRES: 10/29/2029	

IN WITNESS behalf this	WHEREOF, Assignor has caused the state of March	sed this ins	strument to be signed and sealed on its
Assignor:	VICKI J. KOLTISKA AND GA VICKI J. KOLTISKA TRUST	ARY G. KC DATED NO	OLTISKA, TRUSTEES OF THE OVEMBER 30, 2016
How.	I follows		
Gary G. Koltis	ska		_
120 Cat Creek		0, 2016	
Sheridan, Wyo	oming 82808		
	11/		
STATE OF _	Mysmun G	`	
COUNTY OF	NYIMING SHERIBAN	ss.	
	-1		
On this D	day of MARCH	, 202	4, before me, the undersigned notary
	ally appeared Gary G. Koltiska : which was personal knowledge		to me through satisfactory evidence of ense/passport/ (circle one),
to be the pe	erson whose name is signed	on the pr	receding or attached document, and
acknowledged Vicki I. Koltis	to me that he/she signed it vo ska Trust Dated November 30, 2	oluntarily fo	or its stated purpose as Trustee of the
TORY S., IXOICE	ska Trast Dated November 50, 2	010.	
		<	
{affix notary s	eal or statep GREG A. VON KRO NOTARY PUBLE STATE OF WYOM COMMISSION ID: 8	IC ING	Notary Public My Commission Expires:
	MY COMMISSION EXPIRE		<b>}</b>

**2024-791003** 3/26/2024 9:03 AM PAGE: 7 OF 9 FEES: \$36.00 PK ASSIGNMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, Assignee has caused	this instrument to be signed and sealed on its
	, 2024.
Assignee: TPA VI, LLC	
D-1	
Ion I. I about	
Jon L. Lober General Counsel	
1170 Peachtree Street, Suite 1650	
Atlanta, Georgia 30309	
678-775-0360	
678-775-0361	
076-773-0301	
STATE OF GEORGIA	
) · · · · · · · · · · · · · · · · · · ·	SS.
COUNTY OF FULTON	56,
On this 13th day of MARCH	, 2024, before me, the undersigned notary
public, personally appeared Jon L. Lober, and p	
identification, which was personal knowledge/dri	ver's license/passport/ (circle one),
to be the person whose name is signed on	the preceding or attached document, and
acknowledged to me that he/she signed it volunta	arily for its stated purpose as General Counsel
of TPA VI, LLC.	10
	7711010 Gun All
4 99	Jacana ()
{affix notary seal or stamp}	Notary Public
.51111112.	My Commission Expires: 4/4/2025
WACOM Sim	
TIN West of the second of the second	
ARY TO	

Asset File #: TWPS0539707



FEES: \$36.00 PK ASSIGNMENT EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **EXHIBIT A**

# **LEGAL DESCRIPTION**

A tract of land located in part of Township 55 North, Range 79 West, 6th P.M., Sheridan County, Wyoming

Section 23: All

Section 26: NW1/4NW1/4, E1/2W1/2, E1/2

Section 35: All that portion of the N1/2NE1/4 and SW1/4NE1/4 lying North and West of the Southeasterly right-of-way of the Chicago, Burlington and Quincy Railroad.

Excepting from all lands, any portion of the land granted under an Act of Congress for Railroad purposes



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### **EXHIBIT B**

### **DESCRIPTION OF TELECOM TENANT LEASE(S)**

- That certain Land Lease Agreement dated December 30, 2014, by and between Gary G. Koltiska and Vicki Jo Koltiska, husband and wife, and Cellular Inc. Network Corporation d/b/a Verizon Wireless, as evidenced by that certain Memorandum of Lease recorded in Book 551, Page 607 and Instrument No. 2015-717469 of the Official Records of Sheridan County, Wyoming.
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NO. 2024-791003 ASSIGNMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK TITLEVEST AGENCY, LLC. 110 EAST 42ND STREET, 10TH FL NEW YORK NY 10017