



2024-791003 3/26/2024 9:03 AM PAGE: 1 OF 9
FEES: \$36.00 PK ASSIGNMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Record and Return to:

Name: Joseph Mangus
Address: 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

To be effective on March 21, 2024, and in consideration of One Dollar (\$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

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

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed and sealed on its behalf this 12TH day of March, 2024.

Assignor: GARY G. KOLTISKA AND VICKI J. KOLTISKA, TRUSTEES OF THE
GARY G. KOLTISKA TRUST DATED NOVEMBER 30, 2016



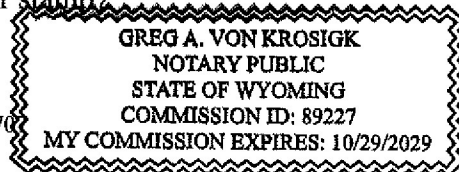
Gary G. Koltiska
Trustee
The Gary G. Koltiska Trust dated November 30, 2016
120 Cat Creek Road
Sheridan, Wyoming 82801


STATE OF WYOMING
COUNTY OF SHERIDAN } ss.

On this 12TH day of March, 2024, before me, the undersigned notary public, personally appeared Gary G. Koltiska and proved to me through satisfactory evidence of identification, which was personal knowledge/driver'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 voluntarily for its stated purpose as Trustee of the Gary G. Koltiska Trust dated November 30, 2016.

{affix notary seal or stamp}

Asset File #: TWPS053970





Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed and sealed on its behalf this 12TH day of MARCH, 2024.

Assignor: GARY G. KOLTISKA AND VICKI J. KOLTISKA, TRUSTEES OF THE
GARY G. KOLTISKA TRUST DATED NOVEMBER 30, 2016

Vicki J. Koltiska
Vicki J. Koltiska
Trustee
The Gary G. Koltiska Trust dated November 30, 2016
120 Cat Creek Road
Sheridan, Wyoming 82801

STATE OF WYOMING
COUNTY OF SHERIDAN } ss.

On this 12TH day of MARCH, 2024, before me, the undersigned notary public, personally appeared Vicki J. Koltiska and proved to me through satisfactory evidence of identification, which was (personal knowledge) driver'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 voluntarily for its stated purpose as Trustee of the Gary G. Koltiska Trust dated November 30, 2016.

{affix notary seal or stamp}
GREG A. VON KROSIGK
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 89227
MY COMMISSION EXPIRES: 10/29/2029

Asset File #: TWPS0539707

[Signature]
Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed and sealed on its behalf this 12TH day of MARCH, 2024.

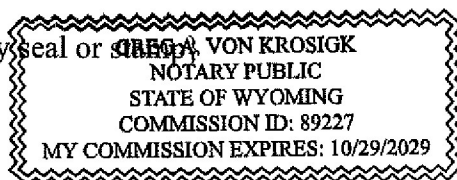
Assignor: VICKI J. KOLTISKA AND GARY G. KOLTISKA, TRUSTEES OF THE
VICKI J. KOLTISKA TRUST DATED NOVEMBER 30, 2016

Vicki J. Koltiska
Vicki J. Koltiska
Trustee
The Vicki J. Koltiska Trust dated November 30, 2016
120 Cat Creek Road
Sheridan, Wyoming 82808

STATE OF WYOMING
COUNTY OF SHERIDAN } ss.

On this 12TH day of MARCH, 2024, before me, the undersigned notary public, personally appeared Vicki J. Koltiska and proved to me through satisfactory evidence of identification, which was personal knowledge driver'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 voluntarily for its stated purpose as Trustee of the Vicki J.. Koltiska Trust Dated November 30, 2016.

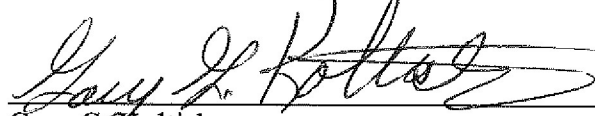
{affix notary seal or



[Signature]
Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed and sealed on its behalf this 12TH day of MARCH, 2024.

Assignor: VICKI J. KOLTISKA AND GARY G. KOLTISKA, TRUSTEES OF THE
VICKI J. KOLTISKA TRUST DATED NOVEMBER 30, 2016



Gary G. Koltiska

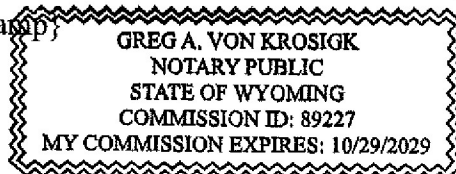
Trustee

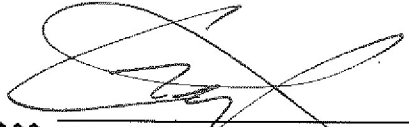
The Vicki J. Koltiska Trust dated November 30, 2016
120 Cat Creek Road
Sheridan, Wyoming 82808

STATE OF WYOMING
COUNTY OF SHERIDAN } ss.

On this 12TH day of MARCH, 2024, before me, the undersigned notary public, personally appeared Gary G. Koltiska and proved to me through satisfactory evidence of identification, which was personal knowledge/driver'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 voluntarily for its stated purpose as Trustee of the Vicki J.. Koltiska Trust Dated November 30, 2016.

{affix notary seal or stamp}






Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Assignee has caused this instrument to be signed and sealed on its behalf this 13th day of MARCH, 2024.

Assignee: TPA VI, LLC



Jon L. Lober
General Counsel
1170 Peachtree Street, Suite 1650
Atlanta, Georgia 30309
678-775-0360
678-775-0361

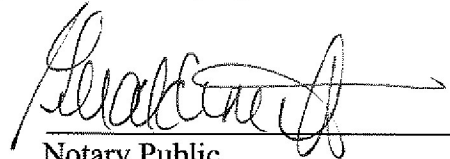
STATE OF GEORGIA

COUNTY OF FULTON

} ss.

On this 13th day of MARCH, 2024, before me, the undersigned notary public, personally appeared Jon L. Lober, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver'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 voluntarily for its stated purpose as General Counsel of TPA VI, LLC.

{affix notary seal or stamp}



Notary Public
My Commission Expires: 4/4/2025

Asset File #: TWPS0539707

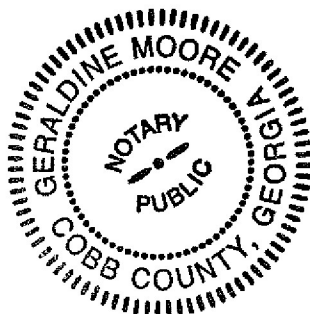


EXHIBIT A

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

EXHIBIT B

DESCRIPTION OF TELECOM TENANT LEASE(S)

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 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.
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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