

**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE (herein "Memorandum") is made this **11th** day of **October, 2022**, by and between **Edith Clarke Harper of Cattlecliffs C Spear Ranch** having an address of 609 Pass Creek Road, Parkman, WY 82838 (herein "Lessor") and Visionary Communications LLC, a Wyoming Limited Liability Company, having a principal office located at 1001 S. Douglas Hwy., Ste. 201, Gillette, Wyoming 82716 (herein "Lessee").

WHEREAS, Lessor and Lessee entered into that certain Antenna Tower Land Lease dated May 4, 2015 whereby, Lessor leased to Lessee the land described in Exhibit "A" attached hereto and made a part hereof. All terms used but not defined herein shall have the meaning ascribed to them in the Antenna Tower Land Lease.

WHEREAS, Lessor and Lessee desire to enter into this Memorandum to give notice of said Antenna Tower Land Lease and all of its terms, covenants and conditions to the same extent as if the same were fully set forth herein.

NOW, THEREFORE, for a good and valuable consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration and the covenants and conditions more particularly set forth in the Antenna Tower Land Lease, Lessor and Lessee do hereby covenant, promise and agree as follows:


1. The Antenna Tower Land Lease provides in part that Lessor leases to Lessee a certain site ("Site") located at and referenced as NENE of Section 26 Township 58 North, Range 88 West, 6th P.M., Parkman, County of Sheridan, State of Wyoming, within the property of or under the control of Lessor which is legally described in Exhibit "A" attached hereto and made a part hereof.
2. Lessee shall lease the Site from Lessor, together with all easements for ingress, egress and utilities as more particularly described in the Antenna Tower Land Lease, all upon the terms and conditions more particularly set forth in the Antenna Tower Land Lease. The Term of the Lease is five (5) years, renewing on an annual basis after the initial term.
3. The sole purpose of this instrument is to give notice to said Antenna Tower Land Lease and all its terms, covenants and conditions to the same extent as if the same were fully set forth herein. The Antenna Tower Land Lease contains certain other rights and obligations in favor of Lessor and Lessee which are more fully set forth therein.
4. Lessee has the right of first refusal to purchase the property of which the Site is a part of during the Lease Term.
5. The terms, covenants and provisions of the Antenna Tower Land Lease, of which this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee for the term of the Antenna Tower Land Lease and any extensions thereof. All covenants and agreements of this Memorandum shall run with the land described in Exhibit "A".

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



ACKNOWLEDGEMENTS

LESSOR:

  
\_\_\_\_\_  
Signature

Edith Clarke Harper, Owner, Cattlecliffs C Spear Ranch  
\_\_\_\_\_  
Printed Name & Title

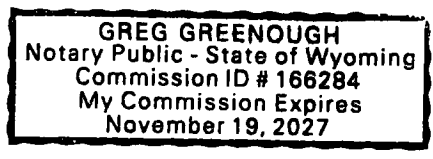
STATE OF WYOMING                                }  
  }§  
COUNTY OF Sheridan                        }

This instrument was acknowledged before me this 12<sup>th</sup> day of October 2022

Witness my hand and official seal.

My Commission Expires: November 19 2027

  
\_\_\_\_\_  
Notary Public





### ACKNOWLEDGEMENTS

**LESSEE:**

**Visionary Communications LLC**

  
Signature

Rosemary Corbin, Director of OSP  
Administration  
Printed Name & Title

STATE OF WYOMING                    }  
  }§  
COUNTY OF CAMPBELL                }

This instrument was acknowledged before me this 11th day of October 2022, by Rosemary Corbin, Director of OSP Administration, Visionary Communications LLC, a Wyoming Limited Liability Company.

Witness my hand and official seal.

My Commission Expires: 1-19-2025

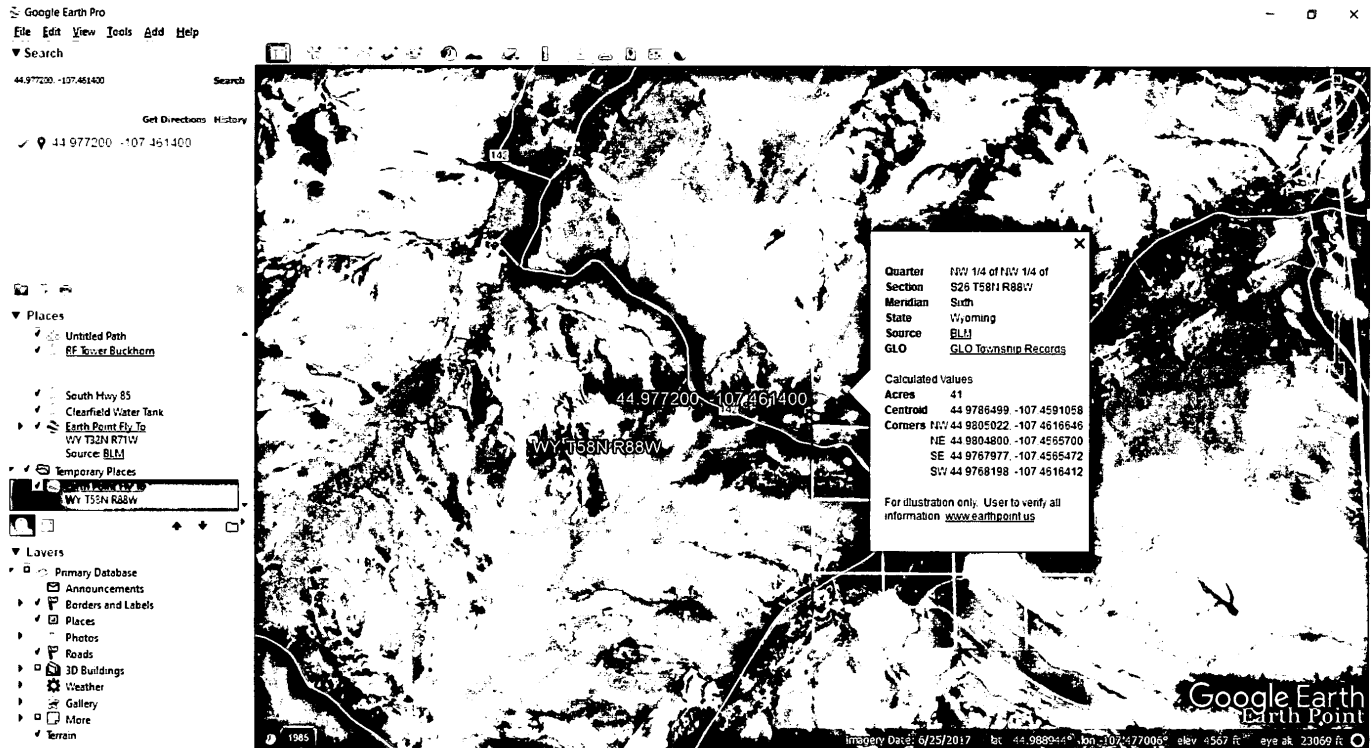
  
Notary Public



# EXHIBIT A



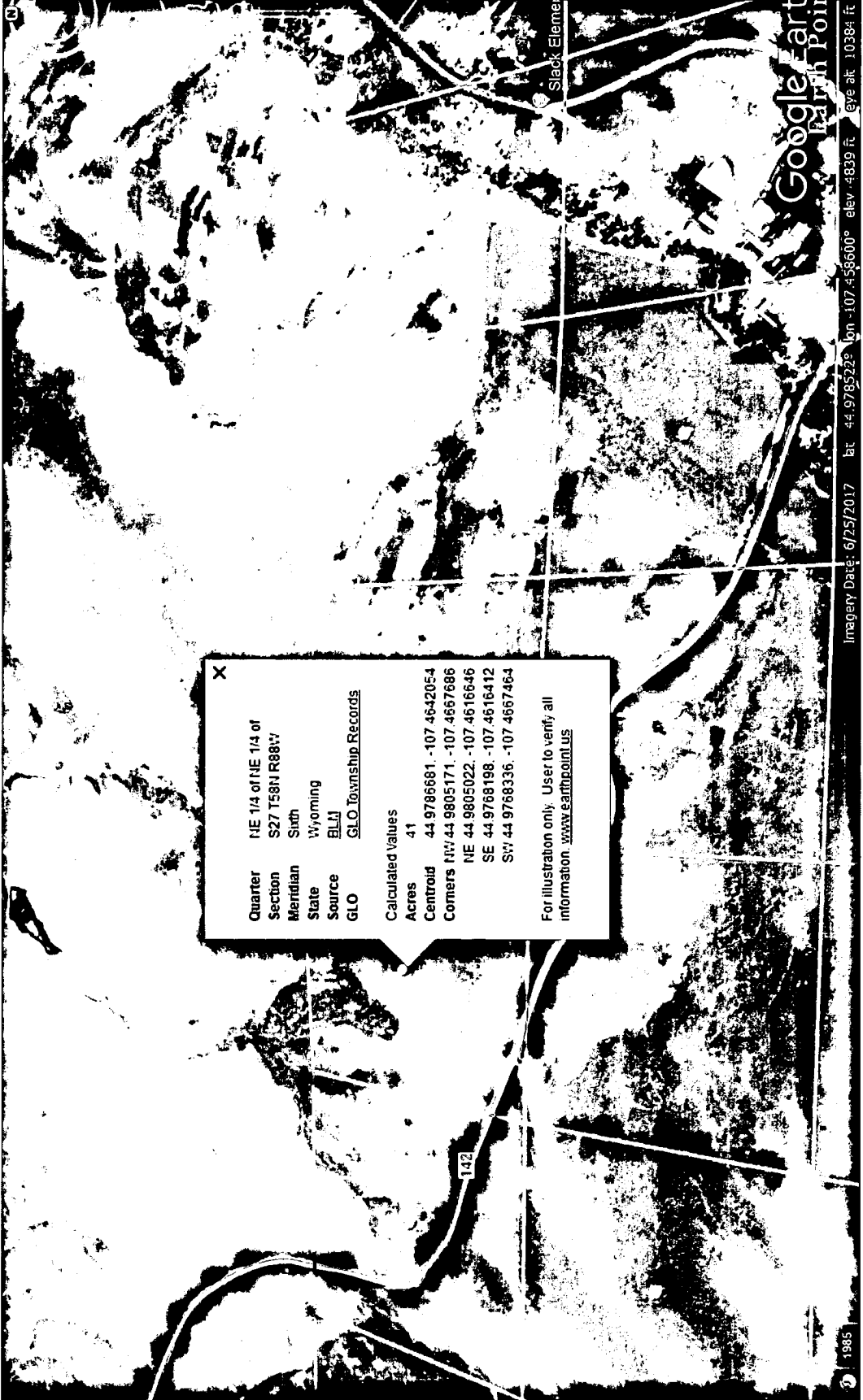
2022-781950 10/12/2022 12:15 PM PAGE: 4 OF 5  
BOOK: PAGE: FEES: \$24.00 DO MEMORANDUM OF LEASE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK





2022-781950 10/12/2022 12:15 PM PAGE: 5 OF 5  
BOOK: PAGE: FEES: \$24.00 DO MEMORANDUM OF LEASE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# EXHIBIT A



X

Quarter	NE 1/4 of NE 1/4 of
Section	S27 T58N R88W
Meridian	Sixth
State	Wyoming
Source	BLM
GLO	GLO Township Records

Calculated Values

Acres	41
Centroid	44 9786681 -107 4642054
Corners	NW 44 9805171 -107 4667686
	NE 44 9805022 -107 4616646
	SE 44 9788198 -107 4616412
	SW 44 9788336 -107 4667464

For illustration only. User to verify all information [www.earthpoint.us](http://www.earthpoint.us)

NO. 2022-781950 MEMORANDUM OF LEASE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
VISIONARY COMMUNICATIONS PO BOX 2799  
GILLETTE WY 82717