

2011-011087

Klamath County, Oregon



00108196201100110870030030

10/05/2011 09:27:54 AM

Fee: \$47.00

Requested by §
Return To: Rae Bodonyi
Lender Recording Services
33700 Lear Industrial Pkwy
Avon, Ohio 44011
440-716-1820

Prepared by ~~and return to:~~
United States Cellular Operating Company of Medford
Attention: Real Estate Legal
8410 W. Bryn Mawr Ave.
Chicago, IL 60631

Site Name: Odell Butte
Site Number: 349356
County: Klamath
State: Oregon

consideration: "\$10.00
and other good and
valuable consideration"

VSC-101405

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into by and between Angel Mt., LLC, a Oregon limited liability company, whose address is P.O. Box 1374, Klamath Falls, Oregon 97601, hereinafter referred to as "Landlord", and United States Cellular Operating Company of Medford, an Oregon corporation, whose address is Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois, 60631, hereinafter referred to as "Tenant."

WITNESSETH:

WHEREAS, Landlord owns a communications tower (the "Tower") located on a parcel of land (the "Site"), at a Latitude of 43-28-14 North and Longitude 121-51-46 West (Nad 83), at a U.S. Forest Service authorized electronic site upon the geological feature identified as Odell Butte (the "Site") located in Sections 26 and 27, Township 24 South, Range 7 East, Klamath County, Oregon; and

WHEREAS, Tenant, pursuant to the terms of a previous agreement with Landlord, has occupied a portion of the Tower and a portion of the Interior Space in Landlord's building (as hereinafter defined) at the Site for Tenant's cellular common carrier mobile radio base station operations, including related telecommunications functions; and.

WHEREAS, by the terms of a certain Tower and Interior Space Lease, entered into on the 2 of August, 2011, ("the Lease"), Tenant desires to continue its use of Landlord's site and facilities, and Landlord desires to continue its relationship with Tenant; and

WHEREAS, the Landlord and the Tenant desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Klamath County, State of Oregon

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord does hereby lease to Tenant the Premises and grants certain easements upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

1. Landlord and Tenant have entered into a previous lease that commenced on March 26, 1997 and will expire on October 31, 2011. The parties entered into the aforementioned Lease to continue their relationship.
2. The Lease will commence on November 1, 2011 and will run for an initial lease term of five (5) years. The Lease provides for five (5) successive five (5) year renewal terms upon the terms and conditions more particularly as set forth in the Lease.
3. Landlord also makes certain grants of easement for access and utilities which easements are in effect throughout the term of the Lease as renewed or extended, subject to terms and conditions as set forth in the Lease.
4. This Memorandum of Leases is subject to all terms and provisions of the Lease which is incorporated herein and made part hereof by reference as if all the provisions thereof were copied in full herein. Any conflict between the provisions of the Memorandum of Lease will be resolved in favor of the Lease.

IN WITNESS WHEREOF, the Landlord and Tenant hereto have caused this Memorandum of Lease to be executed by their duly authorized officers as of the date of full execution.

LANDLORD: ^{Angel}
~~Angel~~ Mt., LLC

TENANT: United States Cellular Operating
Company of Medford

By: Don Mills

By: Thomas V. Weber

Printed: DON MILLS

Printed: THOMAS V. WEBER

Title: Owner

Title: Vice President

Date: 5/25/11

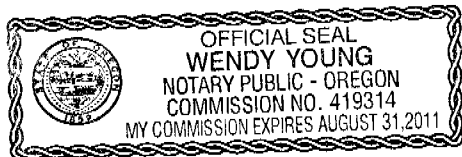
Date: 8/2/2011

STATE OF OREGON)

COUNTY OF Klamath)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Don Mills, known to me to be the same person whose name is subscribed to the foregoing Tower and Interior Space Lease, appeared before me this day in person acknowledged that he signed the said Lease as his free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 25 day of May, 2011.



Wendy Young
Notary Public
My commission expires 8.31.2011

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that THOMAS J. WEBER, Vice President for United States Cellular Operating Company of Medford., known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Memorandum as his free and voluntary act on behalf of the named Tenant corporation, for the uses and purposes therein stated.

Given under my hand and seal this 2 day of August, 2011.

Sandra Genovali
Notary Public
My commission expires 4/25/12

