

2023-008026

Klamath County, Oregon

09/13/2023 03:18:01 PM

Fee: \$107.00

Record and Return to:

Name: Joseph Mangus
Address: TITLEVEST AGENCY, LLC
110 East 42nd Street, 10th Floor
New York, NY 10017
TitleVest Title #: TOR870383

Prepared by:

Jon L. Lober
TIGR Acquisitions III, LLC
1170 Peachtree Street, Suite 1650
Atlanta, GA 30309

ASSIGNMENT OF LEASE

To be effective on August 31st, 2023, and in consideration of One Dollar (\$1) and other good and valuable consideration paid by the undersigned party hereto executing this instrument as assignee TIGR ACQUISITIONS III, LLC, a Delaware limited liability company, with principal offices at 1170 Peachtree Street, Suite 1650, Atlanta, Georgia 30309 (hereinafter referred to as "Assignee") to the undersigned party hereto executing this instrument as assignor ANGEL MT., LLC, an Oregon limited liability company, with principal offices located at 3010 Vale Road, Klamath Falls, Oregon 97737 (hereinafter referred to as "Assignor"), the receipt and sufficiency thereof being hereby acknowledged, Assignor, subject to that certain Assignment of Ground Lease 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 Agreement for Use of Transmission Facilities dated July 1, 2008 by and between Angel Mt., LLC, an Oregon limited liability company and Klamath Interoperability Radio Group.
2. That certain Tower and Interior Space Lease dated August 2, 2011 by and between Angel Mt., LLC, a Oregon limited liability company and United States Cellular Operating Company of Medford, an Oregon corporation, as evidenced by that certain Memorandum of Lease, aforesaid date and parties, recorded October 5, 2011 as Instrument No. 2011-011087, Official Public Records of Klamath County, Oregon; amended by a certain First Amendment to Tower and Interior Space Lease dated June 26, 2015 by and

between Angel Mt., LLC and United States Cellular Operating Company of Medford, an Oregon corporation; further amended by that certain Second Amendment to Tower and Interior Space Lease dated October 7, 2021 by and between Angel Mt., LLC and United States Cellular Operating Company of Medford, an Oregon corporation.

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 Assignment of Ground Lease Agreement.

Subject to that certain Assignment of Ground Lease 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 28 day of Aug, 2023.

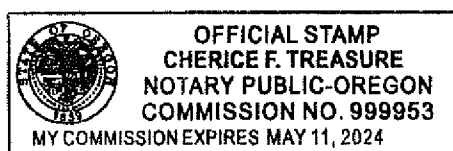
Assignor: ANGEL MT., LLC

Donald R Mills
Donald R. Mills
Manager
3010 Vale Road
Klamath Falls, Oregon 97737 97603 ORM

STATE OF Oregon
COUNTY OF Klamath } ss.

On this 28 day of August, 2023, before me, the undersigned notary public, personally appeared Donald R. Mills, 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 Manager of Angel Mt., LLC.

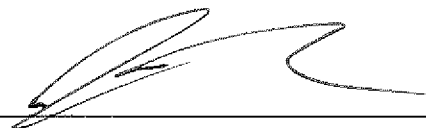
{affix notary seal or stamp}



Cherice F. Treasure
Notary Public
My Commission Expires: 5-11-2024

IN WITNESS WHEREOF, Assignee has caused this instrument to be signed and sealed on its behalf this 11th day of August, 2023.

Assignee: TIGR ACQUISITIONS III, LLC



Jon L. Lober
Chief Executive Officer
1170 Peachtree Street, Suite 1650
Atlanta, Georgia 30309
678-775-0360
678-775-0361

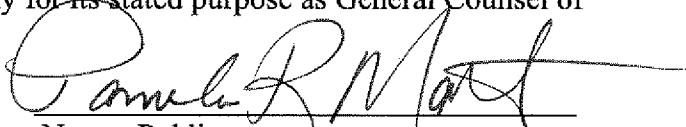
STATE OF GEORGIA

COUNTY OF FULTON

} ss.

On this 11th day of August, 2023, 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 TIGR Acquisitions III, LLC.

{affix notary seal or stamp}



Notary Public
My Commission Expires: 11-01-2026

Pamela R Martin
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 11/01/2026

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 26, Township 24 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 26, Township 24 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, from which the Southeast corner of said Southwest Quarter of Section 26 bears North 85°46'48" East, a distance of 2,855.16 feet;

thence North 02°27'58" East, a distance of 4,760.89 feet to the **Point of Beginning**;

thence North 07°07'16" East, a distance of 25.00 feet;

thence South 82°52'44" East, a distance of 35.00 feet;

thence South 07°07'16" West, a distance of 25.00 feet;

thence North 82°52'44" West, a distance of 35.00 feet to the **Point of Beginning**;

Containing 875 square feet or 0.02 acres, more or less.

SUBJECT TO:

Existing rights-of-way and easements of record and or appearing on said above described parcel.

EXHIBIT B

DESCRIPTION OF TELECOM TENANT LEASE(S)

1. That certain Agreement for Use of Transmission Facilities dated July 1, 2008 by and between Angel Mt., LLC, an Oregon limited liability company and Klamath Interoperability Radio Group.
2. That certain Tower and Interior Space Lease dated August 2, 2011 by and between Angel Mt., LLC, a Oregon limited liability company and United States Cellular Operating Company of Medford, an Oregon corporation, as evidenced by that certain Memorandum of Lease, aforesaid date and parties, recorded October 5, 2011 as Instrument No. 2011-011087, Official Public Records of Klamath County, Oregon; amended by a certain First Amendment to Tower and Interior Space Lease dated June 26, 2015 by and between Angel Mt., LLC and United States Cellular Operating Company of Medford, an Oregon corporation; further amended by that certain Second Amendment to Tower and Interior Space Lease dated October 7, 2021 by and between Angel Mt., LLC and United States Cellular Operating Company of Medford, an Oregon corporation.