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Prepared by & upon recording return to:

Brandy Hill – Director of Legal Operations
VB Acquisitions, LLC
22 W. Atlantic Ave., Ste. 310
Delray Beach, Florida 33444
Site ID: US-OR-5240

MEMORANDUM OF LEASE

This Memorandum of Lease (this “*Memorandum*”) is entered into and made effective on the 23rd day of December 2024, by and between **Celco Partnership, successor in interest to Verizon Wireless (VAW) LLC d/b/a Verizon Wireless**, with an office at One Verizon Way, Basking Ridge, New Jersey 07920 (hereinafter referred to as “**Lessor**”), and **VB Acquisitions, LLC, a Delaware limited liability company**, with an office at 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 (hereinafter referred to as “**Lessee**”).

1. Lessor and Lessee entered into a Master Prepaid Lease (“**MPL**”) with an effective date of December 23, 2024, for the purpose of Lessee managing, operating and maintaining the site legally described in Attachment 1 annexed hereto (the “**Site**”). All of the foregoing is set forth in the **MPL**.
2. The term of the **MPL** as to the Site commences on December 23, 2024 and ends on December 23, 2055, unless earlier terminated in accordance with the **MPL**.

Capitalized terms used and not defined herein have the respective meanings ascribed to them in the **MPL**.

This Memorandum may be executed in any number of counterparts, each such counterpart being deemed to be an original instrument, and all such counterparts shall together constitute the same agreement.

The duplicate original copies of the **MPL** are held at **Lessor’s** and **Lessee’s** addresses set forth above.

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

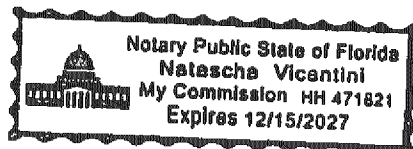
WITNESSES: By: <u>[Signature]</u> Name: <u>Miguel Bague</u> By: <u>[Signature]</u> Name: <u>JONATHAN PALACIO</u>	LESSOR: Cellco Partnership By: VB Acquisitions, LLC, a Delaware limited liability company Its: Attorney-in-Fact By: <u>[Signature]</u> Brandy Hill Director of Legal Operations
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STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations of VB Acquisitions, LLC, a Delaware limited liability company as Attorney-in-Fact for Cellco Partnership, on behalf of the company, who is personally known to me.

[Signature]
Notary Public
Printed Name: NATASCHA VICENTINI
My Commission Expires: 12/15/2027
Commission # HH471021

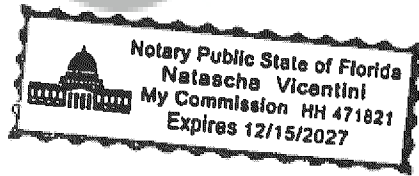


WITNESSES: By: <u>[Signature]</u> Name: <u>Miguel Bago</u> By: <u>[Signature]</u> Name: <u>JONATHAN PALAZO</u>	LESSEE: VB Acquisitions, LLC, a Delaware limited liability company By: <u>[Signature]</u> Brandy Hill Director of Legal Operations
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STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations on behalf of the company, who is personally known to me.

[Signature]
 Notary Public
 Printed Name: NATASCHA VICENTINI
 My Commission Expires: 12/15/2027
 Commission # HH 471821



Site ID: US-OR-5240

**ATTACHMENT 1
LEGAL DESCRIPTION OF LAND**

A portion of the following described property:

Lots 14 and 15 in Block 2 of Shasta View Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel ID No.: 765844 (Map/TaxLot: 3809-036CC-02400)

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