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Richmond, VA 23226

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 AUG 15 AM 8:39

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**Prepared by:**

Global Tower Assets, LLC  
750 Park of Commerce Blvd., Ste. 300  
Boca Raton, FL 33487

2012 054488

MICHELLE R. FAJMAN  
RECORDER

Site Name: I94 & Indianapolis Blvd  
Site Number: IN-5180

Commit-  
ment # 12282820

**MEMORANDUM OF LEASE**

This Memorandum of Lease evidences a lease between Indiana Department of Transportation ("Lessor"), whose address is 100 North Senate Ave., Room N925, Indianapolis, Indian 46204-2217 and Global Tower Assets, LLC, a Delaware limited liability company, whose address is 750 Park of Commerce Blvd., Suite 300, Boca Raton, FL 33487-3612 ("Lessee").

Lessor and Lessee entered into a Site Lease Addendum ("Agreement") on the 29 day of October, 2010. The Agreement provides for the lease by the Lessor to Lessee of the Premises more particularly described in **Exhibit 1** attached to the Agreement and in **Exhibit 1** annexed hereto.

The parties desire to enter into this Memorandum of Lease for the purpose of setting forth certain terms and conditions of the Agreement.

1. The parties acknowledge and agree that Lessor is leasing to Lessee the Premises as more particularly described in **Exhibit 1** attached hereto.

2. The Term of the Agreement is for an initial term of ten (10) years commencing on 31 August ~~January~~ 1<sup>st</sup>, 2011, or the first day of construction, whichever occurs first (the "Commencement Date") and ending on the last day of the month which completes the ten-year term, unless such term has been renewed or terminated pursuant to the provisions of the MLA. This term shall not exceed the term enumerated in the MLA.

3. The Memorandum of Lease does not contain all of the terms and conditions of the Agreement and reference should be made to the unrecorded Agreement. The terms and conditions of the unrecorded Agreement are incorporated herein by reference. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the unrecorded Agreement, the provisions of the Agreement shall control.

4. This Memorandum of Lease and Agreement shall be binding and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of this Agreement.

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SIGNATURES BEGIN ON NEXT PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:

LESSOR:

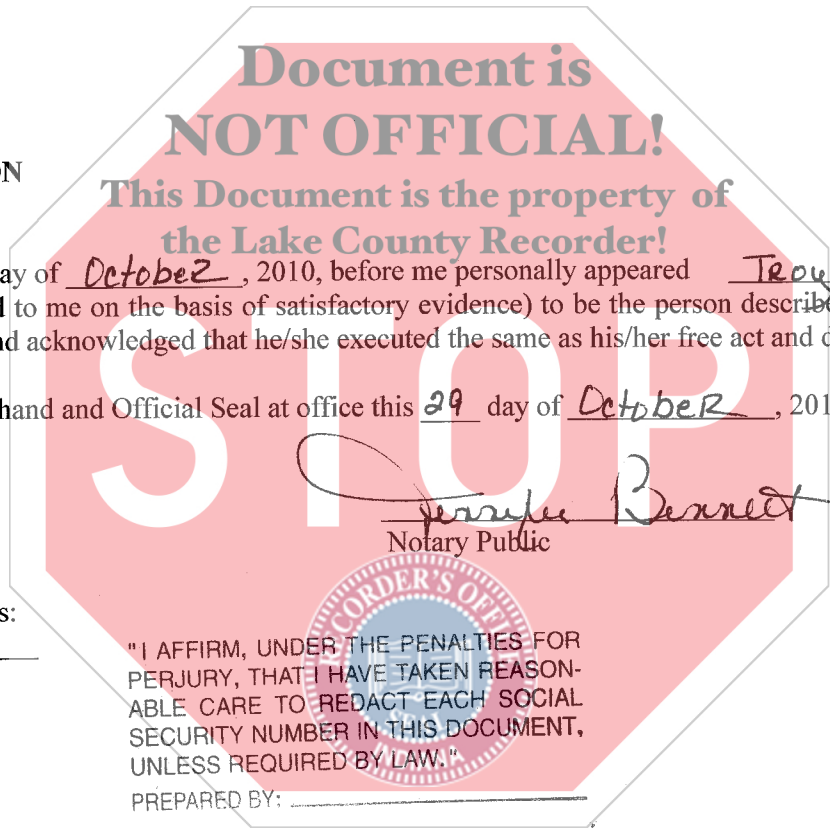
State of Indiana  
Indiana Department of Transportation

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

By: Troy A Woodruff  
Name: Troy A Woodruff  
Title: DC Chief of Operations  
Date: 10/29/10

STATE OF INDIANA  
COUNTY OF MARION



On this 29 day of October, 2010, before me personally appeared Troy Woodruff, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Official Seal at office this 29 day of October, 2010.

Jessie Barnett  
Notary Public

My Commission Expires:  
Oct. 5, 2018

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: \_\_\_\_\_

**WITNESSES:**

K. De Jesus

Name: Kesha DeJesus

Eric Garvin

Name: Eric Garvin

**LESSEE:**

**Global Tower Assets, LLC**  
a Delaware limited liability company

By: [Signature]

Name: Shawn Ruben

Title: Secretary

Date: 9-10-2010

**STATE OF FLORIDA**  
**COUNTY OF PALM BEACH**

LEGAL  
REVIEWED [Signature]

The foregoing instrument was acknowledged before me this 10 day of Sept, 2010, by Shawn Ruben, Secretary of Global Tower Assets, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

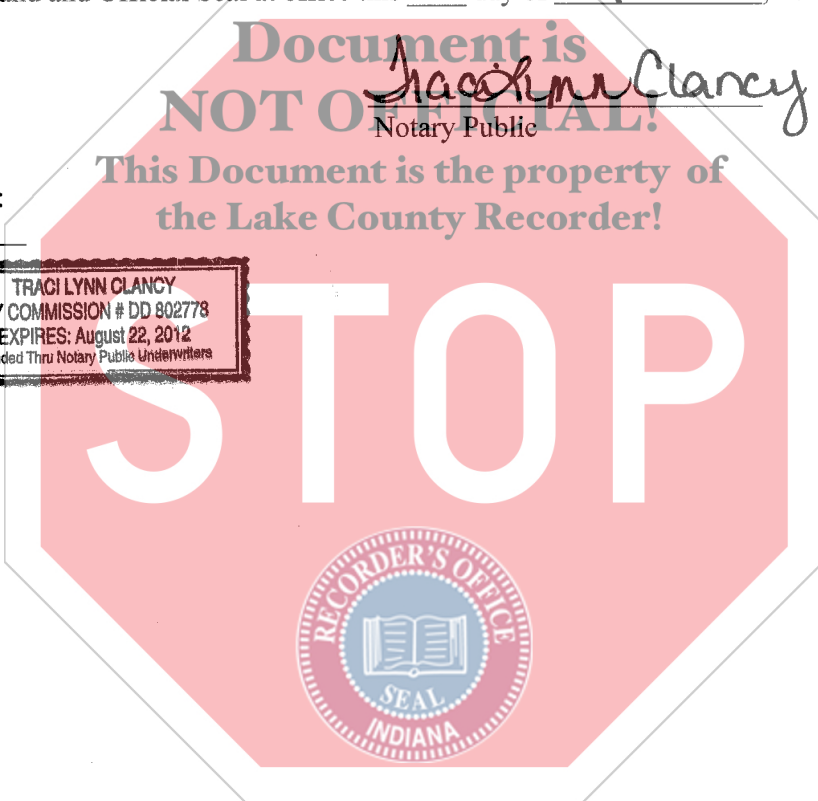
WITNESS my hand and Official Seal at office this 10 day of Sept, 2010.

Document is  
**NOT OFFICIAL!**

Traci Lynn Clancy  
Notary Public

This Document is the property of  
the Lake County Recorder!

My Commission Expires:



**EXHIBIT 1**

**Premises is depicted as follows and shall be replaced with a surveyed legal description when available**



**EXHIBIT "A"**  
**Legal Description**

**LEASE AREA DESCRIPTION**

A parcel of land for Lease Area purposes located within that part of the Southeast 1/4 of Section 17, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana bounded and described as follows: Commencing at a 3" brass plug found at the Southeast corner of the Southeast 1/4 of Section 16, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana; thence North 00°16'25" East (bearings based on Indiana State Plane Coordinates, West Zone) (North 00°03'09.361" East plat) along the East line of said Section 16 as located and shown on the Location Control Route Survey for the Indiana Department of Transportation by James D. Smale from USI Consultants, Inc. Dated May 19, 2003 and recorded in the Office of the Recorder of Deeds, Lake County, Indiana as Document No. 2003051548, in Book 10, Page 19 on May 21, 2003, a distance of 2765.69 feet (2765.52 feet plat) to Line "K" of Interstate 80-94 (Borman Expressway) at Station 242+86.56; thence North 89°23'42" West (North 89°36'54.577" West plat) along Line "K", a distance of 7404.00 feet; thence South 00°36'18" West perpendicular to Line "K", a distance of 191.00 feet to the POINT OF BEGINNING of this description; thence continuing South 00°36'18" West, a distance of 75.00 feet; thence North 89°23'42" West, a distance of 75.00 feet; thence North 00°36'18" East, a distance of 75.00 feet; thence South 89°23'42" East, a distance of 75.00 feet to the Point of Beginning, containing 5625.00 square feet more or less.

**NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT**

A parcel of land for a Non-Exclusive Access and Utility easement located within that part of the Southeast 1/4 of Section 17, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana bounded and described as follows: Commencing at a 3" brass plug found at the Southeast corner of the Southeast 1/4 of Section 16, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana; thence North 00°16'25" East (bearings based on Indiana State Plane Coordinates, West Zone) (North 00°03'09.361" East plat) along the East line of said Section 16 as located and shown on the Location Control Route Survey for the Indiana Department of Transportation by James D. Smale from USI Consultants, Inc. Dated May 19, 2003 and recorded in the Office of the Recorder of Deeds, Lake County, Indiana as Document No. 2003051548, in Book 10, Page 19 on May 21, 2003, a distance of 2765.69 feet (2765.52 feet plat) to Line "K" of Interstate 80-94 (Borman Expressway) at Station 242+86.56; thence North 89°23'42" West (North 89°36'54.577" West plat) along Line "K", a distance of 7404.00 feet; thence South 00°36'18" West perpendicular to Line "K", a distance of 191.00 feet; thence continuing South 00°36'18" West, a distance of 18.50 feet to the POINT OF BEGINNING of this description; thence South 89°23'42" East, a distance of 120.00 feet; thence North 76°00'50" East, a distance of 75.00 feet; thence North 06°34'10" East, a distance of 40.07 feet; thence along a non-tangential curve Southwesterly and having a radius of 180.00 feet, an arc distance of 84.78 feet along said curve, having a chord direction of South 33°53'38" East, and a chord length of 84.00 feet; thence North 59°42'12" West, a distance of 23.57 feet; thence South 76°00'50" West, a distance of 104.00 feet; thence North 89°23'42" West, a distance of 98.20 feet; thence South 00°36'18" West, a distance of 31.50 feet; thence North 89°23'42" West, a distance of 25.00 feet; thence North 00°36'18" East, a distance of 56.50 feet to the Point of Beginning, containing 7434.95 square feet more or less.

**20' NON-EXCLUSIVE UTILITY EASEMENT NO. 1**

A parcel of land for a 20' Non-Exclusive Utility Easement No. 1, located within that part of the Southeast 1/4 of Section 17, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana bounded and described as follows:  
Commencing at a 3" brass plug found at the Southeast corner of the Southeast 1/4 of Section 16, Township 36

North, Range 9 West of the Second Principal Meridian, Lake County, Indiana; thence North 00°16'25" East (bearings based on Indiana State Plane Coordinates, West Zone) (North 00°03'09.361" East plat) along the East line of said Section 16 as located and shown on the Location Control Route Survey for the Indiana Department of Transportation by James D. Smale from USI Consultants, Inc. Dated May 19, 2003 and recorded in the Office of the Recorder of Deeds, Lake County, Indiana as Document No. 2003051548, in Book 10, Page 19 on May 21, 2003, a distance of 2765.69 feet (2765.52 feet plat) to Line "K" of Interstate 80-94 (Borman Expressway) at Station 242+86.56; thence North 89°23'42" West (North 89°36'54.577" West plat) along Line "K", a distance of 7404.00 feet; thence South 00°36'18" West perpendicular to Line "K", a distance of 191.00 feet; thence continuing South 00°36'18" West, a distance of 75.00 feet to the POINT OF BEGINNING of this description; thence South 52°05'50" East, a distance of 437.65 feet to the Southeasterly right-of-way of said Interstate 80-94; thence South 19°16'21" West along said Southeasterly right-of-way line, a distance of 21.11 feet; thence North 52°05'50" West, a distance of 470.65 feet; thence South 89°23'42" East, a distance of 33.01 feet to the Point of Beginning, containing 9082.96 square feet more or less.

#### 20' NON-EXCLUSIVE UTILITY EASEMENT NO. 2

A parcel of land for a 20' Non-Exclusive Utility Easement No. 2, located within that part of the Southeast 1/4 of Section 17, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana bounded and described as follows:

Commencing at a 3" brass plug found at the Southeast corner of the Southeast 1/4 of Section 16, Township 36 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana; thence North 00°16'25" East (bearings based on Indiana State Plane Coordinates, West Zone) (North 00°03'09.361" East plat) along the East line of said Section 16 as located and shown on the Location Control Route Survey for the Indiana Department of Transportation by James D. Smale from USI Consultants, Inc. Dated May 19, 2003 and recorded in the Office of the Recorder of Deeds, Lake County, Indiana as Document No. 2003051548, in Book 10, Page 19 on May 21, 2003, a distance of 2765.69 feet (2765.52 feet plat) to Line "K" of Interstate 80-94 (Borman Expressway) at Station 242+86.56; thence North 89°23'42" West (North 89°36'54.577" West plat) along Line "K", a distance of 7404.00 feet; thence South 00°36'18" West perpendicular to Line "K", a distance of 191.00 feet; thence continuing South 00°36'18" West, a distance of 75.00 feet North 89°23'42" West, a distance of 75.00 feet to the POINT OF BEGINNING of this description; thence North 00°36'18" East, a distance of 20.76 feet; thence South 75°03'54" West, a distance of 56.56 feet; thence South 14°56'06" East, a distance of 20.00 feet; thence North 75°03'54" East, a distance of 51.00 feet to the Point of Beginning, containing 1075.62 square feet more or less.

