

2019-086205

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Dec 13 9:01 AM

Prepared out of State.
Return to:

Crown Castle
1220 Augusta Drive, Suite 500
Houston, TX 77057

Tax Parcel Numbers 45-11-09-152-001.000-036



This MEMORANDUM OF OPTION (this "Memorandum") is entered into as of this 21 day of October, 2019, by and JJM HOLDINGS, LLC, an Indiana limited liability company ("Optionor"), with a mailing address of 61 Marywood Trail, Wheaton, IL 60189, and CROWN CASTLE TOWERS 06-2 LLC, a Delaware limited liability company ("Optionee"), with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, PA 15317.

RECITALS

Optionor and Optionee entered into that certain Option and Ground Lease Agreement dated as of October 21, 2019 (the "Agreement"). Optionor and Optionee desire to execute this Memorandum for the purpose of placing third parties on record notice of a right and option created and granted to Optionee with respect to the property described herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals, the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Optionor and Optionee hereby agree as follows:

1. Pursuant to the Agreement, Optionee has the right and option, exercisable at any time during the six (6) year period following the date of the Agreement (or until such other time as may be described in the Agreement or to which the parties may mutually agree), to exercise such option in the manner set forth in the Agreement, which provides Optionee with an exclusive and irrevocable right to lease a portion of Optionor's property ("Property") described on Exhibit "A" attached hereto and made a part hereof for all purposes, consisting of approximately 5,000

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square feet ("Option Area"), together with the following easements appurtenant to the Option Area: a thirty (30) feet wide access and utility easement extending from the Option Area to the nearest public right of way or public utility easement.

2. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3. Defined terms used in this Memorandum and not otherwise defined herein shall have the meanings given to such terms in the Agreement.

[SIGNATURES FOLLOW]



IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

OPTIONOR:

JJM Holdings, LLC,
an Indiana limited liability company

By: [Signature] (SEAL)
James J. McCann, Managing Member
Date: 9/26/2019

STATE OF IL
COUNTY OF DuPage



Before me, a Notary Public in and for said County and State, personally appeared James J. McCann, the Managing Member of JJM Holdings, LLC, an Indiana limited liability company, who acknowledged execution of the foregoing Memorandum of Option and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of September, 2019.

My Commission Expires: 5/24/23
Notary Public Residing in DuPage County, Roseville
Print: Gina M Grogans

[affix stamp or seal]

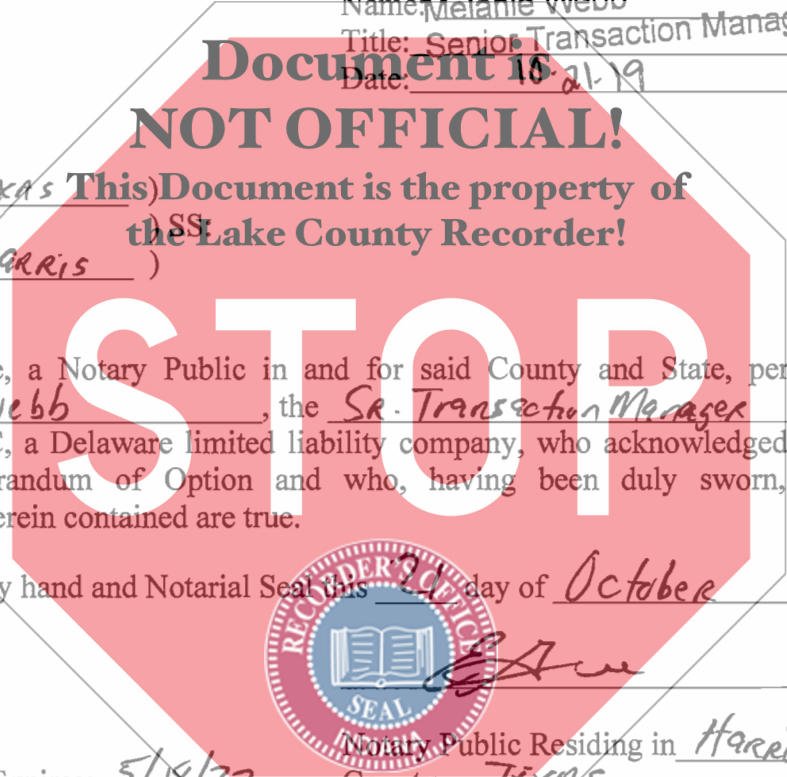


IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

OPTIONEE:

Crown Castle Towers 06-2 LLC,
a Delaware limited liability company

By: Melanie Webb (SEAL)
Name: Melanie Webb
Title: Senior Transaction Manager
Date: 10-21-19



STATE OF Texas ~~This~~ Document is the property of
COUNTY OF Harris ~~the~~ Lake County Recorder!

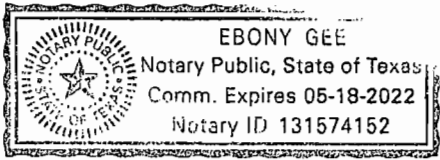
Before me, a Notary Public in and for said County and State, personally appeared Melanie Webb, the SR. Transaction Manager of Crown Castle Towers 06-2 LLC, a Delaware limited liability company, who acknowledged execution of the foregoing Memorandum of Option and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21 day of October, 2019.



My Commission Expires: 5/18/22
Notary Public Residing in Harris County, TEXAS

Print: Ebony Gee



[affix stamp or seal]

**EXHIBIT A
PROPERTY**

THE OPTION AREA IS AN APPROXIMATELY 5,000 SQUARE FEET PORTION OF THAT PARENT PARCEL, TOGETHER WITH THOSE EASEMENTS AND RIGHTS OF ACCESS AND UTILITIES PROVIDED FOR IN THE AGREEMENT, SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AS SAID PARENT PARCEL IS DESCRIBED AS FOLLOWS:

The land referred to herein below is situated in the County of Lake, Town of Schererville, State of Indiana, and is described as follows:

Tract 1:

The North 160 feet of the East 600 feet of the West 655 feet of the South six twenty-firsts 6/21st of the Southwest quarter of the Northwest quarter of Section 9, Township 35 North, Range 9 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of the Southwest quarter of the Northwest quarter of said Section 9; thence North, along the West line thereof, 378.0 feet, more or less, to the North line of said South 6/21 part; thence East, along said North line 55 feet to a point on the East right of way line of U.S. Highway No. 41 and the place of beginning; thence continuing East, along said North line of the South 6/21 part, a distance of 600 feet; thence South, parallel to the East right of way line of U.S. Highway No. 41, 160.0 feet; thence West, parallel with the North line of said South 6/21 part, a distance of 600.00 feet to the aforesaid East right of way line, thence North, along said East right of way line, 160.0 feet to the place of beginning, all in the Town of Schererville, Lake County, Indiana.

Tract 2:

Part of the South 6/21st part of the Southwest quarter of the Northwest quarter of Section 9, Township 35 North, Range 9 West of the Second Principal Meridian, being more particularly described as follows: Commencing at a point of intersection of the North line of said South 6/21st part with the East 55 foot right of way line of U.S. Highway #41, which point lies 41.93 feet East of the West line of said Southwest quarter of the Northwest quarter; thence East, along the North line of continuing East, along said North line of the South 6/21st part a distance of 42.0 feet; thence South parallel with said East 55 foot right of way line of U.S. #41, 160.0 feet; thence West parallel with the North line of said South 6/21st part, 42.0 feet; thence North, 160.00 feet to the point of beginning, all in the Town of Schererville, Lake County, Indiana.

Parcel Id #45-11-09-152-001.000-036

This being the same property conveyed to JJM Holdings, LLC, an Indiana Limited Liability Company from William J. Brant, Jr. in a deed dated July 12, 2017, and recorded July 18, 2017 as Instrument No. 2017-043772, in Lake County, Indiana.

Property Commonly Known As: 1133 Indianapolis Boulevard Schererville, IN 46375

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Brandon Bordeaux

This instrument prepared out of state by Brandon Bordeaux, Parker Poe Adams & Bernstein LLP, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601.

