

Prepared by and return to:
USCOC of Greater Missouri, LLC
Attention: Real Estate Legal
8410 W. Bryn Mawr Ave.
Chicago, IL 60631

Site Name: Clark Lane
Site Number: 350338
County: Boone
State: Missouri

MEMORANDUM OF ANTENNA AGREEMENT

THIS MEMORANDUM OF ANTENNA AGREEMENT is made and entered into by and between the City of Columbia, a municipal corporation (hereinafter "City") and USCOC of Greater Missouri, LLC, a Delaware limited liability company (hereinafter "Lessee").

WITNESSETH:

WHEREAS, by the terms of a certain Antenna Agreement dated March 3, 2004 the City granted Lessee the right to lease certain ground space and agreed to grant Lessee certain easements, all being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises") upon the terms and conditions set forth in the Agreement; and

WHEREAS, the City and Lessee entered into a First Amendment to Antenna Agreement dated February___ 2019, collectively the Antenna Agreement and First Amendment are hereinafter referred to as the "Agreement" and

WHEREAS, the City and the Lessee desire to execute this Memorandum of Agreement to evidence said Agreement and certain of the terms therein for the purpose of placing the same of record in the Recorder of Deeds Office for Boone County, State of Missouri.

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 City did grant Lessee the right to lease the Premises and obtain certain easements upon the terms and

conditions of the Agreement which is incorporated herein by specific reference, and agree as follows:

1. The initial term of the Agreement was five (5) years and commenced March 4, 2004. The current term of five (5) years is scheduled to expire on March 2, 2019. Lessee may extend the Agreement for three (3) additional five (5) year renewal terms may be exercised upon the terms and conditions more particularly as set forth in the Agreement.
2. The City also makes certain grants of easement for access and utilities, as more particularly described on the attached Exhibit A, which easements are in effect throughout the term of the Agreement as renewed or extended, subject to terms and conditions as set forth in the Agreement.
3. This Memorandum of Agreement is subject to all the terms and provisions of the Agreement 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 Agreement and Agreement will be resolved in favor of the Agreement.

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

City:

CITY OF COLUMBIA, MISSOURI

By: _____
Mike Matthes, City Manager

Date: _____

ATTEST:

By: _____
Sheela Amin, City Clerk

APPROVED AS TO FORM:

By: _____
Nancy Thompson, City Counselor ✓

STATE OF MISSOURI)
) ss
COUNTY OF BOONE)

On this _____ day of __, 2019, before me appeared Mike Matthes, to me personally known, who, being duly sworn, did say that he is the City Manager of the City of Columbia, Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of the City and that this instrument was signed and sealed on behalf of the City by authority of its City Council and the City Manager acknowledged this instrument to be the free act and deed of the City.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal, at my office Columbia, Boone County, Missouri, the day and year first above written.

Notary Public

My commission expires: _____

LESSEE: USCOC Of Greater Missouri LLC

By: *Jeffrey W. Baenke*
Printed: Jeffrey W. Baenke

Title: Vice President

Date: FEB 08 2019

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jeffrey W. Baenke, Vice President, known to me to be the same person whose name is subscribed to the foregoing Memorandum of Site Agreement, 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 Lessee, for the uses and purposes therein stated.

Given under my hand and seal this 8 day of February, 2019

M Ramos
Notary Public

My commission expires MAY 28 2022

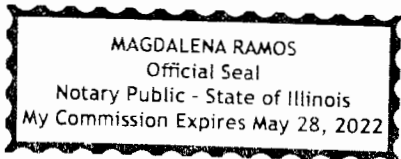


Exhibit A

PARENT PARCEL LEGAL DESCRIPTION:

LOT 1 DESCRIBED ON PLAT ENTITLED "COLUMBIA FIRE STATE NO. 5," PREPARED BY JOHN MUCHLING, DATED OCTOBER 30, 2003, RECORDED JANUARY 21, 2004, IN BOOK 38 PAGE 7.

LEASE AREA LEGAL DESCRIPTION:

A PORTION OF LOT 1 DESCRIBED ON PLAT ENTITLED "COLUMBIA FIRE STATE NO. 5," PREPARED BY JOHN MUCHLING, DATED OCTOBER 30, 2003, RECORDED JANUARY 21, 2004, IN BOOK 38 PAGE 7 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IR CAPPED, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 46 DEGREES 45 MINUTES 28 SECONDS WEST, A RADIAL DISTANCE OF 469.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC AND THE WESTERLY LINE OF SAID LOT 1, THROUGH A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 38 SECONDS, A DISTANCE OF 29.43 FEET;
THENCE SOUTH 50 DEGREES 21 MINUTES 06 SECONDS EAST, A DISTANCE OF 26.11 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 01 DEGREES 57 MINUTES 21 SECONDS WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 01 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 900.00 SQUARE FEET OR 0.0207 ACRES, MORE OR LESS

ACCESS & UTILITY LEGAL DESCRIPTION:

A PORTION OF LOT 1 DESCRIBED ON PLAT ENTITLED "COLUMBIA FIRE STATE NO. 5," PREPARED BY JOHN MUCHLING, DATED OCTOBER 30, 2003, RECORDED JANUARY 21, 2004, IN BOOK 38 PAGE 7 BEING A 20 FEET WIDE ACCESS AND UTILITY EASEMENT LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT A FOUND 5/8" IR CAPPED, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 46 DEGREES 45 MINUTES 28 SECONDS WEST, A RADIAL DISTANCE OF 469.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC AND THE WESTERLY LINE OF SAID LOT 1, THROUGH A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 38 SECONDS, A DISTANCE OF 29.43 FEET;
THENCE SOUTH 50 DEGREES 21 MINUTES 06 SECONDS EAST, A DISTANCE OF 26.11 FEET;
THENCE SOUTH 88 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 88 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 57 MINUTES 21 SECONDS WEST, A DISTANCE OF 22.02 FEET TO A POINT FROM HEREON KNOWN AS POINT "A";
THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 7.98 FEET TO THE POINT OF TERMINUS; AND

BEGINNING AT THE AFOREMENTIONED POINT "A";
THENCE NORTH 68 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 19.98 FEET;
THENCE NORTH 06 DEGREES 45 MINUTES 05 SECONDS WEST, A DISTANCE OF 42.33 FEET;
THENCE NORTH 28 DEGREES 16 MINUTES 11 SECONDS WEST, A DISTANCE OF 18.02 FEET;
THENCE NORTH 52 DEGREES 53 MINUTES 27 SECONDS WEST, A DISTANCE OF 22.35 FEET;
THENCE NORTH 57 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF 14.79 FEET TO THE POINT OF TERMINUS.

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 1 DESCRIBED ON PLAT ENTITLED "COLUMBIA FIRE STATE NO. 5," PREPARED BY JOHN MUCHLING, DATED OCTOBER 30, 2003, RECORDED JANUARY 21, 2004, IN BOOK 38 PAGE 7 BEING AN 8 FEET WIDE UTILITY EASEMENT LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT A FOUND 5/8" IR CAPPED, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 1, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 46 DEGREES 45 MINUTES 28 SECONDS WEST, A RADIAL DISTANCE OF 469.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC AND THE WESTERLY LINE OF SAID LOT 1, THROUGH A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 38 SECONDS, A DISTANCE OF 29.43 FEET;

THENCE SOUTH 50 DEGREES 21 MINUTES 06 SECONDS EAST, A DISTANCE OF 26.11 FEET;
THENCE SOUTH 88 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 01 DEGREES 57 MINUTES 21 SECONDS WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88 DEGREES 02 MINUTES 39 SECONDS WEST, A DISTANCE OF 5.55 FEET;
THENCE SOUTH 01 DEGREES 57 MINUTES 21 SECONDS WEST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 9.67 FEET;
THENCE SOUTH 16 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.49 FEET;
THENCE SOUTH 88 DEGREES 38 MINUTES 17 SECONDS EAST, A DISTANCE OF 24.68 FEET TO THE POINT OF TERMINUS.