

Prepared by and return to:  
USCOC of Virginia RSA #3, Inc.  
Attention: Real Estate Legal  
8410 W. Bryn Mawr Ave.  
Chicago, IL 60631

Site Name: Bucks Elbow  
Site Number: 768308  
County: Albemarle  
State: Virginia

### MEMORANDUM OF LEASE

**THIS MEMORANDUM OF LEASE** is made and entered into by and between the County of Albemarle, a political subdivision of the Commonwealth of Virginia, whose address is 401 McIntire Road, Charlottesville, Virginia, 22902-4579, hereinafter referred to as "Landlord", and USCOC of Virginia RSA #3, Inc., a Virginia corporation, whose address is Attention: Real Estate Lease Administration, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631, hereinafter referred to as "Tenant."

#### WITNESSETH:

**WHEREAS**, by the terms of a certain Tower and Ground Lease, entered into on the \_\_\_\_ of \_\_\_\_\_, 20\_\_, ("the Lease"), the Landlord has leased to Tenant certain property and 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 Lease; and

**WHEREAS**, the Landlord and the Tenant desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Albemarle County, Virginia.

**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 Landlord does hereby lease to Tenant the Premises, including certain easements, upon the terms and conditions of the Lease, which is incorporated herein by specific reference, and do agree as follows:

1. The Landlord leases the Premises, including certain easements, all as more particularly described on the attached Exhibit A, to Tenant for an initial lease term of five (5) years. The Lease provides for renewal terms that may extend the term of the lease for up to two (2) additional five (5) year terms, which may be exercised upon the terms and conditions more particularly as set forth in the Lease.
2. This Memorandum of Lease is subject to all the terms and provisions of the Lease, 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 Lease and the Memorandum of Lease will be resolved in favor of the Lease.



TENANT: USCOC of Virginia RSA#3, Inc.

By: *JRM*  
Vice-President

Date: 8-27-2020

STATE OF ILLINOIS                    )  
  )  
COUNTY OF COOK                    )

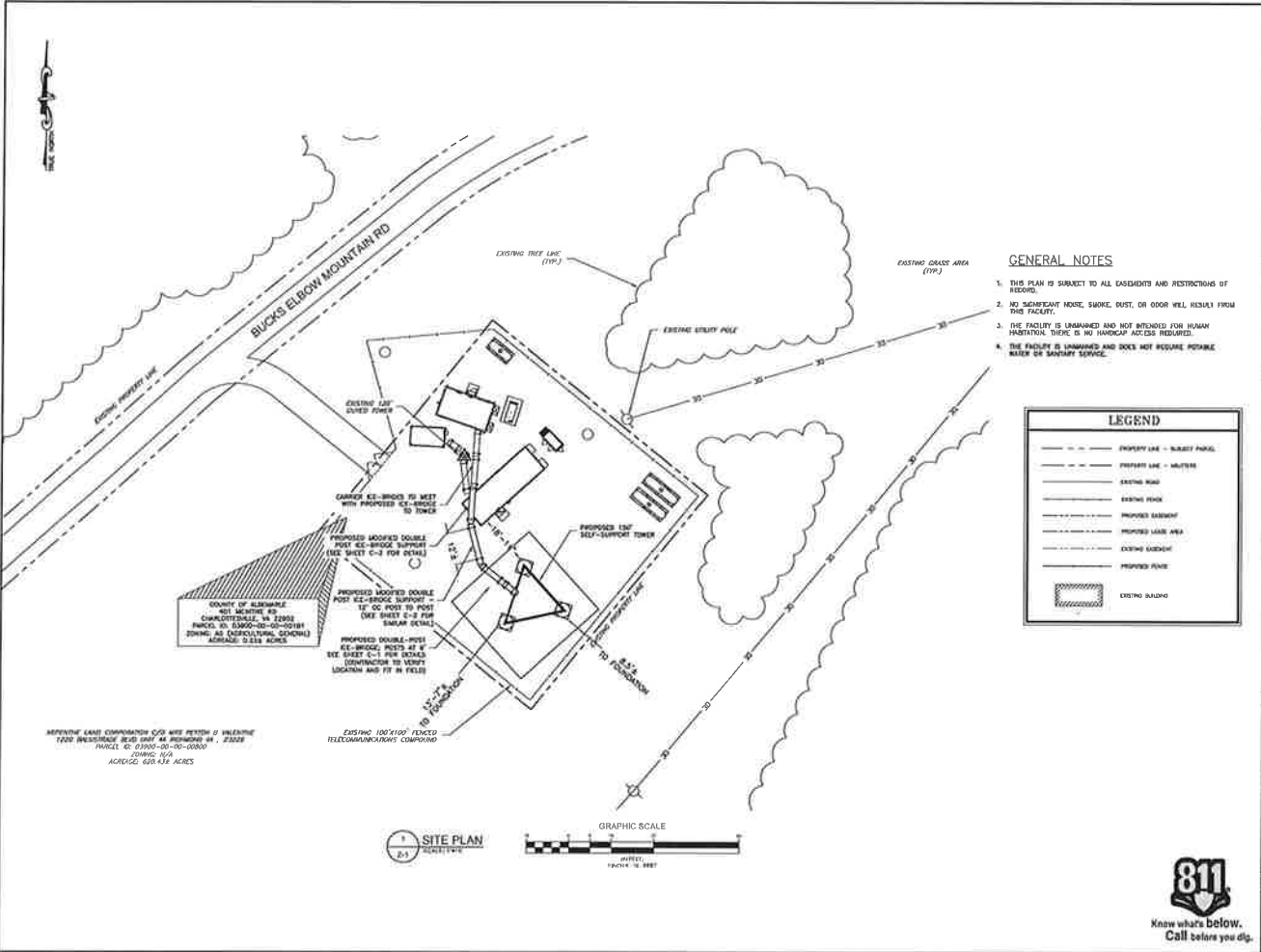
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jack R. Phipps, Vice-President of USCOC of Virginia RSA#3, Inc., known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Memorandum as his free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this 27<sup>th</sup> day of August, 2020  
Ellen M Groh  
Notary Public  
My commission expires 1/22/2021



**EXHIBIT A**

Legal Description of Premises



- GENERAL NOTES**
1. THIS PLAN IS SUBJECT TO ALL ORDINANCES AND RESTRICTIONS OF RECORD.
  2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
  3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
  4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE PORTABLE WATER OR SANITARY SERVICE.

**LEGEND**

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - NEIGHBOR
---	EXISTING ROAD
---	EXISTING FENCE
---	PROPOSED EASEMENT
---	PROPOSED LAND AREA
---	EXISTING EASEMENT
---	PROPOSED FENCE
---	EXISTING BUILDING

**ENGINEER**  
**NB+C**  
**TOTALLY COMMITTED.**  
 NB+C ENGINEERING SERVICES, LLC  
 1000 WILSON DRIVE, SUITE 201  
 CHARLOTTE, NC 28203

**APPLICANT**  
**ALBEMARLE COUNTY VIRGINIA**  
 2306 IVY ROAD  
 CHARLOTTEVILLE, VA 22903

**SITE INFORMATION**  
 BUCKS ELBOW MOUNTAIN  
 NB+C PROJECT # TBD  
 BUCKS ELBOW MOUNTAIN RD  
 CROZET, VA 22932  
 ALBEMARLE COUNTY

**REVISIONS**

REV	DATE	DESCRIPTION	BY
1	08/11/18	REVISED FINAL PLANS	JAC
2	08/28/18	REVISED FINAL PLANS	JAC
3	09/05/18	REVISED FINAL PLANS	JAC
4	10/01/18	FINAL SITE PLAN	JAC
5	10/01/18	FINAL PLAN	JAC

**DESIGN RECORD**

**PROFESSIONAL STAMP**  
  
 JOHN A. DAUGHERTY II, P.E.  
 VA PROFESSIONAL ENGINEER LIC. #6521272

**PROJECT NUMBER**  
 1000 WILSON DRIVE, SUITE 201  
 CHARLOTTE, NC 28203

**SHEET TITLE**  
**SITE PLAN**

**SHEET NUMBER**  
**Z-1**

**811**  
 Know what's below.  
 Call before you dig.