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.

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

LANDLORD: County of Albemarle

By: _____
Jeffrey B. Richardson, County Executive

Date:_____

COMMONWEALTH OF Virginia)
)
COUNTY OF Albemarle)

I, the undersigned, a notary public in and for the state and County aforesaid, do hereby certify that Jeffrey B. Richardson, County Executive, 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 their authority, signed the said Memorandum as his free and voluntary act on behalf of the County of Albemarle, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 20___.

_____
Notary Public

My commission expires _____

TENANT: USCOC of Virginia RSA#3, Inc.

By: _____
Vice-President

Date: _____

STATE OF ILLINOIS)
)
COUNTY OF COOK)

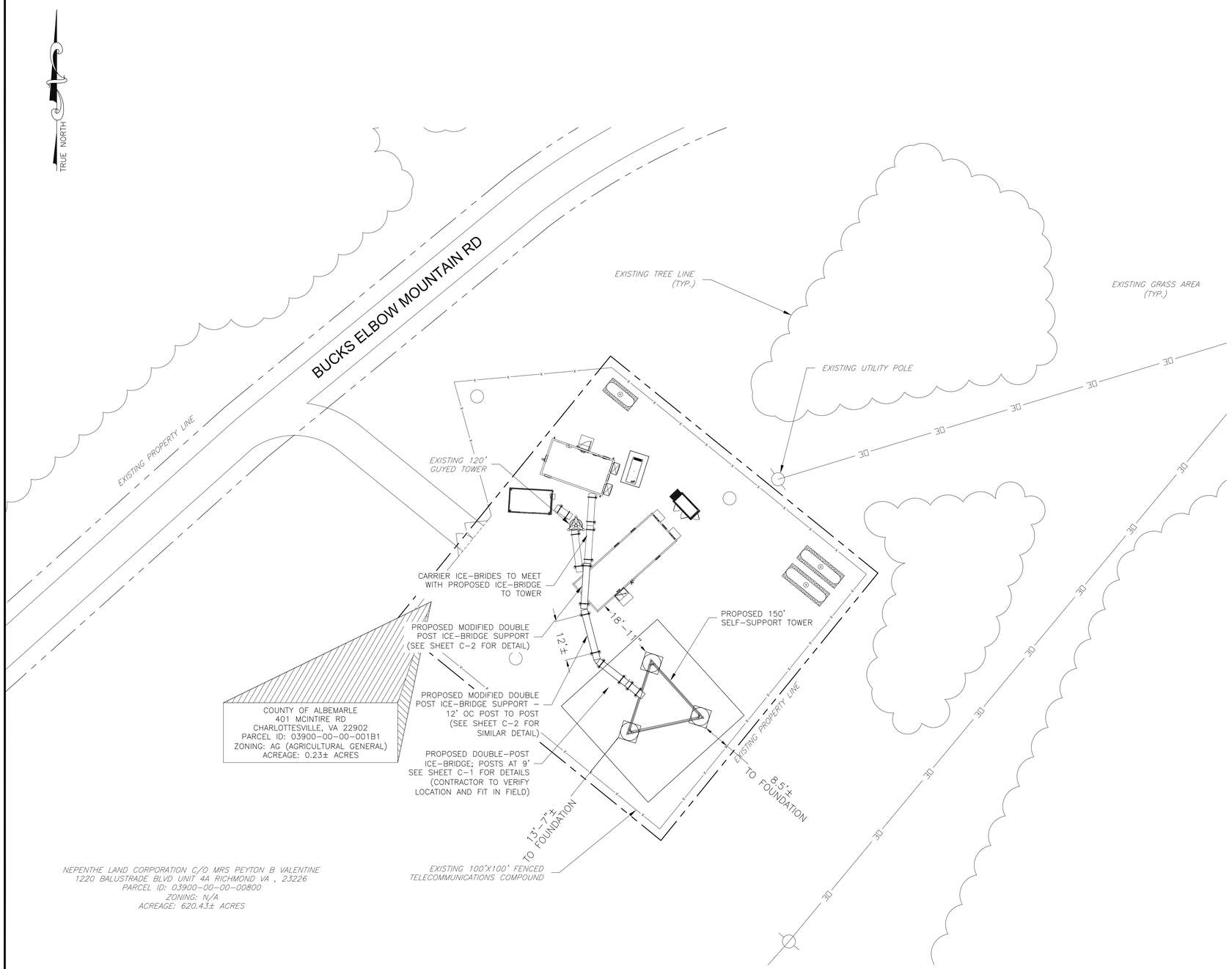
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, Vice-President of USCOC of Virginia RSA#3, Inc., known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged 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 ____ day of _____, 20__.

_____
Notary Public
My commission expires _____

EXHIBIT A

Legal Description of Premises



1 / Z-1 SITE PLAN
SCALE: 1"=16'

GRAPHIC SCALE
16 0 8 16 32 64
(IN FEET)
1 INCH = 16 FEET

GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS 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 POTABLE WATER OR SANITARY SERVICE.

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ABUTTERS
- EXISTING ROAD
- EXISTING FENCE
- PROPOSED EASEMENT
- PROPOSED LEASE AREA
- EXISTING EASEMENT
- PROPOSED FENCE
- EXISTING BUILDING

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

ENGINEER

NB+C TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
4435 WATERFRONT DRIVE, SUITE 100
GLEN ALLEN, VA 23060
804-545-4079

APPLICANT

ALBEMARLE COUNTY | EMERGENCY COMMUNICATIONS VIRGINIA

2306 IVY ROAD
CHARLOTTESVILLE, VA 22903

SITE INFORMATION

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

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
4	06/11/19	REVISED FINALS	JAD
3	05/22/19	REVISED FINALS	JAD
2	04/25/19	REVISED FINALS	JAD
1	11/27/18	FINAL SITE PLAN	JAD
0	09/13/18	Site Plan	JAC

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA
JOHN A. DAUGHTREY III
Lic. No. 0402052122
06/11/19
PROFESSIONAL ENGINEER

ENGINEER

JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1