



Doc# 1627915161 Fee \$50.00  
RHSP Fee:\$9.00PRF Fee \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2016 04:08 PM Pg: 1 of 7

Prepared by and upon recording  
Please return to:

Ginsberg Jacobs LLC  
300 South Wacker Drive  
Suite 2750  
Chicago, Illinois 60606  
Attn: Steven F. Ginsberg, Esq.  
(Site Name: Lil City NE)

Parcel ID 02-28-200-006-0000

MEMORANDUM OF TOWER LEASE AGREEMENT

This Agreement, made this 5<sup>th</sup> day of August, 2016 between TowerCo 2013 LLC, a Delaware limited liability company, with a mailing address of 5000 Valleystone Drive, Suite 200, Cary, North Carolina 27519, hereinafter designated LESSOR, and Chicago SMSA Limited Partnership d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Tower Lease Agreement (the "Agreement") on August 5, 2016 for an initial term of ten years, commencing on the Commencement Date as defined in the Agreement. The Tower Lease Agreement shall automatically be extended for four additional five-year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six months prior to the end of the then current term. If at the end of the fourth five-year extension term the Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five years and for five year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three months prior to the end of such term. Annual rental for each such additional five year term shall be equal to the annual rental payable with respect to the immediately preceding five year term.

2. LESSOR hereby leases to LESSEE a portion of that certain parcel of property located at 1000 South Quentin Road, Palatine, Cook County, Illinois, commonly known as Parcel Number 02-28-200-006-0000 (the entirety of LESSOR's property is referred to hereinafter as the "Property" and is legally described in Exhibit A attached hereto and incorporated herein) consisting of approximately 28' x 12' parcel of land (the "Land Space") inside LESSOR's equipment building, together with space on LESSOR's tower located at the Property (the "Tower Space") and the non-exclusive right for ingress and egress, seven (7) days a week, twenty four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, fiber, poles, cables, conduits, and pipes over, under, or along certain rights-of-way (the access and utility rights of way are herein collectively referred to as the "Rights of Way") extending from the nearest public

S yes  
P 7  
S N  
M N  
SC yes  
E yes  
INT on

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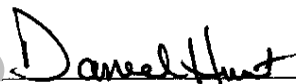
right-of-way to the Land Space. LESSEE shall also be granted any further rights of way (the "Further Rights of Way") over and through the Property between the Land Space and the Tower Space for the installation and maintenance of utility wires, poles, cables, conduits, and pipes. The Tower Space, Land Space, Rights of Way and Further Rights of Way, if any, are collectively referred to in the Agreement as the "Premises" and are depicted in Exhibit B attached hereto and incorporated herein.

- 3. LESSEE does not have a right of first refusal to purchase all or any portion of the Premises or the Property during the term of the Agreement.
- 5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and permitted assigns of LESSOR and LESSEE

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

**LESSOR:**

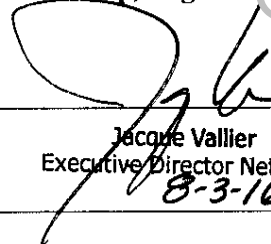
**TowerCo 2013 LLC**

By:   
 Name: Daniel Hunt  
 Its: VPS LFO  
 Date: 8/5/16

**LESSEE:**

**Chicago SMSA Limited Partnership  
d/b/a Verizon Wireless**

**By: Celco Partnership, its general partner**

By:   
 Name: Jacque Vallier  
 Its: Executive Director Network  
 Date: 8-3-16

[Acknowledgments Follow On Next Page]

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STATE OF North Carolina )  
 )ss.  
COUNTY OF Wake )

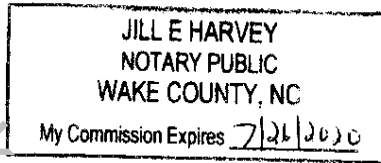
## LESSOR ACKNOWLEDGEMENT

On this 5<sup>th</sup> day of August, 2016, before me, Jill E. Harvey, the undersigned Notary Public, duly commissions and sworn, personally appeared Daniel Hunt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her authorized capacity as VPE, CEO of TowerCo 2013 LLC, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official Notarial Seal, this 5<sup>th</sup> day of August, 2016.

Jill E. Harvey  
Notary Public

My Commission Expires:  
7/26/2020



STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

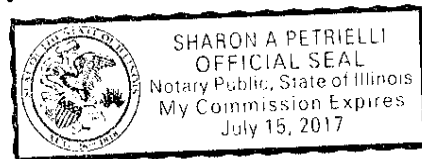
## LESSEE ACKNOWLEDGEMENT

On this 3<sup>rd</sup> day of August, 2016, before me, Sharon A. Petrielli, the undersigned Notary Public, duly commissions and sworn, personally appeared JACQUE VAILLIER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same in his/her authorized capacity as Exec. Dir. NWK BCo of Celco Partnership, general partner of Chicago SMSA Limited Partnership d/b/a Verizon Wireless, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official Notarial Seal, this 3<sup>rd</sup> day of August, 2016.

Sharon A. Petrielli  
Notary Public

My Commission Expires:  
July 15, 2017



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## EXHIBIT A

### [THE PROPERTY]

THE EAST 40 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28,  
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### [THE PREMISES]

#### **PROPOSED LEASE AREA DESCRIPTION**

THAT PART OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER AND THE WESTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD; THENCE NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE, 442.89 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST, 473.75 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, 20.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS WEST, 30.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 20 SECONDS EAST ALONG THE SOUTH FACE OF AN ONE STORY BRICK BUILDING, 28.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, 30.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS WEST, 28.00 FEET TO THE POINT OF BEGINNING, CONTAINING 840.00 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

#### **PROPOSED LEASE AREA EXPANSION DESCRIPTION**

THAT PART OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER AND THE WESTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD; THENCE NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE, 442.89 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST, 473.75 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, 48.29 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, 13.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 49 MINUTES 40 SECONDS WEST, 6.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, 10.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, 6.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

#### **PROPOSED ACCESS AND UTILITY EASEMENT DESCRIPTION**

THAT PART OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER AND THE WESTERLY RIGHT-OF-WAY LINE OF QUENTIN ROAD; THENCE NORTH 89 DEGREES 45 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE, 442.89 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS EAST, 453.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS WEST, 20.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, 48.29 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LEASE AREA; THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS WEST, 30.00 FEET TO THE NORTHEAST CORNER OF SAID LEASE AREA; THENCE NORTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, 10.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, 50.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 20 SECONDS WEST, 58.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1,4654.87 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

#### **PROPOSED ACCESS EASEMENT DESCRIPTION**

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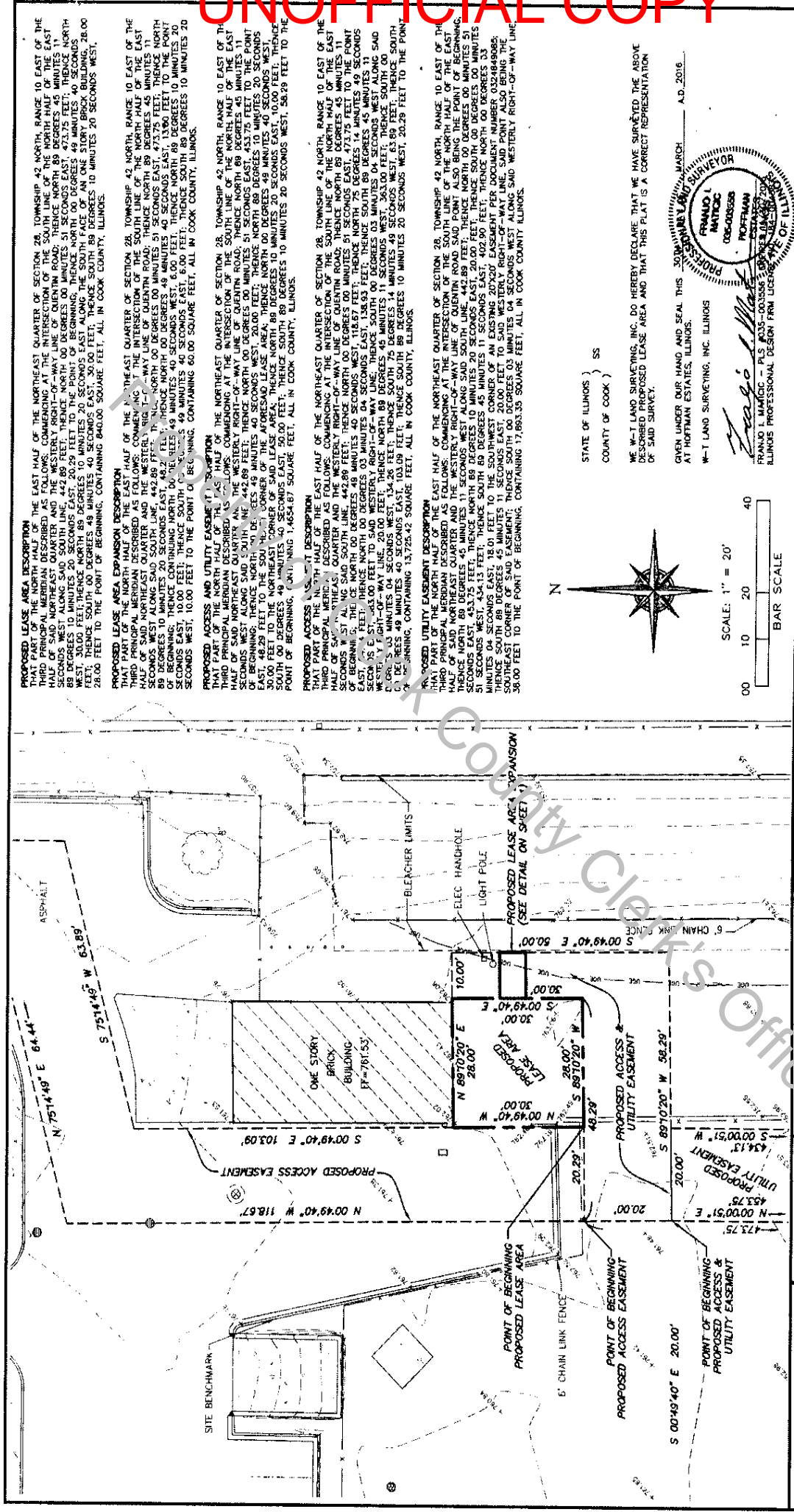
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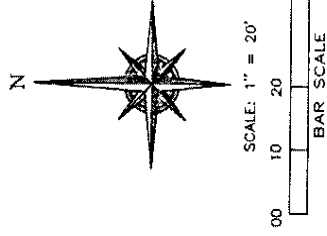


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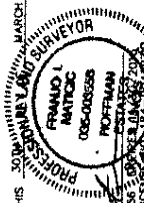
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STATE OF ILLINOIS )  
 COUNTY OF COOK )  
 SS

WE, W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPOSED LEASE AREA AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 30th DAY OF MARCH, A.D. 2016  
 AT HOFFMAN ESTATES, ILLINOIS.  
 W-T LAND SURVEYING, INC. ILLINOIS



FRANKO I. MATYKO - PLS #035-003556  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #035-003556

<b>W-T</b>		<b>TowerCo</b>	
W-T LAND SURVEYING, INC. LAND AND CONSTRUCTION SURVEYORS 2475 Palatine Road Palatine, IL 60067 Phone: (815) 321-1100 Fax: (815) 321-1101 www.wtland.com E. License No.: 008-0000000		COMPANY © 2016 BY W-T LAND SURVEYING, INC.	
<b>SITE NAME: FREMD HS</b> <b>TOWERCO SITE ID: IL0257</b> 1000 S. QUENTIN ROAD PALATINE, IL 60067 COOK COUNTY		PROJECT NUMBER 515396 DRAWING TITLE SURVEY SHEET NUMBER LS-2 OF 2 SHEETS	
NO.	DATE	DESCRIPTION	BY (CHK APP)
1	03/30/16	REVISED PER COMMENTS	ON
2	03/17/16	REVISED PER COMMENTS	ON
3	03/15/16	REVISED PER COMMENTS	ON
4	03/11/16	ADDED LEASE EXPANSION	ON
5	11/18/15	ADDED TITLE NOTE	ON
6	09/04/15	PRELIMINARY	ON
7	08/04/15	DESCRIPTION	BY (CHK APP)