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Karen A. Yarbrough
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Prepared By / Return to:

Fox Rothschild LLP
747 Constitution Drive, Suite 100
Exton, PA 19341
Attn: Levin V. Czubaroff, Esquire

Parcel No. 13-32-400-029

VB Site Name: Hansen Park
VB Site Number: US-IL-5132
GSA IV Business Unit # 881510
GSA IV Site Name: 1823 N Monitor, Chicago OPT

Cmt # 196740

MEMORANDUM OF PCS SITE AGREEMENT

THIS MEMORANDUM OF PCS SITE AGREEMENT (this “**Memorandum**”) is dated the 22nd day of April, 2021, by and between GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company (“**Landlord**”), and VB-S1 ASSETS, LLC, a Delaware limited liability company (“**Tenant**”).

Landlord currently is the holder of an interest as lessor on a tract of land located in the City of Chicago, Cook County, Illinois, known as a portion of Parcel No. 13-32-400-029, as more particularly described on **Exhibit A** attached hereto (collectively, the “**Property**”). Landlord and Tenant entered into a certain PCS Site Agreement, dated January 31, 1996, as amended by that certain Amendment Number One to PCS Site Agreement dated January 31, 1996, dated April 25, 2005, and that certain Second Amendment to PCS Site Agreement dated 4/27/2021, 2021 (collectively, and as further amended from time to time, the “**Lease**”) pursuant to which Landlord leased to Tenant a certain portion of the Property.

In consideration of the covenants and agreements contained in the Lease and subject to the terms, provisions, covenants and conditions thereof, Landlord and Tenant have agreed to execute this Memorandum as follows:

1. The Landlord is Global Signal Acquisitions IV LLC, a Delaware limited liability company, with an address of 2000 Corporate Drive, Canonsburg, PA 15317.
2. The Tenant is VB-S1 Assets, LLC, a Delaware limited liability company, with a place of business c/o Vertical Bridge Holdings, LLC, 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487.
3. Pursuant to the Lease, Landlord leased to Tenant a portion of the Property, together with access and utility easements (collectively, the “**Premises**”).
4. The existing term of the Lease Agreement shall run through January 30, 2021 (“**Existing Term**”).
5. The Existing Term shall automatically extend for up to four (4) additional terms of five (5) years each and one final additional term commencing on January 31, 2041 and ending on

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August 9, 2043 (each a “**Extension Term**” and, together with the Existing Term, the “**Lease Term**”), unless Tenant gives Landlord written notice of Tenant’s intention to terminate the Lease at least ninety (90) days before the expiration of the then-current Term.

6. It is the intention of this Memorandum to give notice of certain provisions of the Lease, and it is not intended to supersede, diminish, add to, or change any of the terms and conditions of the Lease. Capitalized terms not otherwise defined herein shall have the same meanings assigned to such terms in the Lease. All of the terms, conditions and provisions of the Lease are incorporated herein by this reference to the same extent as if they were set forth herein in their entirety.

7. The terms, covenants and provisions of the Lease, of which this is a Memorandum, shall extend to and be binding upon the respective administrators, successors and assigns of Landlord and Tenant.

[SIGNATURES ON THE FOLLOWING PAGE]

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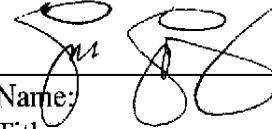
IN WITNESS WHEREOF, intending to be legally bound, the undersigned have caused this Memorandum to be executed as of the day and year first above written.

LANDLORD:

GLOBAL SIGNAL ACQUISITIONS IV LLC,
a Delaware limited liability company

Attest:

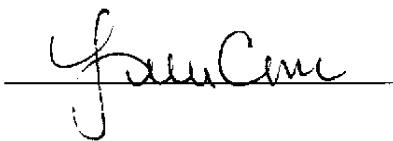



By: 
Name: **Lori Lopez**
Title: **Senior Transaction Manager**

TENANT:

VB-S1 ASSETS, LLC,
a Delaware limited liability company

Attest:



By: 
Name:
Title:

[ACKNOWLEDGMENTS ON THE NEXT PAGE]

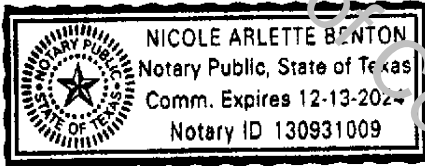
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LANDLORD ACKNOWLEDGMENT

STATE OF Texas)
) ss:
COUNTY OF Harris)

On this, the 26 day of January, 2021, before me the undersigned officer, personally appeared Lori Lopez, the Senior Transaction Manager of Global Signal Acquisitions IV LLC, a Delaware limited liability company, known to me, or satisfactorily proven to me, to be whose name is subscribed to the within instrument as such Senior Transaction Manager, appeared before me in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Nicole Arlette Benton

NOTARY PUBLIC

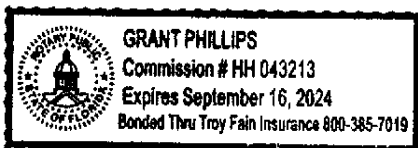
My Commission Expires: _____

TENANT ACKNOWLEDGMENT

STATE OF _____)
) ss:
COUNTY OF _____)

On this, the 22nd day of April, 2021, before me the undersigned officer, personally appeared Adam Ginder, the VP and Associate General Counsel of VB-S1 Assets, LLC, a Delaware limited liability company, known to me, or satisfactorily proven to me, to be whose name is subscribed to the within instrument as such Adam Ginder, appeared before me in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Grant Phillips

NOTARY PUBLIC

My Commission Expires: September 16, 2024

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Exhibit A

DESCRIPTION OF PROPERTY

PARENT PARCEL (AS PROVIDED)

PARCEL 'A':

THAT PART OF LOT 3 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT, BEING THE EAST LINE OF NORTH MONITOR AVENUE, 343.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE NORTH ALONG THE EAST LINE OF NORTH MONITOR AVENUE, A DISTANCE OF 160 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 503.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 358.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 04, 1932 AND RECORDED NOVEMBER 09, 1932, AS DOCUMENT NUMBER 11162537; THENCE SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE, A DISTANCE OF 80.99 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEYED SOUTHWESTERLY AND HAVING A RADIUS OF 487.06 FEET, A DISTANCE OF 105.24 FEET (ARC) TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 343.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 AS FOLLOWSAID; THENCE WEST ALONG THE SAID PARALLEL LINE A DISTANCE OF 450.99 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 'B':

THAT PART OF LOT 3 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF LOT 3, 41 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; AND RUNNING THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 41 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 138.91 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY CONVEYED TO THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 09, 1932 AS DOCUMENT NUMBER 11162597; THENCE SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A CURVED LINE CONVEXED NORTHEASTERLY AND HAVING A RADIUS OF 467.52 FEET, A DISTANCE OF 308.12 FEET (ARC); THENCE CONTINUING SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, BEING A STRAIGHT LINE TANGENT TO THE SAID CURVED LINE, A DISTANCE OF 8.19 FEET TO AN INTERSECTION WITH A LINE 503.78 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE WEST ALONG THE SAID PARALLEL LINE A DISTANCE OF 358.03 FEET TO AN INTERSECTION WITH THE SAID WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT; THENCE NORTH ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 217.66 FEET THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

RECEIVED JUN 22 2021