

# UNOFFICIAL COPY

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KAREN A. YARBROUGH  
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## RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Tucker Ellis LLP  
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Cleveland, Ohio 44113  
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**Prepared by:**  
**Justin J. Eddy**  
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**Cleveland, OH 44113**  
**216-696-5676**  
**PIN :07-09-300-008-000**

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**Property Address:1000 W Higgins Rd.**  
**Hoffman Estates, Illinois 60195**

## MEMORANDUM OF ADDITIONAL LEASE AREA AGREEMENT

This Memorandum of Additional Lease Area Agreement ("Memorandum") is made effective this 28 day of February, 2024 by and between TOWNSHIP HIGH SCHOOL DISTRICT 211 (hereinafter referred to as "Lessor") and STC Two LLC, a Delaware limited liability company, by Global Signal Acquisitions II LLC, a Delaware limited liability company, its Attorney-in-Fact (hereinafter referred to as "Lessee").

### RECITALS

Lessor and Lessee, as successor-in-interest to SprintCom, Inc., a Kansas corporation, entered into a Tower Lease dated March 16, 2001 (the "Tower Lease") originally between TOWNSHIP HIGH SCHOOL DISTRICT 211, as lessor, and SprintCom, Inc., a Kansas corporation, as lessee for the lease of certain real property, together with access and utility easements, located in Illinois, County of Cook (the "Premises"), all located within certain real property owned by Lessor and described on Exhibit B attached hereto ("Lessor's Property"), and as amended by an Addendum to Tower Lease (undated but executed by Tenant on March 13, 2001) (the "Addendum"), by that certain Second Amendment to Tower Lease dated December 15, 2017 (the "Second Amendment").

Lessor and Lessee entered into that certain Third Amendment to Tower Lease dated as of the \_\_\_ day of December, 2023 (the "Third Amendment"). Lessor and Lessee desire to execute this

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Memorandum for the purpose of placing third parties on record notice of a right created and granted to Lessee.

## AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals, the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Pursuant to the Third Amendment, Lessor has leased to Lessee an additional portion of Lessor's Property consisting of approximately 10 feet by 12 feet for the installation of certain equipment and facilities as depicted on Exhibit A attached hereto ("Additional Land") on the same terms and conditions set forth in the Lease Agreement.
2. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
3. Defined terms used in this Memorandum and not otherwise defined herein shall have the meanings given to such terms in the Third Amendment.
4. A copy of the Third Amendment is on file with Lessor and Lessee.

[Execution Pages Follow]

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IN WITNESS WHEREOF, hereunto and to duplicates hereof, Lessor and Lessee have caused this Memorandum to be duly executed on the day and year first written above.

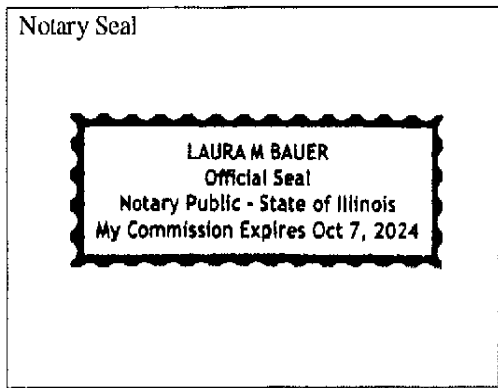
LESSOR:  
TOWNSHIP HIGH SCHOOL DISTRICT 211

By: Lauren Hummel  
Print Name: Lauren Hummel  
Title: Chief Operating Officer

STATE OF Illinois )  
 )ss.  
COUNTY OF Cook )

On this 28 day of ~~December~~ February 2024 <sup>LEH</sup>, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Lauren Hummel, the Chief Operating Officer of Twp. H.S. District 211, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Additional Lease Area Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



Laura M. Bauer  
(Signature of Notary)

My Commission Expires: 10/7/24

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**LESSEE:**

STC Two LLC, a Delaware limited liability company

By: Global Signal Acquisitions II LLC, a Delaware limited liability company, its Attorney-in-Fact

By: *Matthew Norwood*

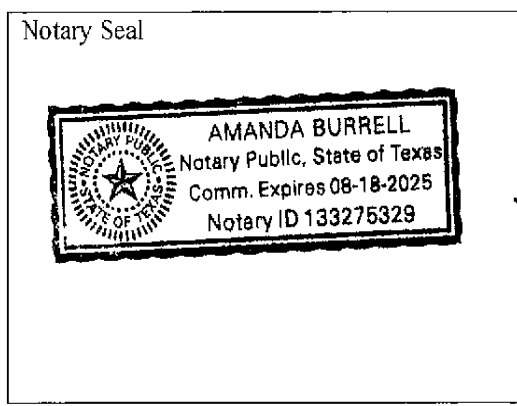
Print Name: Matthew Norwood

Title: Dir Nat'l RE Ops

STATE OF Texas )  
COUNTY OF Harris )ss.

On this 28 day of ~~December~~ February 2024, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Matthew Norwood, the Dir Nat'l RE Ops of Global Signal Acquisitions II LLC, a Delaware limited liability company, attorney-in-fact for STC Two LLC, a Delaware limited liability company, known or identified to me to be the person whose name is subscribed to the foregoing Memorandum of Additional Lease Area Agreement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.

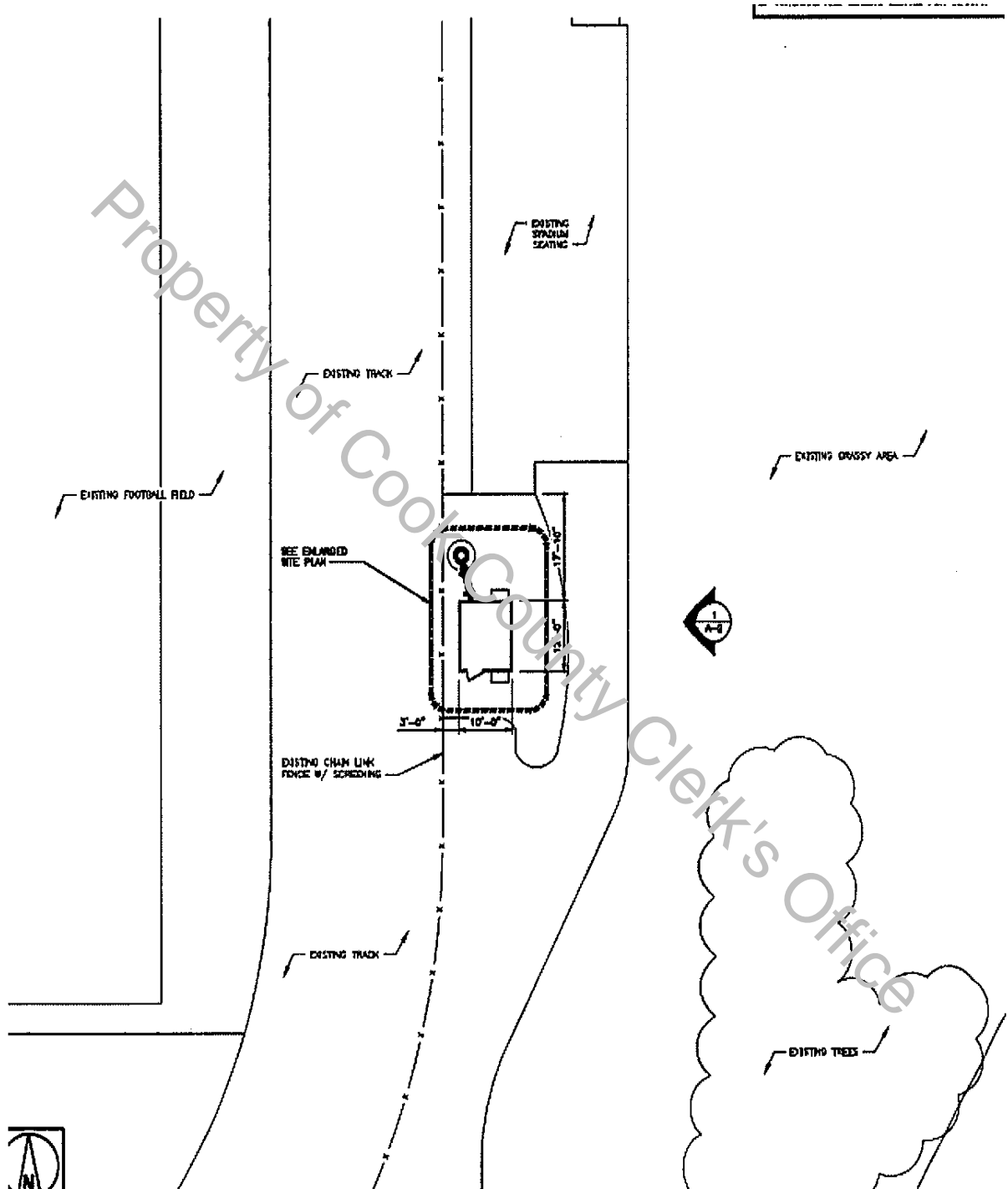


*Amanda Burrell*  
(Signature of Notary)

My Commission Expires: 08/18/2025

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## EXHIBIT A (Additional land)



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## EXHIBIT B

### Legal Description of Lessor's Property

That part of the West Half (1/2) of the Southwest Quarter (1/4) of Section 9, Township 41 North, Range 10, East of the Third Principal Meridian, lying North of the Northerly line of Higgins Road, excepting therefrom that part thereof bounded and described as follows: Beginning at the intersection of the Northerly line of Higgins Road and the East line of the West Half (1/2) of the Southwest Quarter (1/4) of said Section 9; thence Westerly along said Northerly line of Higgins Road, a distance of 563.0 feet; thence North parallel with the East line of the West Half (1/2) of the Southwest Quarter (1/4) of said Section 9, a distance of 170.29 feet; thence Easterly parallel with the Northerly line of said road, Easterly of the point of curve in said road, a distance of 536.0 feet to the East line of the West Half (1/2) of the Southwest Quarter (1/4) of said Section 9; thence South 170.29 feet to the place of beginning, all in Cook County, Illinois.

Tax ID: 07-09-300-009 and 07-09-300-008