

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Davis Wright Tremaine LLP
Attn: C. Eng
777 108th Avenue NE, Suite 2300
Bellevue, WA 98004-5149

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Memorandum of Land Lease Agreement

Landlord: Mary Christina Wood; Rebecca B. W. Hardesty; Spencer B. Beebe, Spencer Dick, and Jennifer J. Middleton, on, as trustees under that certain trust instrument dated December 29, 1976, entitled, "Alice T. Biddle Irrevocable Trust"

Tenant: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

Legal Description: **Skamania County, State of Washington
Official legal description as Exhibit A**

Assessor's Tax Parcel ID#: 01-05-09-0-0-1300-00

Reference # (if applicable):

MEMORANDUM OF LAND LEASE AGREEMENT

THIS MEMORANDUM OF LAND LEASE AGREEMENT evidences that a Land Lease Agreement ("Agreement") was entered into as of June 1, 1995, by and between Mary Christina Wood; Rebecca B. W. Hardestry; Spencer B. Beebe, Spencer Dick, and Jennifer J. Middleton, on, as trustees under that certain trust instrument dated December 29, 1976, entitled, "Alice T. Biddle Irrevocable Trust", successor in interest to Mary Christina Wood and Rebecca B. W. Hardestry, and Spencer Beebe, Helene Biddle Dick, Christine Biddle Marshall, and Lydia Biddle Middleton, as trustees, under the Alice T. Biddle Irrevocable Trust (collectively "Landlord"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, successor-in-interest to GTE Mobilenet of Oregon Limited Partnership by GTE Mobilnet of Oregon, Inc., its General Partner ("Tenant"), for certain real property located in the County of Skamania, State of Washington, within the property of Landlord which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Tenant's rights to extend the term of the Agreement as provided for in the Agreement.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum of Land Lease Agreement as of the day and year last below written.

[SIGNATURES APPEAR ON NEXT PAGE]

LANDLORD: Mary Christina Wood; Rebecca B. W. Hardestry; Spencer B. Beebe, Spencer Dick, and Jennifer J. Middleton, on, as trustees under that certain trust instrument dated December 29, 1976, entitled, "Alice T. Biddle Irrevocable Trust"

By: [Signature]
 Name: Mary Christina Wood
 Date: 06-02-2015

By: [Signature]
 Name: Rebecca B. W. Hardestry
 Date: 5-28-15

By: [Signature]
 Name: Spencer B. Beebe
 Title: Trustee
 Date: 6.17.15

By: [Signature]
 Name: Spencer Dick
 Title: Trustee
 Date: 06/16/15

By: [Signature]
 Name: Jennifer J. Middleton
 Title: Trustee
 Date: 6/19/15

TENANT: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless

By: [Signature]
 James A. Wales
 Executive Director - Network
 Date: 7/16/15

Exhibit A - Legal Description

LANDLORD ACKNOWLEDGMENT

STATE OF Oregon)
) ss.
COUNTY OF Jame)

On this 2nd day of June, 2015, before me, a Notary Public in and for the State of Oregon, personally appeared Mary Christina Wood, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be Her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

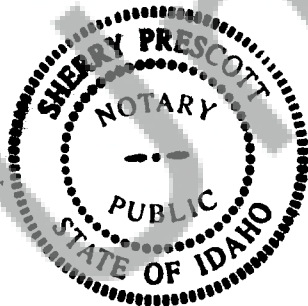


Therese Renee Reddy
NOTARY PUBLIC in and for the State of OR
residing at 800 Pease St Eugene OR 97401
My appointment expires 10-11-2015
Print Name Therese Renee Reddy

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 26 day of May, 2015, before me, a Notary Public in and for the State of Idaho, personally appeared Rebecca B. W. Hardesty, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be Her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

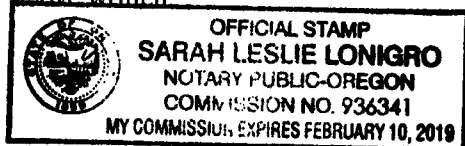


Sherry Prescott
NOTARY PUBLIC in and for the State of Idaho
residing at Boise Idaho
My appointment expires 11-12-17
Print Name Sherry Prescott

STATE OF OR)
) ss.
 COUNTY OF MULTNOMAH)

On this 16th day of JUNE, 2015, before me, a Notary Public in and for the State of OREGON, personally appeared Spencer B. Beebe, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He was authorized to execute the instrument, and acknowledged it as the Trustee of the Alice T. Biddle Irrevocable Trust, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Sarah Leslie Lonigro
 NOTARY PUBLIC in and for the State of OR
 residing at 4034 NE DAVIS ST. PORTLAND, OR 97232
 My appointment expires 2/10/19
 Print Name SARAH LESLIE LONIGRO

STATE OF OR)
) ss.
 COUNTY OF MULTNOMAH)

On this 16th day of JUNE, 2015, before me, a Notary Public in and for the State of OREGON, personally appeared Spencer Dick, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He was authorized to execute the instrument, and acknowledged it as the Trustee of the Alice T. Biddle Irrevocable Trust, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Sarah Leslie Lonigro
 NOTARY PUBLIC in and for the State of OR
 residing at 4034 NE DAVIS ST. PORTLAND, OR 97232
 My appointment expires 2/10/19
 Print Name SARAH LESLIE LONIGRO

STATE OF OREGON)
) ss.
COUNTY OF LANE)

On this 9 day of June, 2015, before me, a Notary Public in and for the State of OREGON, personally appeared Jennifer J. Middleton, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that She was authorized to execute the instrument, and acknowledged it as the Trustee of the Alice T. Biddle Irrevocable Trust, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Pattie J. Jenkins
NOTARY PUBLIC in and for the State of OR,
residing at Springfield, OREGON
My appointment expires 2/23/16
Print Name Pattie J. Jenkins



NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF WASHINGTON

COUNTY OF KING

On July 16, 2015 before me, NANCY ANDERSON, a Notary Public, personally appeared James Wales who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nancy L. Anderson
Signature of Notary Public



Place Notary Seal Above

EXHIBIT A
LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 9 and in the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 8, all in Township 1 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, more particularly described as follows

Beginning at the Southeast corner of the Parcel conveyed to the United States of America by Deed recorded under Auditor's File No. 45005, Skamania County Records; thence East 120 feet; thence North 190 feet; thence West 430 feet; thence South 190 feet; thence East 110 feet to the Southwest corner of the tract of land located in a portion in the conveyed to the United States of America; thence North 150 feet; thence East 200 feet; thence South 150 feet to the point of beginning.