

Prepared by and return to:  
Oregon RSA #2, Inc.  
Attention: Real Estate Legal  
8410 W. Bryn Mawr Ave.  
Chicago, IL 60631

Site Name: Dougan Falls  
Site Number: 385450  
County: Skamania  
State: Washington

### **MEMORANDUM OF LEASE**

**THIS MEMORANDUM OF LEASE** is made and entered into by and between JME 10-4 LLC, an Oregon limited liability company, whose address is 1620 Orchard Rd, Hood River, OR 97031, hereinafter referred to as "Landlord", and Oregon RSA #2, Inc., an Oregon corporation, Attn.: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois 60631 hereinafter referred to as "Tenant".

### **WITNESSETH:**

**WHEREAS**, by the terms of a certain Tower and Building Space Lease entered into on the 21<sup>st</sup> of April, 2015, ("the Lease"), the Landlord granted Tenant the option to lease certain building space and agreed to grant Tenant a certain access easement, 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 Skamania County, State of Washington.

**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 grant Tenant the option to lease the Premises and obtain certain access easement upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

1. The Lease gives Tenant the option to lease the Premises, exercisable at Tenant's sole discretion, for a period of eighteen (18) months commencing on the \_\_\_\_ day of \_\_\_\_\_, 2015. Tenant may, at its sole discretion, extend the option term for an additional six (6) months.
2. In the event Tenant exercises the option to lease the Premises, in its sole discretion, then the Landlord shall lease the Premises to the Tenant for an initial lease term of five (5) years commencing on the date that Tenant begins construction. The Lease provides for renewal terms that may extend the term of the lease for up to five (5) additional five (5) year terms which may be exercised upon the terms and conditions more particularly as set forth in the Lease.
3. If Tenant exercises the option to lease the Premises, then Landlord also makes a certain grant of easement for access as more particularly described on the attached Exhibit A, which easement is in effect throughout the term of the Lease as renewed or extended, subject to terms and conditions as set forth in the Lease.
4. 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 Memorandum of Lease and 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:  
JME 10-4 LLC, an Oregon limited liability company

By: \_\_\_\_\_

Printed: JERRY M. EKKER

Title: OWNER

Date: 3/10/15

TENANT:  
Oregon RSA #2, Inc.

By: \_\_\_\_\_

Printed: Mike Irizarry

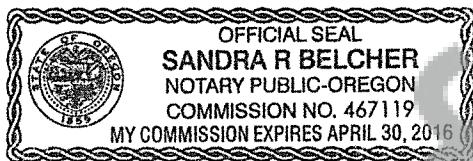
Title: Vice President

Date: 4.2.15

STATE OF OREGON                     )  
    )  
 COUNTY OF HOOD RIVER            )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jerry M Ekker, known to me to be the same person whose name are subscribed to the foregoing Tower and Building Space Lease, appeared before me this day in person and acknowledged that he signed the said Lease as his free and voluntary act on behalf of JME 10-4 LLC for the uses and purposes therein stated.

Given under my hand and seal this 16<sup>th</sup> day of March, 2015.



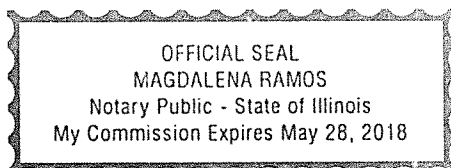
Sandra R Belcher  
 Notary Public

My commission expires 4-30-16

STATE OF ILLINOIS                     )  
    )  
 COUNTY OF COOK                     )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Mike Irizarry, Vice President, known to me to be the same person whose name is subscribed to the foregoing Tower and Building Space Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease 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 21<sup>st</sup> day of April, 2015.



[Signature]  
 Notary Public  
 My commission expires 5-28-18

## Exhibit A

### Parent Parcel:

Tax Parcels # 0 02060440030000

That portion of the Southeast Quarter of Section 4, Township 2 North, Range 6 East of the Willamette Meridian, in Skamania County, Washington, described as follows:

Commencing at an existing half-inch iron pipe which bears North 46° 31' 58" West 1,937.53 feet from the Southeast corner of said Section as based on BPA's McNary-Ross line's meridian; thence West 70.38 feet to the true point of beginning; thence North 6° 03' 45" East 77.45 feet; thence North 10° 11' 55" West 56.42 feet; thence South 81° 02' 58" West 129.39 feet; thence South 112.41 feet; thence East 129.62 feet to the true point of beginning. Containing 0.38 acre, more or less.

Tax Parcels #0 02060440020000

A tract of land in the Southeast Quarter of Section 4, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point which is North 1,502.60 feet and West 1,434.40 from the southeast corner of said Section 4; thence West 200 feet; thence South 200 feet; thence East 200 feet; thence North 200 feet to the point of beginning.

EXCEPT that portion conveyed to AT&T Communications of the Pacific Northwest, Inc., recorded January 10, 1984 in Book 83, page 56.

### Legal Description of Premises

An approximately 207 square feet of interior space inside Landlord's Building which is located on the above Parent Parcel

### ACCESS EASEMENT

TOGETHER WITH: A non-exclusive Easement from Crown Zellerbach Corporation for an access road, dated November 19, 1954, recorded under Skamania County Auditor's File #48089.

Said Access Easement includes the existing service road which connects to Kueffler Road.

The Premises includes Tenant's right to attach its equipment to Landlord's communications tower, said tower which is located on the Parent Parcel.