

Skamania County, WA

Total: \$310.50 Pgs=8

AGLS

Request of: DEEDS.COM, INC.

eRecorded by: CSC Ingeo

2025-001282

08/14/2025 03:24 PM

Prepared by David Hasenauer and Return to:

TowerCo

5000 Valleystone Drive, Suite 200

Cary, NC 27519

919-653-5700

Parcel No: 02072000020500

Cross Reference: 2020-001583

2021-001315

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

AMENDED MEMORANDUM OF LEASE

THIS AMENDED MEMORANDUM OF LEASE (the "**Amended Memorandum**") is entered into as of the later of the signature dates below by and between PORT OF SKAMANIA COUNTY, a State of Washington municipal corporation, with an address of P.O. Box 1099, 212 SW Cascade Ave., Stevenson, WA 98648 ("**Landlord**") and TOWERCO 2013 LLC, a Delaware limited liability company, with an address of 5000 Valleystone Drive, Suite 200, Cary, NC 27519 ("**Tenant**").

WHEREAS, Landlord and New Cingular Wireless PCS, LLC (predecessor in interest to Tenant, and referred to herein as the "**Original Tenant**"), entered into that certain Option and Land Lease Agreement dated May 28, 2020 (the "**Agreement**"), for certain real property and easements and/or licenses (collectively, the leased property and easements/licenses are referred to herein as the "**Premises**") Exhibit B, which are a portion of that certain parcel of real property located in the County of Skamania, State of Washington, as more particularly described in the Agreement (the "**Property**") Exhibit A. A recorded Memorandum of Lease dated May 28, 2020 and recorded on June 29, 2020 as Document # 2020-001583 of the official records of Skamania County, Washington provides notice of the Agreement (the "**Memorandum**").

WHEREAS, the interest of Original Tenant in the Agreement was assigned to TowerCo 2013 LLC, pursuant to that certain recorded Assignment of Lease Agreement dated February 16, 2021 and recorded on April 15, 2021 as Document # 2021-001315 of the official records of Skamania County, Washington.

WHEREAS, the Landlord and Tenant have entered into an amendment to the Agreement (the "First **Amendment**") dated at or about the date hereof, and do hereby desire to amend the Memorandum by recording this Amended Memorandum to reflect certain of the changes provided for in the Amendment, as more particularly set forth herein.

NOW THEREFORE, Pursuant to the terms of, and for that consideration recited in, the Amendment, the parties have amended certain provisions of the Agreement, and provide this Amended Memorandum as notice thereof, as follows:

1. **Expiration Date:** Landlord does hereby lease unto Tenant, its successors and assigns, the Premises for an additional fifty (50) years, such that the total term of the Lease expires on July 1, 2074, unless sooner terminated as provided in the Agreement.
2. **Other.** This Amended Memorandum contains only selected provisions of the First Amendment, and reference is made to the full text of the Agreement and the First Amendment for their full terms and conditions, which are incorporated herein by this reference. Except as otherwise provided in the First Amendment and this Amended Memorandum, the terms and conditions of the Agreement and the Memorandum remain in full force and effect. This document may be executed in two or more counterparts, each of which shall be treated as a fully executed original.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Landlord and Tenant have, pursuant to proper authority, duly executed, sealed, acknowledged and delivered this Amended Memorandum on the later of the signature dates below:

LANDLORD:

PORT OF SKAMANIA COUNTY, a State of Washington municipal corporation

By: *Pat Albough*
Name: Pat Albough
Title: Executive Director
Date: 7/31/2025

STATE OF Washington
COUNTY OF Skamania

I, the undersigned, a Notary Public, hereby certify that Pat Albough, the Executive Director of Port of Skamania County, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 31st day of July, A. D. 2025.

Cindy Bradley
Notary Public
Print Name Cindy Bradley
My commission expires: 2/10/2029



TOWERCO 2013 LLC, a Delaware limited liability company

By: [Signature]
Name: Mike Smith
Title: CFO
Date: 8/11/25

[illegible]

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mike Smith whose name as CFO of TowerCo 2013 LLC, a Delaware limited liability company, is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this 11th day of August, A. D. 2025

Notary Public
Print Name Jill E. Harvey
My commission expires: 7/26/2020

(seal)

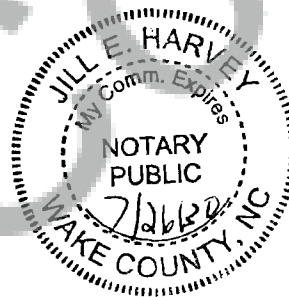


Exhibit A
Property

A tract of land located in a portion of the G.W. Johnson Donation Land Claim No. 38, and a portion of the B.B. Bishop Donation Land Claim, and a portion of Sections 20 and 21, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a point on the Southerly right-of-way line of State Route 14 at its intersection with the Easterly boundary of the “Plat of Relocated North Bonneville” as recorded in Volume “B” of plats at page 23, records of Skamania County, Washington, said point being designated as “NB-25A” on the “Second Addition to the Plats of Relocated North Bonneville”, Thence South 06 DEGREES 50 MINUTES 34 SECONDS East along the Easterly boundary of said “Plat of Relocated North Bonneville”, 1303.33 feet to a point designated as “NB-51” on said plat; Thence continuing South 06 DEGREES 50 MINUTES 34 SECONDS East, 201.72 feet to the Northerly right-of-way line of a 60 foot right-of-way known as the U.S. Army Corps of Engineers Day Use Area Road; Thence North 36 DEGREES 59 MINUTES 00 SECONDS East along said northerly right-of-way, 306.34 feet; Thence Northeasterly along the said northerly right-of-way line along an arc of a 22948.32 foot radius curve to the right through a central angle of 01 DEGREES 21 MINUTES 00 SECONDS for an arc distance of 540.70 feet; Thence North 38 DEGREES 20 MINUTES 00 SECONDS East along said northerly right-of-way line 283.52 FEET; Thence along the arc of a 22888.32 foot radius curve to the left through a central angle of 01 DEGREES 16 MINUTES 00 SECONDS for a distance of 506.02 feet; Thence North 37 DEGREES 04 MINUTES 00 SECONDS East along said northerly right-of-way line 1086.92 feet; Thence along the arc of an 1879.86 foot radius curve to the left, through a central angle of 11 DEGREES 06 MINUTES 45 SECONDS for an arc distance of 364.60 feet; Thence North 25 DEGREES 57 MINUTES 15 SECONDS East along said northerly right-of-way line 112.16 feet, Thence along the arc of a 411.97 foot radius curve to the right, through a central angle of 29 DEGREES 16 MINUTES 49 SECONDS for an arc distance of 210.53 feet; Thence leaving said northerly right-of-way line, North 34 DEGREES 45 MINUTES 56 SECONDS West 14.77 feet to the southerly right-of-way line of said State Route 14, as shown on the said “Second Addition to the Plats of Relocated North Bonneville”; Thence South 60 DEGREES 36 MINUTES 00 SECONDS West along the southerly line of said plat and the said southerly right-of-way line 1156.07 feet to a point designated as “NB-52C”; Thence South 29 DEGREES 24 MINUTES 02 SECONDS East 20.00 feet, to a point designated as “NB-528”; Thence South 60 DEGREES 36 MINUTES 00 SECONDS West along the southerly line of said plat and the said southerly right-of-way line 1115.82 feet to a point designated as “NB-52A”; Thence along the arc of a 2944.79 foot radius curve to the right, through a central angle of 05 DEGREES 02 MINUTES 51 SECONDS for an arc distance of 259.42 feet; to the point of beginning.

APN: 02072000020500

EXHIBIT B
PREMISES

The Premises are that certain 3,600 square foot tract of real property, together with easements for ingress, egress and utilities, more particularly described and/or depicted as follows:

LEASE AREA:

DESCRIPTION FOR A LEASE AREA, BEING A PORTION OF THAT PARCEL SHOWN ON THE RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389 OF THE RECORDS OF THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR MONUMENT AT THE SOUTHERLY END OF A CURVE IN THE CENTERLINE OF US ARMY CORPS OF ENGINEERS DAY USE ACCESS ROAD AS SHOWN ON SAID RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389, FROM WHICH A REBAR MONUMENT IN SAID CENTERLINE, BEARS SOUTH 37 DEGREES 05 MINUTES 48 SECONDS WEST, 1087.02 FEET (RECORD PER SAID RECORD OF SURVEY SOUTH 37 DEGREES 04 MINUTES 06 SECONDS WEST, 1086.99 FEET); THENCE NORTH 19 DEGREES 12 MINUTES 17 SECONDS EAST, 366.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42° 12' 51" WEST, 60.00 FEET;

THENCE NORTH 42 DEGREES 12 MINUTES 51 SECONDS WEST, 60.00 FEET;
THENCE NORTH 47 DEGREES 47 MINUTES 09 SECONDS EAST, 60.00 FEET;
THENCE SOUTH 42 DEGREES 12 MINUTES 51 SECONDS EAST, 60.00 FEET;
THENCE NORTH 47 DEGREES 47 MINUTES 09 SECONDS, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3600 SQUARE FEET (0.083 ACRES) OF LAND, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION:

DESCRIPTION FOR AN ACCESS AND UTILITY EASEMENT, BEING A PORTION OF THAT PARCEL SHOWN ON THE RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389 OF THE RECORDS OF THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR MONUMENT AT THE SOUTHERLY END OF A CURVE IN THE CENTERLINE OF US ARMY CORPS OF ENGINEERS DAY USE ACCESS ROAD AS SHOWN ON SAID RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389, FROM WHICH A REBAR MONUMENT IN SAID CENTERLINE, BEARS SOUTH 37 DEGREES 05 MINUTES 48 SECONDS WEST, 1087.02 FEET (RECORD PER SAID RECORD OF SURVEY SOUTH 37 DEGREES 04 MINUTES 06 SECONDS WEST, 1086.99 FEET); THENCE NORTH 19 DEGREES 12 MINUTES 17 SECONDS EAST, 366.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47 DEGREES 47 MINUTES 09 SECONDS EAST, 60.00 FEET; THENCE SOUTH 42 DEGREES 12 MINUTES 51 SECONDS EAST, 12.00 FEET; THENCE SOUTH 47 DEGREES 47 MINUTES 09 SECONDS WEST, 14.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET AND A RADIUS POINT THAT BEARS SOUTH 42 DEGREES 12 MINUTES 51 SECONDS EAST; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42 DEGREES 17 MINUTES 12 SECONDS, AN ARC DISTANCE OF 7.38 FEET; THENCE SOUTH 42 DEGREES 12 MINUTES 51 SECONDS EAST, 22.58 FEET; THENCE SOUTH 25 DEGREES 59 MINUTES 03 SECONDS WEST, 18.82 FEET; THENCE SOUTH 31

DEGREES 32 MINUTES 25 SECONDS WEST, 364.03 FEET; THENCE SOUTH 37 DEGREES 05 MINUTES 48 SECONDS WEST, 241.35 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 34 SECONDS WEST, 52.75 FEET; THENCE SOUTH 37 DEGREES 47 MINUTES 22 SECONDS WEST, 60.58 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 48 SECONDS WEST, 80.62 FEET; THENCE SOUTH 39 DEGREES 08 MINUTES 32 SECONDS WEST, 301.18 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 161.50 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 73 DEGREES 56 MINUTES 27 SECONDS, AN ARC DISTANCE OF 208.42 FEET; THENCE NORTH 66 DEGREES 55 MINUTES 01 SECONDS WEST, 459.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 123.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52 DEGREES 04 MINUTES 21 SECONDS, AN ARC DISTANCE OF 111.79 FEET; THENCE SOUTH 61 DEGREES 00 MINUTES 37 SECONDS WEST, 712.74 FEET TO THE WEST LINE OF SAID PARCEL; THENCE, ALONG THE WEST LINE OF SAID PARCEL, NORTH 06 DEGREES 48 MINUTES 46 SECONDS WEST, 21.60 FEET; THENCE, LEAVING THE WEST LINE OF SAID PARCEL, NORTH 61 DEGREES 00 MINUTES 37 SECONDS EAST, 704.59 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 143.00 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 52 DEGREES 04 MINUTES 21 SECONDS, AN ARC DISTANCE OF 129.96 FEET; THENCE SOUTH 66 DEGREES 55 MINUTES 01 SECONDS EAST, 459.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 141.50 FEET; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 73 DEGREES 56 MINUTES 27 SECONDS, AN ARC DISTANCE OF 182.61 FEET; THENCE NORTH 39 DEGREES 08 MINUTES 32 SECONDS EAST, 302.21 FEET; THENCE NORTH 45 DEGREES 01 MINUTES 48 SECONDS EAST, 80.38 FEET; THENCE NORTH 37 DEGREES 47 MINUTES 22 SECONDS EAST, 68.47 FEET; THENCE NORTH 87 DEGREES 00 MINUTES 34 SECONDS EAST, 52.60 FEET; THENCE NORTH 37 DEGREES 05 MINUTES 48 SECONDS EAST, 231.08 FEET; THENCE NORTH 31 DEGREES 32 MINUTES 25 SECONDS EAST, 362.09 FEET; THENCE NORTH 25 DEGREES 59 MINUTES 03 SECONDS EAST, 4.31 FEET; THENCE NORTH 42 DEGREES 12 MINUTES 51 SECONDS WEST, 10.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET AND A RADIUS POINT THAT BEARS SOUTH 10 DEGREES 24 MINUTES 02 SECONDS EAST; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31 DEGREES 48 MINUTES 50 SECONDS, AN ARC DISTANCE OF 5.55 FEET; THENCE SOUTH 47 DEGREES 47 MINUTES 09 SECONDS WEST, 14.00 FEET; THENCE NORTH 42 DEGREES 12 MINUTES 51 SECONDS WEST, 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,984 SQUARE FEET (1.216 ACRES) OF LAND, MORE OR LESS. UTILITY EASEMENT #1 LEGAL DESCRIPTION:

DESCRIPTION FOR A 5 FOOT-WIDE UTILITY EASEMENT, 2.5 FEET TO EACH SIDE OF ITS CENTERLINE, BEING A PORTION OF THAT PARCEL SHOWN ON THE RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389 OF THE RECORDS OF THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR MONUMENT AT THE SOUTHERLY END OF A CURVE IN THE CENTERLINE OF US ARMY CORPS OF ENGINEERS DAY USE ACCESS ROAD AS SHOWN ON SAID RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389, FROM WHICH A REBAR MONUMENT IN SAID CENTERLINE, BEARS SOUTH 37 DEGREES 05 MINUTES 48 SECONDS WEST, 1087.02 FEET (RECORD PER SAID RECORD OF SURVEY SOUTH 37 DEGREES 04 MINUTES 06 SECONDS WEST, 1086.99 FEET; THENCE NORTH 19 DEGREES 12 MINUTES 17

SECONDS EAST, 366.83 FEET; THENCE NORTH 47 DEGREES 47 MINUTES 09 SECONDS EAST, 60.00 FEET; THENCE NORTH 42 DEGREES 12 MINUTES 51 SECONDS WEST, 5.72 FEET TO THE

POINT OF BEGINNING; THENCE NORTH 06 DEGREES 09 MINUTES 58 SECONDS EAST, 101.47 FEET TO THE POINT OF TERMINUS, EXCLUDING ANY PORTION OF A 60'X60' LEASE AREA. CONTAINING 507 SQUARE FEET (0.012 ACRES) OF LAND, MORE OR LESS.

UTILITY EASEMENT #2 LEGAL DESCRIPTION:

DESCRIPTION FOR A 5 FOOT-WIDE UTILITY EASEMENT, 2.5 FEET TO EACH SIDE OF ITS CENTERLINE, BEING A PORTION OF THAT PARCEL SHOWN ON THE RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389 OF THE RECORDS OF THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR MONUMENT AT THE SOUTHERLY END OF A CURVE IN THE CENTERLINE OF US ARMY CORPS OF ENGINEERS DAY USE ACCESS ROAD AS SHOWN ON SAID RECORD OF SURVEY RECORDED AS BOOK 3, PAGE 389, FROM WHICH A REBAR MONUMENT IN SAID CENTERLINE, BEARS SOUTH 37 DEGREES 05 MINUTES 48 SECONDS WEST, 1087.02 FEET (RECORD PER SAID RECORD OF SURVEY SOUTH 37 DEGREES 04 MINUTES 06 SECONDS WEST, 1086.99 FEET); THENCE SOUTH 37 DEGREES 05 MINUTES 48 SECONDS WEST, 318.71 FEET, ALONG THE CENTERLINE OF SAID US ARMY CORPS OF ENGINEERS DAY USE ACCESS ROAD TO A POINT; THENCE DEPARTING SAID CENTERLINE, NORTH 52 DEGREES 54 MINUTES 12 SECONDS WEST, 54.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36 DEGREES 33 MINUTES 55 SECONDS EAST, 55.96 FEET TO THE POINT OF TERMINUS.

CONTAINING 280 SQUARE FEET (0.006 ACRES) OF LAND, MORE OR LESS.