

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 201960012477 Date: 04/09/2019 Time: 2:13PM
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61-
E-Wellington Rejeme
1035 S. State rd. 7
Wellington, FL 33414

Instrument Prepared By:

SBA Towers X, LLC
Elizabeth T. Chace
8051 Congress Avenue
Boca Raton, FL 33487
(561) 981-9917

Upon Recording Return to:

SBA Towers X, LLC
Attn: Mergers & Acquisitions
8051 Congress Avenue
Boca Raton, FL 33487
(561) 226-9583
SBA Site ID: FL23342-A, West Villages

MEMORANDUM OF EASEMENT AGREEMENT

THIS MEMORANDUM OF EASEMENT AGREEMENT (herein "Memorandum") is made this 8th day of March, 2019, by and between AERO POINT PROPERTIES LLC ("Grantor") having an address at 150 E. Robinson Street, Unit 2602, Orlando, Florida 32801 and SBA TOWERS X, LLC, a Delaware limited liability company ("Grantee") having an address at 8051 Congress Avenue, Boca Raton, FL 33487, Attn.: Thomas P. Hunt, Executive Vice President, Fax Number (561) 989-2941.

WHEREAS, Grantor and Grantee entered into that certain Easement Agreement dated the 8th day of March, 2019 (the "Easement Agreement"), whereby, Grantor granted and conveyed an easement to Grantee over the land described in Exhibit "A" attached hereto and made a part hereof ("Premises"). All terms used but not defined herein shall have the meaning ascribed to them in the Easement Agreement; and

WHEREAS, Grantor and Grantee desire to enter into this Memorandum to give notice of said Easement Agreement and all of its terms, covenants and conditions to the same extent as if the same were fully set forth herein.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration including the rents reserved and the covenants and conditions more particularly set forth in the Easement Agreement, Grantor and Grantee do hereby covenant, promise and agree as follows:

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1. The Easement Agreement provides in part that Grantor grants and conveys to Grantee an exclusive easement ("Exclusive Easement") in and to that portion of the Premises more particularly described in Exhibit "B" attached hereto and made a part hereof, and a non-exclusive easement ("Access and Utility Easement") in and to that portion of the Premises more particularly described in Exhibit "C" attached hereto and made a part hereof. The Exclusive Easement and the Access and Utility Easement are herein collectively referred to as the, "Easements".
2. The duration of the Easements granted by the Easement Agreement is perpetual, unless terminated as set forth in the Easement Agreement.
3. The purpose of this instrument is to give notice of said Easement Agreement and all its terms, covenants and conditions to the same extent as if the same were fully set forth herein. The Easement Agreement contains certain other rights and obligations in favor of Grantor and Grantee which are more fully set forth therein.
4. The conditions, covenants and agreements contained in this instrument shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors and assigns for the term of the Easement Agreement and any extensions thereof. All covenants and agreements of the Easement Agreement shall run with the land described in Exhibit "A".

**[REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY;
SIGNATURE PAGES FOLLOW]**

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IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

WITNESSES:

GRANTOR:

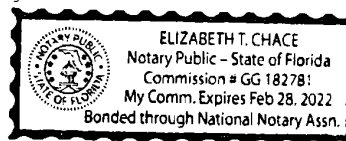
Shan Gans
Print Name: Shan Gans
Luanna Vianna
Print Name: Luanna Vianna

AERO POINT PROPERTIES LLC,
a Florida limited liability company
By: [Signature]
Ernest A. Petrone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

On the 08 day of March in the year 2019 before me, the undersigned, personally appeared Ernest A. Petrone, Manager of Aero Point Properties LLC, a Florida limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the company upon behalf of which the individual acted, executed the instrument.

Elizabeth S. Chace
Notary Public
Printed Name: Elizabeth T. Chace



My Commission Expires:
2/28/2022

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WITNESSES:

Shan Gas
Print Name: Shan Gas

Luanna Vianna
Print Name: Luanna Vianna

GRANTEE:

SBA Towers X, LLC
a Delaware limited liability company

By: [Signature]
Name: Neil Seidman
Title: Senior VP Mergers & Acquisitions

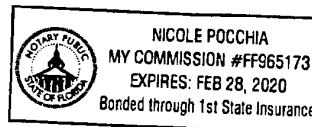
STATE OF FLORIDA
COUNTY OF PALM BEACH

On the 8th day of March in the year 2019 before me, the undersigned, personally appeared Neil Seidman, Senior Vice President of SBA Towers X, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the company upon behalf of which the individual acted, executed the instrument.

Nicole Pocchia
Notary Public
Printed Name: Nicole Pocchia

My Commission Expires:

2/28/2020



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EXHIBIT "A"

LEGAL DESCRIPTION

Premises

The South half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Northeast quarter (1/4) of Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

Together with a perpetual non-exclusive easement for ingress and egress over, across and upon the West 10 feet of the North half (1/2) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of the Northeast quarter (1/4) and the East 15 feet of the North 380 feet of the East half (1/2) of the Northeast quarter (1/4) of the Northwest quarter (1/4) of the Northeast quarter (1/4) of Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

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EXHIBIT "B"

Exclusive Easement

A portion of AERO Point Properties LLC, A Florida Limited Liability Company tract described in Book 2796, Page 521 as recorded in the Clerk of Courts Office for Sumter County, Florida, situated in the Northeast 1/4 of Section 5, Township 19 South, Range 23 East in said Sumter County, Florida and being more particularly described as follows;

COMMENCING at 1/2" capped rebar (LB 3778) found marking the Southeast corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 5 and marking the Southeast corner of said AERO Point Properties LLC, A Florida Limited Liability Company tract; Thence along the East line of said tract, N 00°00'24" W a distance of 57.97 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 58.78 feet to the POINT OF BEGINNING; Thence N 90°00'00" W a distance of 80.00 feet to a point; Thence N 00°00'00" W a distance of 80.00 feet to a point; Thence N 90°00'00" E a distance of 80.00 feet to a point; Thence S 00°00'00" E a distance of 80.00 feet to the POINT OF BEGINNING. Containing 6,400.00 square feet (0.15 acres) of land more or less.

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EXHIBIT "C"

Access and Utility Easement

A portion of AERO Point Properties LLC, A Florida Limited Liability Company tract described in Book 2796, Page 521 as recorded in the Clerk of Courts Office for Sumter County, Florida, situated in the Northeast 1/4 of Section 5, Township 19 South, Range 23 East in said Sumter County, Florida and being more particularly described as follows;

COMMENCING at 1/2" capped rebar (LB 3778) found marking the Southeast corner of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 5 and marking the Southeast corner of said AERO Point Properties LLC, A Florida Limited Liability Company tract; Thence along the East line of said tract, N 00°00'24" W a distance of 57.97 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 58.78 feet to a point; Thence N 90°00'00" W a distance of 80.00 feet to a point; Thence N 00°00'00" W a distance of 36.28 feet to a point; Thence N 43°20'03" W a distance of 218.86 feet to a point; Thence N 88°10'19" W a distance of 373.43 feet to a point; Thence N 00°05'59" W a distance of 15.29 feet to a point; Thence N 00°05'24" W a distance of 51.80 feet to a point; Thence S 89°53'08" E a distance of 14.97 feet to a point; Thence S 00°00'00" E a distance of 37.52 feet to a point; Thence S 88°10'19" E a distance of 371.90 feet to a point; Thence S 43°20'03" E a distance of 199.44 feet to a point; Thence S 00°00'00" E a distance of 43.72 feet to the POINT OF BEGINNING. Containing 18,235.65 square feet (0.42 acres) of land more or less.