



Document 2019 3425

Book 2019 Page 3425 Type 06 014 Pages 7

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**MEMORANDUM OF LEASE**

Preparer Information: James McKnight  
Senior Director, Legal Affairs  
MCC Iowa LLC  
One Mediacom Way  
Mediacom Park, NY 10918  
845-443-2636

Taxpayer Information: MCC Iowa LLC  
Attn: Tax Department  
One Mediacom Way  
Mediacom Park, NY 10918

Return Document to: MCC Iowa LLC  
Attn: Legal Department  
One Mediacom Way  
Mediacom Park, NY 10918

→ E

*Mediacom  
2205 Ingersoll Ave  
Des Moines, Ia. 50312*

Landlord: Pontier Properties, LLC  
103 E. 3<sup>rd</sup> Street  
Bevington, IA 50033

Tenant: MCC Iowa LLC

Legal Description: See Exhibit A

Document or Instrument number of previously recorded documents: \_\_\_\_\_

THIS IS A MEMORANDUM OF LEASE by and between **Pontier Properties, LLC** (“Landlord”), and **MCC Iowa LLC**, a Delaware limited liability company (“Tenant”). For good and valuable consideration, Landlord has demised and let to Tenant, and Tenant has taken and leased from Landlord, the premises herein described for the term herein stated, for the rent and upon the terms and conditions of that certain lease by and between Landlord and Tenant of even date herewith (as the same may hereafter be amended, modified, supplemented or restated, the “Lease”) upon the following terms:

Landlord: Pontier Properties, LLC  
103 E. 3<sup>rd</sup> Street  
Bevington, IA 50033

Tenant: MCC Iowa LLC  
One Mediacom Way  
Mediacom Park, NY 10918

Date of Lease: Dated as of OCT 1<sup>ST</sup> 2019

Description  
of Leased  
Premises: See Exhibit A

Date of  
Commencement  
Of Term: July 1, 2019

Date of  
Expiration  
Of Term: June 30, 2029

Renewal  
Options: Auto renews for additional 10-year term unless Tenant gives written notice of its  
desire not to renew at least 60 days prior to the expiration of the original term.

The purpose of this Memorandum of Lease is to give record notice of the Lease and the rights created thereby, all of which are hereby confirmed and this shall not have the effect of, in any way, amending, modifying, supplementing or abridging the Lease or any of its provisions as the same are now or may hereinafter be in force and effect. In the event of any conflict between the provisions of the Lease and this Memorandum of Lease, the provisions of the Lease shall prevail.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease under seal as of

Pontiac Properties LLC 9/30/19

LANDLORD:

[Signature]  
By: Timothy F Pontiac  
Its: Prop

WITNESSES:

[Signature]  
Signature  
Print Name: Bree Onna R. Spradling

By:  
Its:

[Signature]  
Signature  
Print Name: Natalie Perkins

ACKNOWLEDGEMENT

State of Iowa  
County of Madison

[Signature] Bree Onna R. Spradling

On 9-30-19, before me, Timothy F. Pontiac, personally appeared Timothy F Pontiac, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]  
Notary Public  
My commission expires: 9-14-20



TENANT: MCC Iowa LLC

Steven L Purcell  
By: Steven L Purcell  
Its: Group Vice President

WITNESSES:

Brian Butler  
Signature  
Print Name: BRIAN BUTLER

Molly O'Basky  
Signature  
Print Name: Molly O'Basky

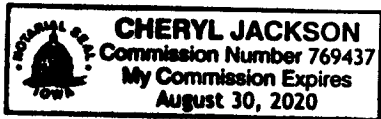
ACKNOWLEDGEMENT

State of Iowa  
County of Iowa

On this 19<sup>th</sup> day of September, 2019, before me, the undersigned, a Notary Public for said State, appeared Steven L Purcell to me personally known, who being by me duly sworn, did say that he/she is the Group Vice President of said MCC Iowa LLC; and that the said Steven L Purcell as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company and by him voluntarily executed.

Cheryl Jackson  
Notary Public

My commission expires: 8-30-20



**EXHIBIT A**

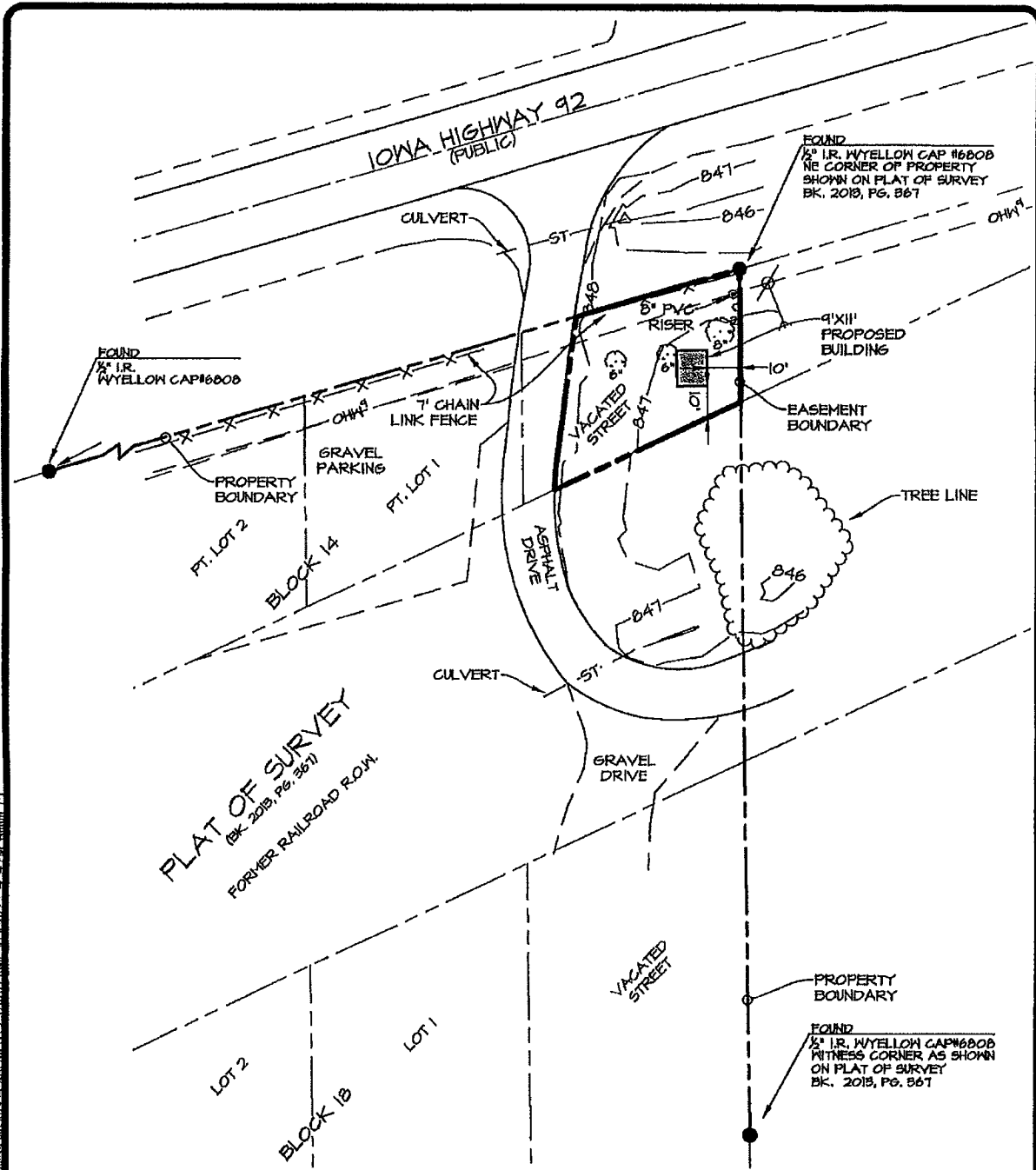
The **Property** is described as the following Real Estate situated in Bevington, County of Warren, in the State of Iowa, to wit:

The leased portion being more particularly described by the following description:

A PARCEL OF LAND IN THE NE CORNER OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED IN BOOK 2013, PAGE 874, CITY OF BEVINGTON, MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NE CORNER OF SAID PROPERTY; THENCE S00°41'56"E, 40.60 FEET ALONG THE EAST LINE OF SAID PROPERTY TO A POINT; THENCE S64°24'20"W 61.99 FEET TO A POINT ON THE EAST SIDE OF AND EXISTING ASPHALT DRIVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET AND A CHORD BEARING OF N04°11'55"E, AN ARC LENGTH OF 10.29 FEET ALONG SAID DRIVE TO A POINT OF TANGENCY, THENCE N07°22'03"E, 42.88 FEET ALONG SAID DRIVE TO A POINT ON THE NORTH LINE OF SAID PROPERTY, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N73°27'42"E, 51.28 FEET ALONG SAID NORTH PROPERTY LINE AND SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING & AND CONTAINING 0.06 ACRES(2,406 SF).

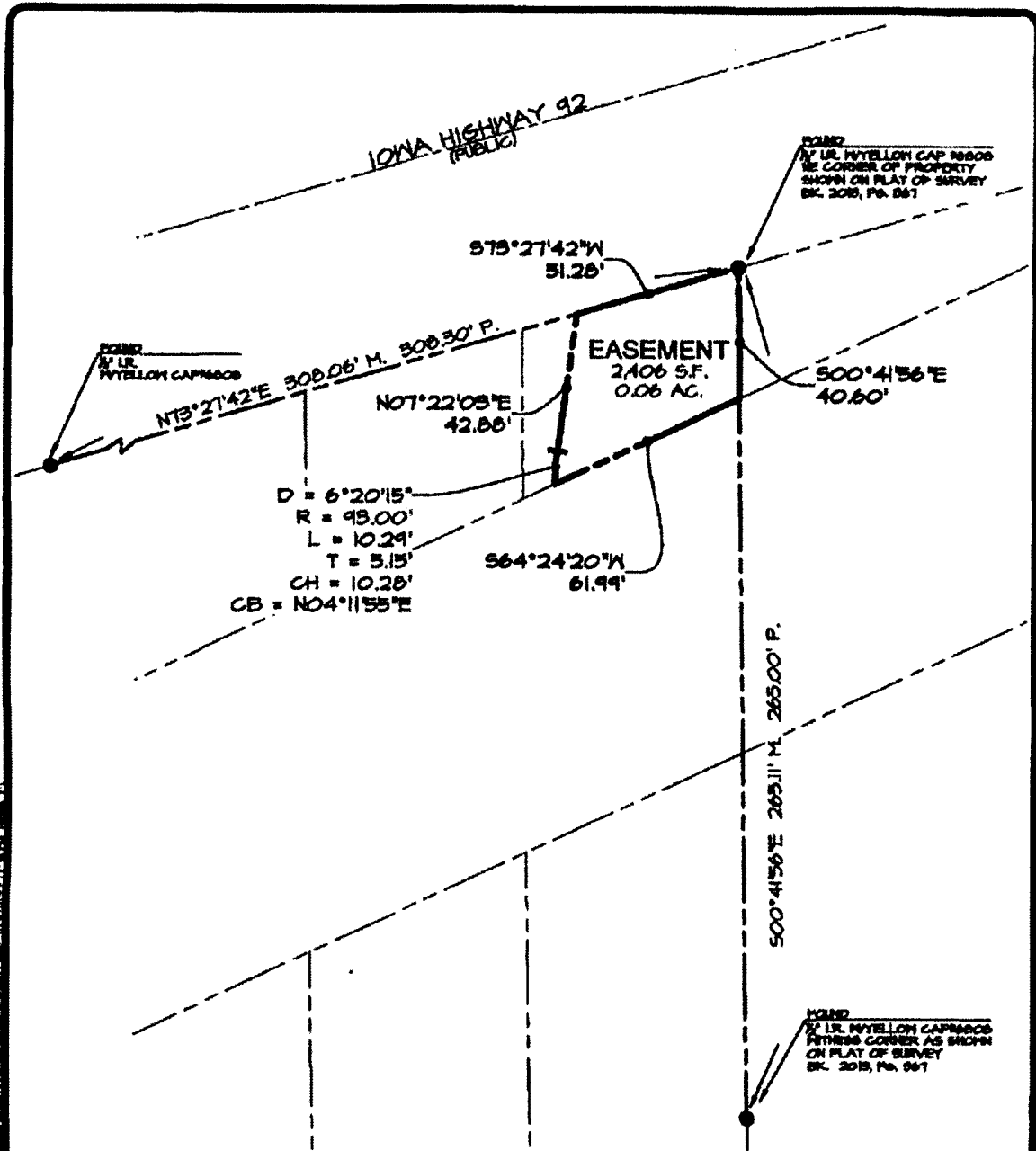
**EXHIBIT B  
(BEVINGTON, IA)**




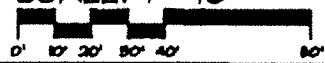

Q:\STATES-STANDARD\STATES-EASEMENT-EXHIBIT.dwg - 5/15/2019 10:24:54 AM - 1:1

<p><b>Civil Engineering Consultants, Inc.</b></p> <p>2400 86th Street . Unit 12 . Des Moines, Iowa 50322 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com</p>	<p><b>SCALE: 1" = 40'</b></p>	<p>NORTH</p>	<p>SHEET</p> <p style="font-size: 2em;"><b>2</b></p>
	<p>DATE: MAY 6, 2019</p> <p>DESIGNED BY: PJS</p> <p>DRAWN BY: JDS</p>	<p>OF 3</p> <p>S-6745</p>	

EXHIBIT B-1  
(BEVINGTON, IA)



03-09-2019 09:14 AM  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

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<p>DATE: <u>        </u> MAY 6, 2019</p> <p>DESIGNED BY: <u>        </u> P.E.</p> <p>DRAWN BY: <u>        </u> JCB</p>			