

BK: 2025 PG: 2468
Recorded: 9/16/2025 at 11:03:47.0 AM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Space Above Line Reserved for Recorder's Use

Prepared by & upon recording return to:

Brandy Hill – Director of Legal Operations **561-990-4046**
VB Acquisitions, LLC
22 W. Atlantic Ave., Ste. 310
Delray Beach, Florida 33444
Site ID: US-IA-5310

MEMORANDUM OF LEASE

This Memorandum of Lease (this “*Memorandum*”) is entered into and made effective on the 23rd day of December 2024, by and between **RSA 7 Limited Partnership d/b/a Verizon Wireless**, with an office at One Verizon Way, Basking Ridge, New Jersey 07920 (hereinafter referred to as “**Lessor**”), and **VB Acquisitions, LLC, a Delaware limited liability company**, with an office at 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 (hereinafter referred to as “**Lessee**”).

1. Lessor and Lessee entered into a Master Prepaid Lease (“MPL”) with an effective date of December 23, 2024, for the purpose of Lessee managing, operating and maintaining the site legally described in Attachment 1 annexed hereto (the “*Site*”). All of the foregoing is set forth in the MPL.
2. The term of the **MPL** as to the Site commences on December 23, 2024 and ends on December 23, 2055, unless earlier terminated in accordance with the **MPL**.

Capitalized terms used and not defined herein have the respective meanings ascribed to them in the **MPL**.

This Memorandum may be executed in any number of counterparts, each such counterpart being deemed to be an original instrument, and all such counterparts shall together constitute the same agreement.

The duplicate original copies of the **MPL** are held at **Lessor’s** and **Lessee’s** addresses set forth above.

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

WITNESSES:	LESSOR:
By: <u>[Signature]</u>	RSA 7 Limited Partnership d/b/a Verizon Wireless
Name: <u>Miguel Bagues</u>	By: VB Acquisitions, LLC,
	a Delaware limited liability company
	Its: Attorney-in-Fact
By: <u>[Signature]</u>	By: <u>[Signature]</u>
Name: <u>NATACHA VICENTINI</u>	Brandy Hill
	Director of Legal Operations

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations of VB Acquisitions, LLC, a Delaware limited liability company as Attorney-in-Fact for RSA 7 Limited Partnership d/b/a Verizon Wireless, on behalf of the company, who is personally known to me.



Jonathan R. Palacio
Comm.: HH 203642
Expires: Dec. 19, 2025
Notary Public - State of Florida

[Signature]
Notary Public

Printed Name: Jonathan R. Palacio

My Commission Expires: 12/19/25

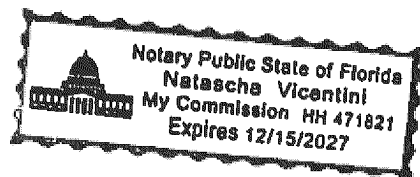
Commission # HH203642

WITNESSES: By: <u>[Signature]</u> Name: <u>Miguel Bager</u> By: <u>[Signature]</u> Name: <u>JONATHAN PALAZO</u>	LESSEE: VB Acquisitions, LLC, a Delaware limited liability company By: <u>[Signature]</u> Brandy Hill Director of Legal Operations
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STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of January, 2025, by Brandy Hill, the Director of Legal Operations on behalf of the company, who is personally known to me.

[Signature]
 Notary Public
 Printed Name: NATASCHA VICENTINI
 My Commission Expires: 12/15/2027
 Commission # HH 471821



**ATTACHMENT 1
LEGAL DESCRIPTION OF LAND**

LAND SPACE DESCRIPTION:

That part of the South half of the Southwest quarter of Section 19, Township 76 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the Southwest corner of said South half of the Southwest quarter: thence North 83 degrees 44 minutes 07 seconds East along the South line of said South half of the Southwest quarter, a distance of 164.36 feet; thence North 6 degrees 15 minutes 53 seconds West, a distance of 229.81 feet to the Point of Beginning of the land space to be described; thence North 90 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; thence North 0 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the point of beginning.

ACCESS AND UTILITIES RIGHTS OF WAY DESCRIPTION:

A 20.00 foot wide right of way for ingress, egress and utility purposes over, under and across the South half of the Southwest quarter of Section 19, Township 25 North Range 26 West and the South half of the Southwest quarter of Section 24, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, the centerline of said Right of Way is described as follows:

Commenting at the Southwest corner of said South half of the Southwest quarter; thence North 83 degrees 44 minutes 07 seconds East along the South line of said South half of the Southwest quarter, a distance of 154.36 feet; thence North 6 degrees 15 minutes 53 seconds West, a distance of 228.01 feet; thence North 90 degrees 00 minutes 00 Seconds West, a distance of 100.00 feet: thence North 0 degrees 00 minutes 00 seconds East, a distance of 10.00 feet to the Point of Beginning of the centerline to be described; thence North 90 degrees 00 minutes 00 seconds West, a distance of 36.08 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 222.93 feet to the Northerly Right of Way line of 201st Trail and said centerline there terminating.

The sidelines of said Right of Way shall be shortened or lengthened to terminate at said Northerly Right of Way line of 201st Trail.