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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**MEMORANDUM OF GROUND LEASE**

**Preparer Information:** Rebecca Orr, 3007 SW 18<sup>th</sup> Street, Des Moines, IA 50315  
(515) 279-5729

**Taxpayer Information:** Donald Huntrods, 2392 Vintage Lane, St. Charles, IA 50240  
(515) 462-4358

**Return Document To:** Mike Driscoll, Connoisseur Media, 136 Main Street, Suite 202,  
Westport, CT 06880 (203) 227-1978

**Grantors:**

Donald S. Huntrods  
Judy L. Huntrods

**Grantees:**

Connoisseur Media, LLC  
Michael O. Driscoll, EVP/CFO

**Legal Description:** See attached Exhibit A

**Document or instrument number of associated documents previously recorded:**

**EXHIBIT A**  
**LEASED PREMISES**

NE ¼ of the SW ¼ of Section 10, Township 75 North, Range 26 West of the 5<sup>th</sup> Prime Meridian, Madison County, Iowa, except Parcel B located in the NE ¼ of the SW ¼ of Section 10 containing 5 acres, and except Parcel A located in the NE ¼ of the SW ¼ of Section 10 containing 5 acres, and except Parcel C located in the NE ¼ of the SW ¼ of Section 10 containing 1.51 acres.

**EXHIBIT B**

**MEMORANDUM OF GROUND LEASE AGREEMENT**

A Ground Lease Agreement (hereinafter "Lease") by and between Donald S. or Judy L. Huntrods Revocable Trust, ("Landlord"), and Connoisseur Media of Iowa, ("Tenant"), was entered into regarding a certain parcel of land located in or near St. Charles, Madison County, Iowa, as more particularly described on Exhibit A hereto, with a demised area of more or less ten (10) acres as shown on Exhibit A, which incorporated herein for all purposes

The Lease will commence on June 25, 2009 ("Commencement Date") and shall be for a term of twenty five (25) years. Thereafter, the term of this Lease may be extended by Tenant for five additional terms of five (5) years upon written notice to Landlord on or before the date which is ninety (90) days before the expiration of the then effective term.

Whereas, the intent of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed;

Now, therefore, Landlord, in consideration of the terms and conditions as provided for in the Lease, does hereby demise, convey, grant and let unto Tenant a leasehold interest in a portion of Lessor's real property as described in Exhibit "A" (hereinafter the "Leased Premises"), attached hereto, for the purpose of constructing, operating, modifying, repairing, replacing, maintaining and removing a communications transmission facility, along with access rights to and from the Leased Premises, including, but not limited to utility and cable easements. A copy of the Lease is in the possession of Landlord and Tenant.

In witness whereof, the parties hereto execute this Memorandum of Ground Lease Agreement.

LANDLORD:

TENANT:

DONALD S. OR JUDY L HUNTRODS  
REVOCABLE TRUST

CONNOISSEUR MEDIA OF IOWA, LLC

By: Donald S. Huntrods

By: Judy L. Huntrods

By: Michael O. Driscoll  
Its: EVP/CFO

[SIGNATURES TO BE NOTARIZED]

State of Iowa

County of Madison

This instrument was acknowledged before me

on June 6<sup>th</sup> 2009,

by Donald S. Huntrods and Judy L. Huntrods,

*Marcia D. Coleman*

Marcia D. Coleman, Notary Public

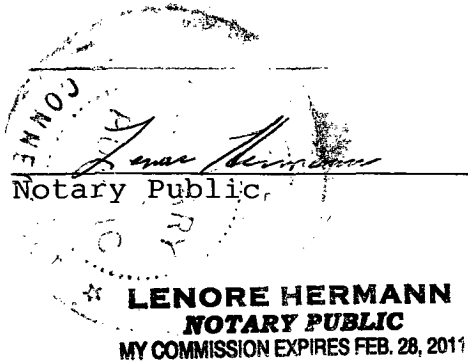


State of Connecticut

County of Fairfield

This instrument was acknowledged before me on June 25<sup>th</sup>, 2009  
by Michael O. Driscoll.

*Lenore Hermann*  
 \_\_\_\_\_  
 Notary Public,



*MDD*