



Document 2012 3841

Book 2012 Page 3841 Type 06 014 Pages 3

Date 12/17/2012 Time 1:13 PM

Rec Amt \$17.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

✓ Drafted by and When Recorded, Return to:  
Stephen M. Offen, Esq.  
Norris, McLaughlin & Marcus, PA  
721 Route 202-206, Suite 200 Po Box 5933  
Bridgewater, NJ 08807

**MEMORANDUM OF FIRST AMENDMENT TO OPTION AND LEASE  
AGREEMENT**

This Memorandum of First Amendment to Option and Lease Agreement dated as of Dec 10, 2012 between James D. McDonald, with an address at RR 3, Box 65, Winterset, IA 50273 hereinafter designated "Lessor", and RSA 7 Limited Partnership d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, NJ 07920 (telephone number 866-862-4404), hereinafter designated "Tenant".

1. Lessor and Tenant entered into an Option and Lease Agreement dated April 13, 1992, (Tenant Contract #10742), (the "Agreement") with respect to property located at Madison County, IA.

2. Beverly J. McDonald is deceased and Lessor is the sole lessor party under the Agreement.

3. The Lessor and Tenant have entered into a First Amendment to the Agreement.

4. The term of the Agreement is presently in effect through October 31, 2012 with five (5) additional 5-year renewal terms thereafter, and potential annual renewals thereafter.

5. The property which is the subject of the Agreement is described in a Memorandum of Option and Lease recorded with the Madison County Recorder as Filed No. 2211, Book 42, Page 98 on February 23, 1994 and further described as a portion of following described property:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Two Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that portion of above described property deeded to the State of Iowa for highway purposes.

Executed as of as of the date first written above.

Lessor:  
James D. McDonald

Witnessed by:

Lawrence P. Van Warden

James D McDonald

Tenant  
RSA 7 Limited Partnership d/b/a Verizon Wireless  
By: Verizon Wireless (VAW) LLC, Its Managing  
Partner

Witnessed by:

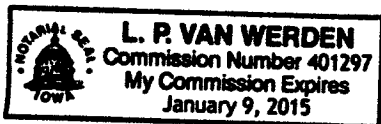
Shasara Hall

By:

Lynn Ramsey  
Name: LYNN RAMSEY  
Title: Area Vice President Network

STATE OF *Iowa* )  
 ) SS  
COUNTY *Clarke* )

On this 19 day of September 2012 before me personally appeared James D. McDonald, who acknowledged that he executed the within and foregoing instrument, and that said instrument is his free and voluntary act and deed for the uses and purposes therein mentioned.



*L.P. Van Werden*

STATE OF )  
 ) SS  
COUNTY )

On this 18<sup>th</sup> day of Dec before me personally appeared Beth Ann Drohan, known to me to be the Area Vice President Network of Verizon Wireless (VAW) LLC, which is the managing partner of RSA 7 Limited Partnership that executed the within and foregoing instrument, and acknowledged that said instrument to be the free and voluntary act and deed of said RSA 7 Limited Partnership for the uses and purposes therein mentioned, and on oath stated she was authorized to execute said instrument.

*Errol Outarsingh*

