



Document 2017 848

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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and return to:

Mark L. Smith

Jordan, Oliver, Walters & Smith, PC

PO Box 230

Winterset, IA 50273

(515) 462-3731

PARTIAL RELEASE OF PCS SITE AGREEMENT LEASE

WHEREAS, Michael K. Johnson is the owner of the real property described in Exhibit "A" attached hereto ("Property");

WHEREAS, Michael K. Johnson ("Landlord") and STC FIVE LLC, a Delaware limited liability company ("Tenant") are parties to that certain PCS Site Agreement dated October 30, 2001 ("Lease"), pursuant to which Tenant leases a certain portion of the Property for the uses contemplated in the Lease;

WHEREAS, Landlord desires to sell that portion of the Property labeled as Parcel "N" consisting of approximately 30.85 acres of land as legally described in Exhibit "B", which is attached hereto, to Patrick F. Corkrean; and

WHEREAS Parcel "N" does not affect the Lease in any way because the cell phone tower and all necessary appurtenances thereto are not located on, across or over Parcel "N".

NOW THEREFORE, Landlord and Tenant hereby agree to fully release Parcel "N" from the Lease. This Partial Release is being given so that Parcel "N" can be sold free and clear from the Lease. The parties agree that the Lease otherwise remains in full force and effect with respect to the remaining portion of the Property that it encumbers.

Dated this 16 day of March, 2017.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Partial Release as of the date listed above.

LANDLORD:

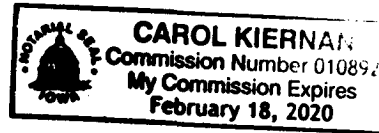
Michael K. Johnson
Michael K. Johnson

Date: 03/16/2017

STATE OF IOWA }
 }ss
COUNTY OF MADISON }

On this, the 16 day of March, 2017, before me, the undersigned Notary Public, personally appeared Michael K. Johnson, and subscribed his name hereto, acknowledging that he executed the same.

Carol Kiernan
Notary Public in and for the State of Iowa



TENANT:

STC FIVE LLC,
a Delaware limited liability company.

By: Its attorney in fact, Global Signal Acquisitions II LLC, a Delaware Limited Liability Company

By: Boone Bergstresser

Name: Boone Bergstresser

Its: Real Estate Manager

Date: 3-2-17

Commonwealth
~~STATE OF Pennsylvania~~ }
 }ss
COUNTY OF Washington }

On this, the 2nd day of March, 2017, before me, the undersigned Notary Public, personally appeared Boone Bergstresser, and subscribed his name hereto, acknowledging that he executed the same.

Tara Urcho

Notary Public in and for the State of ~~Pennsylvania~~
Commonwealth

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tara Urcho, Notary Public
Cecil Twp., Washington County
My Commission Expires July 21, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT "A"

LEGAL DESCRIPTION OF LANDLORD'S PROPERTY

Land in Madison County, Iowa, more particularly described as follows:

The Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-Five (25), described as follows, to-wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of said Section Twenty-five (25), running thence West 80 rods, thence South 46 rods, thence East 80 rods, thence North 46 rods to the place of beginning; AND EXCEPT the railroad right-of-way across the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-five (25), containing 0.85 acres more or less; AND EXCEPT that part thereof condemned for highway purposes.

Tax Parcel Identification Numbers:

340062562010000, 340062564000000, 340062566010000, and 340062568010000

EXHIBIT "B"

LEGAL DESCRIPTION OF PARCEL "N"

Parcel "N" located in the East Half (E ½) of the Southwest Quarter (SW 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 30.85 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 288 on January 24, 2017, in the Office of the Recorder of Madison County, Iowa.