

BK: 2018 PG: 583
Recorded: 2/23/2018 at 10:31:47.0 AM
Fee Amount: \$53.00
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

MEMORANDUM OF TOWER LEASES

After recording

Return document to the Preparer/Tenant: Liz Van Zomeren, Property Manager
Iowa Wireless Services, LLC
7600 Office Plaza Drive South, Suite 150
West Des Moines, Iowa 50266
Phone: (515) 258-7522

Tower Landlord: Central Iowa Wireless Company
105 West Harrison
P.O. Box 269
Jefferson, Iowa 50129

Madison County, Iowa Sites:

IWS Number:	IWS Name:	Site Address	City/State/ Zip Code	Tax ID:
IA-0181	Robinson	1301 State Hwy 92	Winterset, IA 50273	290053488011000
IA-0182	Waddingham	2052 Quarry Trail	Winterset, IA 50273	400072664013100
IA-0183	Williamson	2174 148 th Street	Winterset, IA 50273	210032582021000
IA-0184	Wildin	2766 US Hwy 169	Winterset, IA 50273	560113584020000

Memorandum of Tower Leases

A Memorandum of Tower Leases between Central Iowa Wireless Company, an Iowa corporation ("Landlord") and Iowa Wireless Services, LLC, a Delaware limited liability company, ("Tenant") was made regarding the following premise:

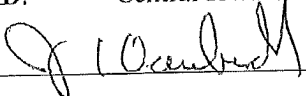
See attached Exhibit A

Madison County, Iowa

With an effective date of 1st day of December, 2017. Subject Lease is for a term of five (5) years and shall terminate at midnight on November 30, 2022. Tenant shall have the right to extend said Lease for up to five (5) additional five-year (5) terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this Memorandum on the 15th day of December, 2017.

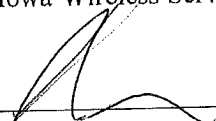
LANDLORD: Central Iowa Wireless Company, an Iowa corporation

Signature: 

James L. Daubendiek, CEO

Date: 12-15-17

TENANT: Iowa Wireless Services, LLC, a Delaware limited liability company

Signature: 

Ira D. Levy, Chief Financial Officer

Date: 12/15/17

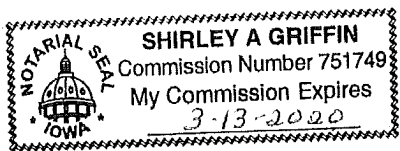
Madison County, Iowa

ACKNOWLEDGMENT

STATE OF IOWA)
)
) ss.
COUNTY OF Wine)

This record was acknowledged before me on Dec 15, 2017 by James L. Daubendiek, CEO of Central Iowa Wireless Co., an Iowa corporation.

Shirley A. Griffin
Notary Public in and for the State of Iowa



ACKNOWLEDGMENT

STATE OF IOWA)
)
) ss.
COUNTY OF DALLAS)

This record was acknowledged before me on December 15, 2017 by Ira D. Levy, Chief Financial Officer of Iowa Wireless Services, LLC, a Delaware limited liability company.

Elizabeth A. Van Zomer
Elizabeth A. Van Zomer
Notary Public in and for the State of Iowa
My Commission expires 9/10/2022



EXHIBIT A

Legal Description

1. IA-0181 Robinson

A Tower Lease Agreement between CIW and IWS for real property legally described as:

Legal Description

That part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 34, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Southeast (SE) corner of said Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 34; thence North 00° 10' 27" West (assumed bearings) for 278.99 feet along the East line of said Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 34; thence South 89° 49' 34" West for 52.95 feet to the West right of way line of Elmwood Road to the True Point of Beginning; thence South 89° 49' 34" West for 280.05 feet; thence North 00° 10' 26" West for 300.00 feet; thence North 89° 49' 34" East for 300.00 feet; thence along the said West right of way line of Elmwood Road for the following 4 courses;

- (1) Thence South 00° 11' 56" West for 80.63 feet;
- (2) Thence South 04° 32' 42" West for 102.22 feet;
- (3) Thence South 03° 52' 22" West for 99.35 feet;
- (4) Thence South 12° 06' 35" West for 18.83 feet to the Point of Beginning.

Contains 2.019 acres.

Previously recorded Documents:

Memorandum of Lease recorded on August 16, 2005 as Document 2005-3933 in Book 2005 Page 3933 in the Madison County Recorder's Office.

Memorandum of Telecommunication Tower Build-Out and Lease Agreement recorded on July 18, 2017 at Book 2017 Page 2211 in the Madison County Recorder's Office.

2. IA-0182 Waddingham Hwy 92 E

A Tower Lease Agreement between CIW and IWS for real property legally described as:

That part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest (NW) corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 26; thence South 00° 34' 32" East (bearings referenced to Astronomic North) for 564.90 feet along the West line of the said Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 26; thence North 89° 25' 28" East for 348.78 feet to the TRUE POINT OF BEGINNING; thence North 89° 36' 44" East for 300.00 feet; thence South

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00° 23' 16" East for 300.00 feet; thence South 89° 35' 44" West for 300.00 feet; thence North 00° 23' 16" West for 300.00 feet to the Point of Beginning. Contains 90,000 square feet.

Previously recorded Documents:

Affidavit Explanatory Title recorded as Document 2014 2926 in Book 2014 Page 2926 in the Madison County Iowa Recorder's Office.

Memorandum of Lease recorded as Document 2005 3932 in Book 2005 Page 3932 on August 16, 2005, in the Madison County Iowa Recorder's Office. (contained incorrect legal description revised by Affidavit).

Memorandum of Telecommunication Tower Build-Out and Lease Agreement recorded on July 18, 2017 at Book 2017 Page 2212 in the Madison County Recorder's Office.

3. IA-0183 Williamson

A Tower Lease Agreement between CIW and IWS for real property legally described as:

Legal Description

That part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Southeast (SE) corner of said Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 25; thence North 89° 30' 50" West (assumed bearings) for 270.00 feet along the South line of said Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 25; thence North 00° 29' 10" East for 33.00 feet to the True Point of Beginning; thence North 89° 30' 50" West for 300.00 feet along the North right of way line of 148th Street; thence North 00° 29' 10" East for 300.00 feet; thence South 89° 30' 50" East for 300.00 feet; thence South 00° 29' 10" West for 300.00 feet to the Point of Beginning. Contains 2.066 acres.

Previously Recorded Documents:

A Memorandum of Lease recorded on August 16, 2005, as Document 2005 3930 in Book 2005 Page 3930 in the Madison County Recorder's Office.

Memorandum of Telecommunication Tower Build-Out and Lease Agreement recorded on July 18, 2017 at Book 2017 Page 2213 in the Madison County Recorder's Office.

4. IA-0184 Wildin

A Tower Lease Agreement between CIW and IWS for real property legally described as:

Legal Description

That part of the Southeast Quarter (SE ¼) of Section 35, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

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Commencing at the Southwest (SW) corner of said Southeast Quarter (SE ¼) of Section 35;

Thence North 00° 17' 57" West (assumed bearings) for 2106.35 feet along the west line of said Southeast Quarter (SE ¼) of Section 35;

Thence North 89° 42' 03" East for 74.00 feet to the TRUE POINT OF BEGINNING;

Thence North 00° 17' 57" West for 500.00 parallel with and 74.00 feet east of said west line of the Southeast Quarter (SE ¼) of Section 35;

Thence North 89° 42' 03" East for 500.00 feet;

Thence South 00° 17' 57" East for 500.00 feet;

Thence South 89° 42' 03" West for 500.00 feet to the Point of Beginning.
Contains 5.739 acres.

Legal Description (Ingress/Egress & Utility)

A permanent easement twenty foot (20') in width for ingress/egress and the installation and maintenance of utilities, over that part of the Southeast Quarter (SE ¼) of Section 35, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, the centerline of which is described as follows:

Commencing at the Southwest (SW) corner of said Southeast Quarter (SE ¼) of Section 35;

Thence North 00° 17' 57" West (assumed bearings) for 2610.08 feet along the west line of said Southeast Quarter (SE ¼) to the TRUE POINT OF BEGINNING;

Thence South 79° 39' 18" East to the west line of a telecommunications lease area and the Point of Terminus, said point falling 10.18 feet south of the Northwest (NW) corner of said lease area.

Previously Recorded Documents:

A Memorandum of Lease recorded on August 16, 2005 as Document 2005 3931 in Book 2005 Page 3931 in the Madison County Recorder's Office.

Memorandum of Telecommunication Tower Build-Out and Lease Agreement recorded on July 18, 2017 at Book 2017 Page 2214 in the Madison County Recorder's Office.