

**BK: 2018 PG: 3045**  
**Recorded: 9/20/2018 at 10:05:53.0 AM**  
**Fee Amount: \$32.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

**Type of Document:** Corrective Memorandum of Lease

**Return To:** Fidelity National Title, 7130 Glen Forest Dr, Ste 300 Richmond VA 23226

**Dated:** 08/28/2018

**Prepared By:** SBA Towers X, LLC  
8051 Congress Ave  
Boca Raton, FL 33487  
Ph# 561-981-9917

**Grantor address:** Terry L. Waddingham and Carla Waddingham  
2052 Quarry Trail  
Winterset, IA 50273

**Grantee address:** SBA Towers X, LLC  
8051 Congress Ave  
Boca Raton, FL 33487

See attached Exhibit A : Part of the Northwest quarter of the Southwest quarter of  
Section 26, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M.

**Record and return to:**

SBA Towers X, LLC  
8051 Congress Avenue  
Boca Raton, FL 33487  
Attn: Sam Toth  
(561) 322-7874

**SBA Site No.: IA22688-A, Quarry Trail – 182**  
**Parcel No.: 400072664013000**

**CORRECTIVE MEMORANDUM OF LEASE**

THIS CORRECTIVE MEMORANDUM OF LEASE (herein "Corrective Memorandum") is made this 28 day of August, 2018, by and between Terry L. Waddingham and Carla Waddingham, husband and wife (herein "Lessor") and SBA Towers X, LLC, a Delaware limited liability company (herein "Lessee").

WHEREAS, Lessor and Lessee, as successor in interest to Central Iowa Wireless Co., an Iowa corporation, entered into that certain Site Lease and Option dated February 22, 2005 ("Site Lease"), as evidenced by that certain Memorandum of Lease recorded in Book 2005, Page 3932, of the County Recorder's Office of Madison County, Iowa (the "County"), and as extended and amendment by that certain Extension of and Amendment to Lease recorded in Book 2018, Page 1990, of the County, and as assigned to Lessee by that certain Assignment and Assumption of Ground Lease recorded or to be recorded in the County.

WHEREAS, Lessor and Lessee desire to enter into this Corrective Memorandum to revise the legal description on Exhibit "A", as recorded in that certain Memorandum of Lease.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, including the rents reserved and the covenants and conditions more particularly set forth in the Site Lease, Lessor and Lessee do hereby covenant, promise and agree as follows:

27582393

1. The legal description attached to the Memorandum of Lease as Exhibit "A" is hereby deleted and replaced with the legal description attached hereto as Exhibit "A".

(Signature Pages Follow)

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

WITNESSES:

LESSOR:

Lauren Palmer  
Print Name: Lauren Palmer

Terry L. Waddingham  
Terry L. Waddingham

Erin Walsh  
Print Name: Erin Walsh

Lauren Palmer  
Print Name: Lauren Palmer

Carla Waddingham  
Carla Waddingham

Erin Walsh  
Print Name: Erin Walsh

STATE OF IOWA  
COUNTY OF Madison

On this 28<sup>th</sup> day of August, 2018, before me, a Notary Public, in and for said county, personally appeared TERRY L. WADDINGHAM, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

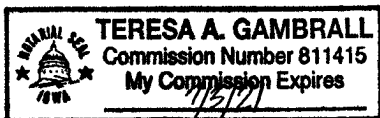


Teresa A. Gambrell  
NOTARY PUBLIC  
Print Name: Teresa A. Gambrell

My commission expires: 7/3/21

STATE OF IOWA  
COUNTY OF Madison

On this 28<sup>th</sup> day of August, 2018, before me, a Notary Public, in and for said county, personally appeared CARLA WADDINGHAM, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as his voluntary act and deed.



Teresa A. Gambrell  
NOTARY PUBLIC  
Print Name: Teresa A. Gambrell

My commission expires: 7/3/21

WITNESSES:

*Erica Hill*  
Print Name: Erica Hill

*Tracy Hadley*  
Print Name: Tracy Hadley

LESSOR:

SBA TOWERS X, LLC,  
a Delaware limited liability company

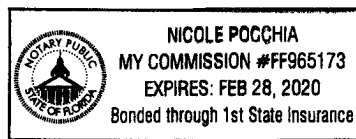
By: *[Signature]*  
Neil Seidman  
Senior Vice President

STATE OF FLORIDA  
COUNTY OF PALM BEACH

On this 28<sup>th</sup> day of August, 2018, before me, a Notary Public, in and for said county, personally appeared NEIL SEIDMAN, to me personally known, who being by me duly sworn did say that that person is the Senior Vice President of said SBA TOWERS X, LLC, a Delaware limited liability company, and that said instrument was signed on behalf of the said company by authority of its managers/members and the said NEIL SEIDMAN acknowledged the execution of said instrument to be the voluntary act and deed of said company by it voluntarily executed.

*Nicole Pochia*  
NOTARY PUBLIC  
Print Name: Nicole Pochia

My commission expires: 2/28/2020



**EXHIBIT "A"**

Lease

That part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter 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 of the Southwest Quarter 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 00°23'16" East for 300.00 feet; Thence South 89°36'44" West for 300.00 feet; Thence North 00°23'16" West for 300 feet to the Point of Beginning.

(Contains 90,000 square feet)

Ingress/Egress & Utility

A permanent easement twenty five foot (25') in width for ingress/egress and the installation and maintenance of utilities over part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, the center-line of which is described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of Section 26; Thence South 00°34'32" East (bearings referenced to Astronomic North) for 955.37 feet along the west line of the said Northwest Quarter of the Southwest Quarter of Section 26; Thence North 89°25'28" East for 589.49 feet to the north right of way line of Iowa State Highway 92, the centerline of said easement and the TRUE POINT OF BEGINNING; Thence North 10°07'48" West for 91.00 feet to the south line of a telecommunications tower lease parcel and the Point of Terminus, said point falls South 89°36'37" West for 73.42 feet from the southeast corner of said lease parcel.

(Contains 2275 square feet)

**RECEIVED**  
SEP 14 2018

BY: .....