

Upon Recording, Return to:

DISH Wireless L.L.C.

Attention: Lease Administration

5701 S. Santa Fe Dr.

Littleton, CO 80120

Re: MIMIA00263A

(Space above for Recorder's Office)

MEMORANDUM OF SITE LEASE AGREEMENT

This Memorandum of Site Lease Agreement ("**Memorandum**") is made this ___ day of _____, 20__, by the City of Cooper City, a Florida municipal corporation, with an address of 9090 SW 50th Place, Cooper City, Florida 33328 ("**Owner**"), and DISH Wireless L.L.C., a Colorado limited liability company ("**Lessee**"), having a place of business at 9601 South Meridian Boulevard, Englewood, Colorado 80112. Lessee and Owner are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**". This Memorandum is summarized as follows:

1. Lessee and Owner entered into a Site Lease Agreement ("**Agreement**") with an effective date of _____, 20__, for the purpose of installation, operation, maintenance, and management of a wireless communications facility. All of the foregoing, in addition to the provisions set forth in the Agreement between the Parties, are incorporated by reference and made a part herein.
2. Owner is the owner of a certain portion of real property located at 10300 Stirling Road, Cooper City, Florida 33328 being more particularly described in **Exhibit A**, attached hereto and made a part herein (the "**Property**").
3. Owner has leased to Lessee and Lessee has leased from Owner, ground space for Lessee's ground equipment installation on the Property in the locations as described or depicted in **Exhibit B**, attached hereto and made a part hereof (the "**Leased Premises**"), that includes certain right of ways or grants of easements for access and utilities as provided in the Agreement (which may or may not be described or depicted in **Exhibit B**) which easements are in effect, or may be acquired, or granted, throughout the term

of the Agreement as renewed or extended subject to the terms and conditions as set forth in the Agreement.

4. The Agreement has an Initial Term of sixty (60) months commencing on the Commencement Date, as set forth in the Agreement. The Initial Term shall automatically be extended for up to four (4) additional terms of sixty (60) months each unless Lessee elects not to extend the Agreement in the manner as prescribed in the Agreement.
5. Duplicate copies of the originals of the Agreement are in the possession of the Owner and Lessee at the addresses set forth above and reference should be made thereto for a more detailed description thereof and for resolution of any questions pertaining thereto.
6. It is expressly understood and agreed by all Parties that the sole purpose of this Memorandum is to give record notice of the Agreement; it being distinctly understood and agreed that said Agreement constitutes the entire agreement between Owner and Lessee with respect to the Leased Premises and is hereby incorporated by reference. The Agreement contains and sets forth additional rights, terms, conditions, and obligations not enumerated within this Memorandum which govern the Agreement. This Memorandum is for information purposes only and nothing contained herein may be deemed in any way to modify or vary any of the terms or conditions of the Agreement. In the event of any inconsistency between the terms of the Agreement and this Memorandum, the terms of the Agreement shall control. The rights and obligations set forth in the Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, representatives, successors, and assigns.

[Reminder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Site Lease Agreement as of the day and year last written below.

OWNER:

City of Cooper City,

LESSEE:

DISH Wireless L.L.C.

By: _____

Name: _____

Title: _____

Date: _____

By: _____

Name: Dave Mayo
Executive VP
DISH Wireless

Title: _____

Date: 8/23/23

[Reminder of page intentionally left blank. Acknowledgement page follows.]

OWNER'S ACKNOWLEDGMENT

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned a Notary Public in and for the county and state aforesaid, personally appeared _____(person/company) to me known to be the identical person who executed the within and foregoing instrument as its _____(title), and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said _____(company), for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires: _____

Commission No: _____

LESSEE'S ACKNOWLEDGMENT

STATE OF Colorado)

) SS:

COUNTY OF Arapahoe)

On this 23rd day of August, 2023, before me, the undersigned a Notary Public in and for the county and state aforesaid, personally appeared Dave Mayo of DISH Wireless L.L.C. to me known to be the identical person who executed the within and foregoing instrument as its EVP (title), and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said **DISH Wireless L.L.C.**, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires: 11/29/2025

Commission No: 20214046398

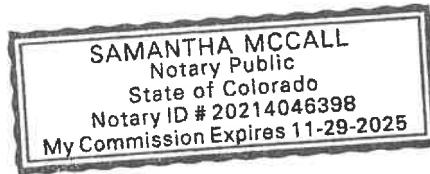


EXHIBIT A

Legal Description of the Property

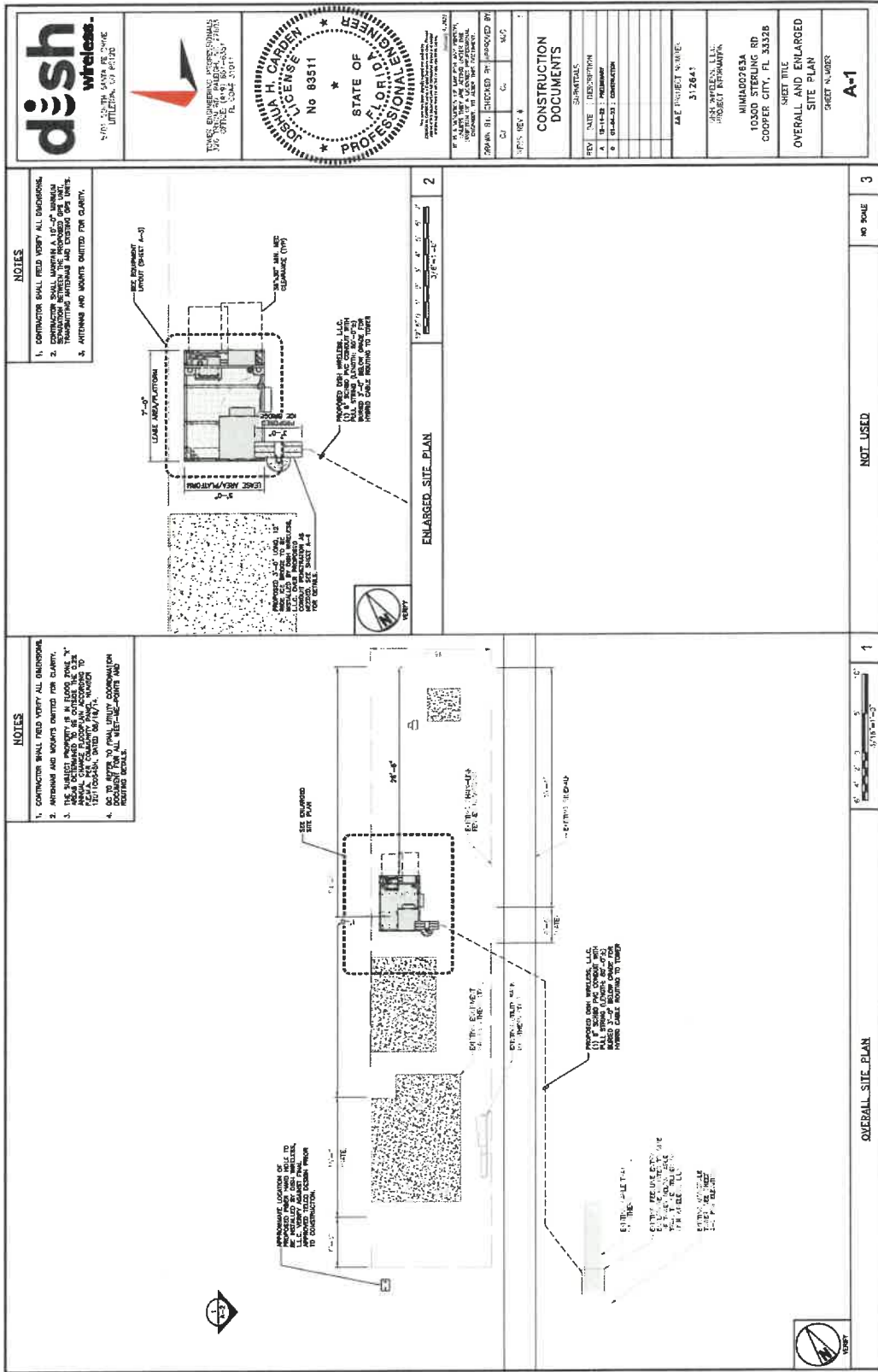
Property Address: 10300 Stirling Road, Cooper City, Florida 33328

Parcel Identification Number: 51-41-06-08-0010

Legal Description of the Property:

A parcel of land described as Parcel A of the Cooper City Municipal Facility as filed in Plat 140/32, Cooper City, Broward County, Florida. Formerly known as Tracts 1-7 of the Everglades Sugar and Land Co. Subdivision, located in Section 6, Township 51 South, Range 41 East, Cooper City, Florida.

EXHIBIT B
Leased Premises



CONSTRUCTION DOCUMENTS

REV.	DATE	DESCRIPTION
A	01-14-22	PRELIMINARY
B	01-24-22	CONSTRUCTION

DATE PROJECT NUMBER: 312641

PROJECT INFORMATION:
 MIMIA00263A
 10340 STERLING RD
 COOPER CITY, FL 33328

SHEET TITLE:
 OVERALL AND ENLARGED SITE PLAN

SHEET NUMBER:
A-1

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of the Agreement as renewed or extended subject to the terms and conditions as set forth in the Agreement.

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LESSEE:

DISH Wireless L.L.C.

By: _____

Name: _____

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

[Reminder of page intentionally left blank. Acknowledgement page follows.]

OWNER'S ACKNOWLEDGMENT

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned a Notary Public in and for the county and state aforesaid, personally appeared _____(person/company) to me known to be the identical person who executed the within and foregoing instrument as its _____(title), and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said _____(company), for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires: _____

Commission No: _____

LESSEE'S ACKNOWLEDGMENT

STATE OF _____)

) SS:

COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned a Notary Public in and for the county and state aforesaid, personally appeared _____ of DISH Wireless L.L.C. to me known to be the identical person who executed the within and foregoing instrument as its _____ (title), and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said **DISH Wireless L.L.C.**, for the uses and purposes therein set forth.

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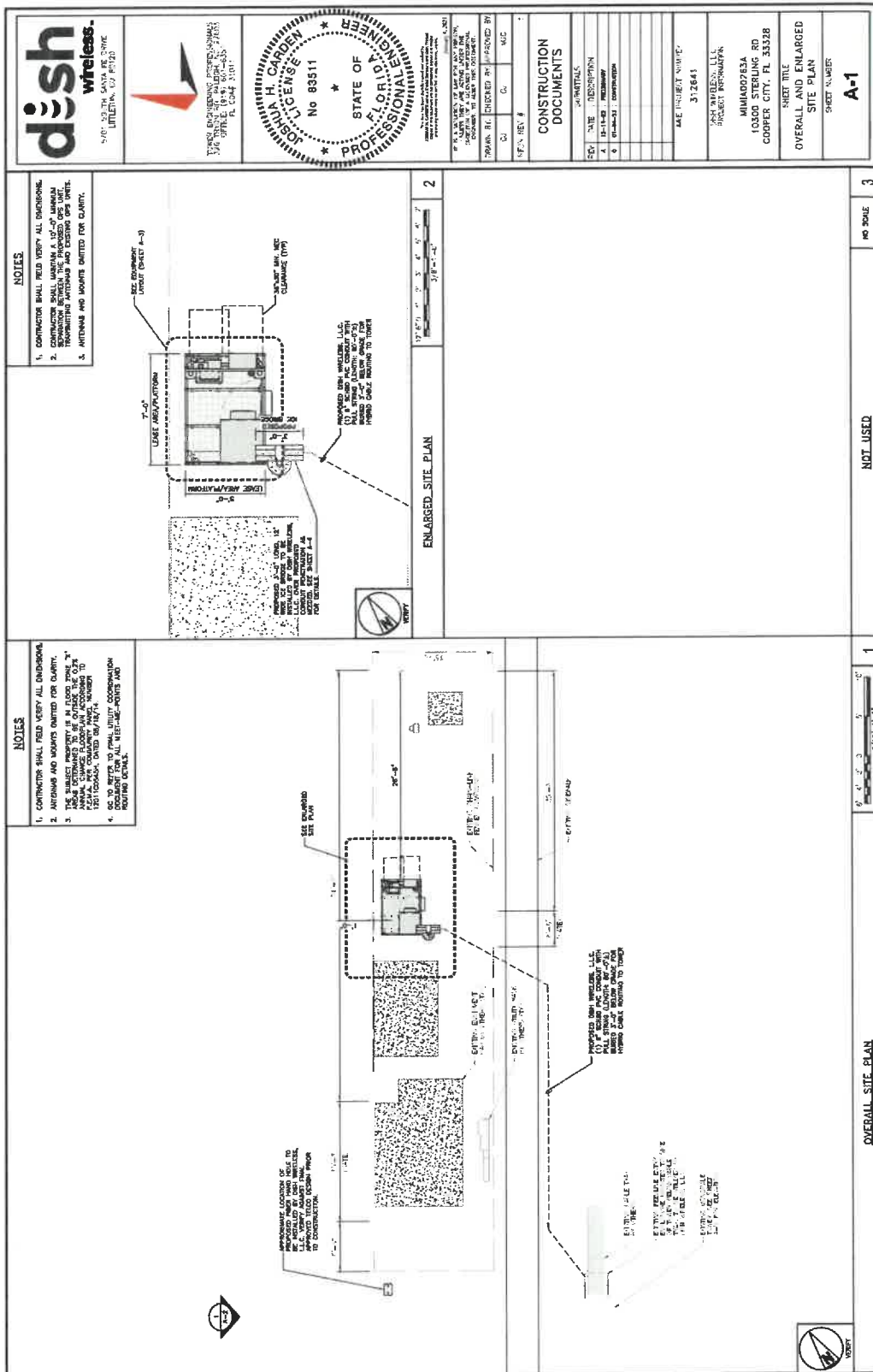
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Site Number: MIMIA00263A

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Leased Premises



Site Number: MIMIA00263A