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(Above 3" Space for Recorder's Use Only)

Upon Recording Return to:
Vertical Bridge REIT, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Attn: General Counsel

Record in Ketchikan Recording
District

Site Name: Ketchikan Mountain Point
Site Number: US-AK-5158

32694

MEMORANDUM OF AMENDMENT TO LAND LEASE

This Memorandum of Amendment to Land Lease ("Memorandum") evidences a Land Lease, dated April 24, 2009 (the "Lease") by and between City of Saxman, whose address is 2841 S. Tongass Ave, Route 2 Box 1, Saxman, Alaska 99901 ("Landlord"), and Vertical Bridge S3 Assets, LLC, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487 ("Tenant").

WHEREAS, Landlord owns certain real property (the "Property") described on Exhibit A-1 attached hereto.

WHEREAS, pursuant to the Lease, Landlord leases to Tenant a portion of the Property (the "Premises") described on Exhibit A-2 (and together with Exhibit A-1, collectively, Exhibit A).

WHEREAS, the Lease commenced on May 12, 2009, for an initial term of Five (5) years, with Four (4) renewal terms of Five (5) years each.

WHEREAS, the Lease, as amended, further provides as follows:

1. The Premises may be used exclusively by Tenant for certain purposes, including without limitation, erecting, installing, operating, reconstructing, and maintaining certain radio and communications towers, buildings, and equipment.
2. Tenant is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon.
3. This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event

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of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

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ON NEXT PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM as of the date last signed by a party hereto.

WITNESSES:

[Signature]
Name: Kayleigh Slagle
Wendrow Watson
Name: Wendrow Watson

LANDLORD:

City of Saxman

By: [Signature]
Name: Frank Seludo
Title: Mayor
Date: 6/19/2019

**STATE OF ALASKA
KETCHIKAN GATEWAY BOROUGH**

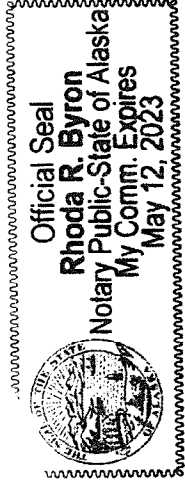
On this 12th day of June, 2019 before me personally appeared Frank Seludo, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this 12th day of June, 2019

[Signature]
Notary Public

Printed Name: Rhoda R. Byron

My Commission Expires:
May 12, 2023



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WITNESSES:

Kendahl L. Voelker
Name: Kendahl L. Voelker
[Signature]
Name: *Michael Alkham*

TENANT:

Vertical Bridge S3 Assets, LLC,
a Delaware limited liability company

By: *[Signature]*
Name: Alex Gellman
Title: Chief Executive Officer
Date: 6.14.19



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of June, 2019, by Alex Gellman the **Chief Executive Officer** of Vertical Bridge S3 Assets, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

WITNESS my hand and Official Seal at office this 14 day of June, 2019.

Notary Public _____

Printed Name: *Milagros D. Shearer* **Milagros D. Shearer**

My Commission Expires: _____

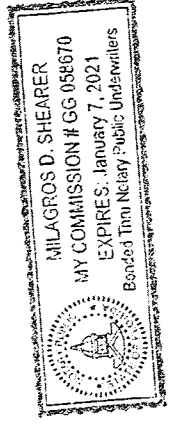
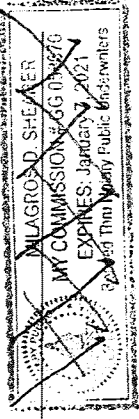


EXHIBIT A
(TO MEMORANDUM OF LEASE)

EXHIBIT A-1
The Property

Tract A1 Lot 1 USS 1666
Plat 2002-46
Ketchikan Gateway Borough
2868 South Tongass HWY
City of Saxman

EXHIBIT A-2
The Premises:

A ONE THOUSAND NINE HUNDRED FOURTY-FOUR (1,944) SQUARE FOOT EXCLUSIVE EASEMENT, LOCATED ENTIRELY WITHIN TRACT A-1, PLAT ALTERATION OF TRACT C-1 & A PORTION OF U.S. SURVEY NO. 1666, RECORDED AS PLAT NO. 2002-46, RECORDS OF THE KETCHIKAN RECORDING DISTRICT, STATE OF ALASKA, BEING MORE THOROUGHLY DESCRIBED AS FOLLOWS;

COMMENCING AT A MONUMENT ON THE NORTHWESTERLY BOUNDARY OF SAID TRACT A-1, THENCE S 00°01'45" W ALONG SAID WESTERLY BOUNDARY OF TRACT A-1, A DISTANCE OF 142.52 FEET TO A POINT, THENCE S 72°22'50" W A DISTANCE OF 242.27 FEET TO A POINT, THE TRUE POINT OF BEGINNING;

THENCE S 04°40'50" W A DISTANCE OF 39.29 FEET TO A POINT,
THENCE N 88°58'22" W A DISTANCE OF 49.89 FEET TO A POINT,
THENCE N 04°50'02" E A DISTANCE OF 38.90 FEET TO A POINT,
THENCE S 89°25'16" E A DISTANCE OF 49.81 FEET TO A POINT, THE TRUE POINT OF BEGINNING.

CONTAINING 1,944 SQUARE FEET, MORE OR LESS. (0.04 ACRES)

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EXHIBIT A-2 (Continued)

Non-Exclusive Access & Utility Easement:

A SIXTEEN THOUSAND SIX HUNDRED FIFTY-ONE (16,651) SQUARE FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT, TWENTY (20') FEET WIDE, TEN (10') FEET EACH SIDE OF THE CENTERLINE, LOCATED ENTIRELY WITHIN TRACT A-1, PLAT ALTERATION OF TRACT C-1 & A PORTION OF U.S. SURVEY NO. 1666, RECORDED AS PLAT NO. 2002-46, RECORDS OF THE KETCHIKAN RECORDING DISTRICT, STATE OF ALASKA, THE CENTERLINE BEING MORE THOROUGHLY DESCRIBED AS FOLLOWS;

COMMENCING AT A MONUMENT ON THE NORTHWESTERLY BOUNDARY OF SAID TRACT A-1, THENCE S 00°01'45" W ALONG SAID WESTERLY BOUNDARY OF TRACT A-1, A DISTANCE OF 142.52 FEET TO A POINT, THENCE N 07°38'04" E A DISTANCE OF 226.13 FEET TO A POINT ON THE NORTH BOUNDARY OF TRACT A-1 AND THE SOUTH BOUNDARY OF THE SOUTH TONGASS HIGHWAY RIGHT-OF-WAY, THE TRUE POINT OF BEGINNING;

THENCE S 00°43'02" W A DISTANCE OF 430.34 FEET TO A POINT OF CURVATURE,
THENCE ALONG A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 40.00 FEET AND ARC LENGTH OF 61.86 FEET TO A POINT OF TANGENCY,

THENCE S 89°19'12" W A DISTANCE OF 139.68 FEET TO A POINT,

THENCE N 80°59'48" W A DISTANCE OF 62.75 FEET TO A POINT OF CURVATURE,

THENCE ALONG A CURVE CONCAVED TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET AND ARC LENGTH OF 41.69 FEET TO A POINT OF TANGENCY,

THENCE N 01°22'20" W A DISTANCE OF 96.32 FEET TO A POINT, THE TERMINUS OF THIS DESCRIPTION. THE EAST AND WEST BOUNDARIES OF SAID EASEMENT IS TO EXTEND TO THE BOUNDARY OF THE EXCLUSIVE EASEMENT.

CONTAINING 16,651 SQUARE FEET, MORE OR LESS. (0.38 ACRES)



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