

Prepared out of State.

Return to:

State Parcel Number 30-01-23-400-030.005-018

MEMORANDUM OF OPTION

This MEMORANDUM OF OPTION (this “Memorandum”) is entered into as of this _____ day of _____, 2019, by and between TOWN OF MCCORDSVILLE, an Indiana municipal corporation (“Optionor”), with a mailing address of 6280 W 800 N, McCordsville, IN 46055, and GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company (“Optionee”), with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, PA 15317.

RECITALS

Optionor and Optionee entered into that certain Option and Ground Lease Agreement dated as of _____, 2019 (the “Agreement”). Optionor and Optionee desire to execute this Memorandum for the purpose of placing third parties on record notice of a right and option created and granted to Optionee with respect to the property described herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals, the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Optionor and Optionee hereby agree as follows:

1. Pursuant to the Agreement, Optionee has the right and option, exercisable at any time during the five (5) year period following the date of the Agreement (or until such other time as may be described in the Agreement or to which the parties may mutually agree), to exercise such option in the manner set forth in the Agreement, which provides Optionee with an exclusive and irrevocable right to lease a portion of Optionor’s property (“Property”) described on **Exhibit “A”** attached hereto and made a part hereof for all purposes, consisting of approximately 6,000

square feet (“Option Area”), together with the following easements appurtenant to the Option Area: a thirty (30) feet wide access and utility easement extending from the Option Area to the nearest public right of way or public utility easement.

2. This Memorandum may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3. Defined terms used in this Memorandum and not otherwise defined herein shall have the meanings given to such terms in the Agreement.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

OPTIONOR:

Town of McCordsville,
an Indiana municipal corporation

By: _____ (SEAL)

Print Name: _____

Title: _____

Date: _____

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of Town of McCordsville, an Indiana municipal corporation, who acknowledged execution of the foregoing Memorandum of Option and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires: _____

Notary Public Residing in _____
County, Indiana

Print: _____

[affix stamp or seal]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first above written.

OPTIONEE:

Global Signal Acquisitions IV LLC,
a Delaware limited liability company

By: _____(SEAL)
Name: _____
Title: _____
Date: _____

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of Global Signal Acquisitions IV LLC, a Delaware limited liability company, who acknowledged execution of the foregoing Memorandum of Option and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 2019.

My Commission Expires: _____

Notary Public Residing in _____
County, _____

Print: _____

[affix stamp or seal]

**EXHIBIT A
PROPERTY**

THE OPTION AREA IS AN APPROXIMATELY 6,000 SQUARE FEET PORTION OF THAT PARENT PARCEL, TOGETHER WITH THOSE EASEMENTS AND RIGHTS OF ACCESS AND UTILITIES PROVIDED FOR IN THE AGREEMENT, SITUATED IN THE TOWN OF MCCORDSVILLE, STATE OF INDIANA, AS SAID PARENT PARCEL IS DESCRIBED AS FOLLOWS:

The land referred to herein below is situated in the County of Hancock, City of Mc Cordsville, State of Indiana, and is described as follows:

A part of the Southeast Quarter of Section 23, Township 17 North, Range 5 East, Hancock County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of said quarter; thence North 89 degrees 43 minutes 47 seconds West, along the south line of said quarter, 1335.77 feet to the true point of beginning; thence continuing along said south line North 89 degrees 43 minutes 47 seconds West, a distance of 238.35 feet; thence North 01 degrees 25 minutes 03 seconds East, a distance of 210.00 feet; thence North 89 degrees 43 minutes 47 seconds West, a distance of 410.83 feet; thence South 01 degrees 13 minutes 35 seconds West, a distance of 210.00 feet to the south line of said quarter; thence North 89 degrees 43 minutes 47 seconds West, along said south line 48.34 feet; thence North 00 degrees 16 minutes 13 seconds East, a distance of 118.69 feet to the point of curvature of a tangent curve to the right having a radius of 464.00 feet and a chord bearing and distance of North 09 degrees 10 minutes 47 seconds East, 143.72 feet; thence Northerly along said curve through a central angle of 17 degrees 49 minutes 09 seconds for a length of 144.31 feet; thence North 18 degrees 05 minutes 22 seconds East, a distance of 214.50 feet to a tangent curve to the left having a radius of 336.00 feet and a chord bearing and distance of North 09 degrees 07 minutes 33 seconds East, 104.70 feet; thence Northerly along said curve through a central angle of 17 degrees 55 minutes 38 seconds for a length of 105.13 feet; thence North 00 degrees 09 minutes 44 seconds East, a distance of 253.07 feet to a tangent curve to the right having a radius of 214.00 feet and a chord bearing and distance of North 28 degrees 37 minutes 58 seconds East, 204.03 feet; thence Northerly along said curve through a central angle of 56 degrees 56 minutes 29 seconds for a length of 212.68 feet; thence North 57 degrees 06 minutes 12 seconds East, a distance of 150.64 feet to a tangent curve to the left having a radius of 436.00 feet and a chord bearing and distance of North 37 degrees 18 minutes 00 seconds East, 295.43 feet; thence Northerly along said curve through a central angle of 39 degrees 36 minutes 25 seconds for a length of 301.39 feet; thence South 87 degrees 44 minutes 33 seconds East, a distance of 213.02 feet; thence South 01 degrees 10 minutes 06 seconds West, a distance of 1311.98 feet to the point of beginning, containing 14.89 acres, more or less.

Note: The company is prohibited from insuring the area or quantity of land described herein.

Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes.

Parcel ID #30-01-23-400-030.005-018

This being the same property conveyed to Town of McCordsville, Indiana, an Indiana municipal corporation from Sherwood Hills South, Inc., an Indiana corporation, in a deed dated June 23, 2008 and recorded July 16, 2008 as instrument no. 080007492.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Brandon Bordeaux

This instrument prepared out of state by Brandon Bordeaux, Parker Poe Adams & Bernstein LLP, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601.