

MEMORANDUM OF THIRD AMENDMENT TO OPTION AND SITE LEASE AGREEMENT

THIS MEMORANDUM OF THIRD AMENDMENT TO OPTION AND SITE LEASE AGREEMENT ("Memorandum") is effective the date of the last signature below, by and between the City of Willoughby Hills, Ohio, with a mailing address of 35405 Chardon Rd, Willoughby Hills, Ohio 44094 ("**Landlord**" but sometimes also referred to in prior agreements as "Owner"), and STC Two LLC, a Delaware limited liability company, by and through Global Signal Acquisitions II LLC, a Delaware limited liability company, its Attorney in Fact, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317 ("**Tenant**").

1. Landlord and SprintCom, Inc., a Kansas corporation ("**Original Tenant**") entered into that certain Option and Site Lease Agreement dated July 2, 1998, as amended by that certain Amendment to PCS Site Agreement dated October 5, 1998, as amended by that certain Amendment to PCS Site Agreement dated November 16, 1998 (as amended and/or assigned, the "**Agreement**" but sometimes also referred in prior agreements as the "Lease"), a memorandum of which was recorded on October 11, 2005 as Instrument Number 2005R044191 in the Lake County Recorder's Office, for the lease of property located in Willoughby Hills, Lake County, Ohio, as more particularly described in the Agreement (the "**Premises**" but sometimes also referred to in prior agreements as the "Site"), being part of a larger parcel of property owned by Landlord (the "**Property**" and as further described in **Exhibit A**), together with easements for ingress, egress and general utility purposes as described more fully in the Agreement.

2. Tenant is the successor in interest to the Original Tenant and is the tenant under the Agreement.

3. Landlord and Tenant have entered into that certain Third Amendment to Option and Site Lease Agreement dated on or about even date herewith (the "**Third Amendment**").

4. At the conclusion of the original term of the Agreement expiring on June 6, 2004, Tenant shall be entitled to nine (9) successive renewal terms of five (5) years each (each a "**Renewal Term**"), each without further action by Tenant. Landlord and Tenant hereby acknowledge that Tenant has exercised four

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Business Unit #: 876037

(4) Renewal Terms, leaving a balance of five (5) Renewal Terms for five (5) years each. If all Renewal Terms are exercised, the last Renewal Term shall end June 6, 2049.

5. Landlord has granted to Tenant a right of first refusal as more particularly set forth in the Third Amendment.

6. The terms, covenants and provisions of the Agreement shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of Landlord and Tenant.

7. This Memorandum in no way modifies the terms of the Agreement or any modification thereof.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Third Amendment to Option and Site Lease Agreement to be duly executed effective on the day and year last written below.

LANDLORD:

City of Willoughby Hills,
an Ohio municipality

By: _____
Name:
Its:

ACKNOWLEDGMENT

State/Commonwealth of _____)

County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, the _____ of City of Willoughby Hills, an Ohio municipality, on behalf of the municipality. This is an acknowledgement clause. No oath or affirmation was administered to the signatory.

Notary Public

My commission expires:

Site Name: Willoughby City Hall
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TENANT:

STC Two LLC,
a Delaware limited liability company,

By: Global Signal Acquisitions II LLC,
a Delaware limited liability company,
its Attorney in Fact

By: _____
Name: _____
Its: _____

ACKNOWLEDGMENT

State/Commonwealth of _____)

County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, the _____ of Global Signal Acquisitions II LLC, a Delaware limited liability company, as Attorney in Fact for STCF Two LLC, a Delaware limited liability company, on behalf of the limited liability company. This is an acknowledgement clause. No oath or affirmation was administered to the signatory.

Notary Public

My commission expires:

Instrument prepared by:
Christopher R. Mykytiak, Esq.
Taft Stettinius & Hollister LLP
200 Public Square, Suite 3500
Cleveland, Ohio 44114
216-706-3893

After recording return to:
Crown Castle
8020 Katy Freeway
Houston, TX 77024

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EXHIBIT A

Legal Description of the Property

Situated in the Township of Willoughby, County of Lake and State of Ohio; and known as being a part of Lot No. 9, Tract No. 6, Beginning in the Centerline of Euclid-Chardon Road at the South East corner of a 1 acre parcel of land of Robert and Elaine V. Fish as recorded in Volume 221, Page 69 of Lake County Record of Deeds, Thence North 1 09'30" East along the Easterly line of said Fish's Land and a prolongation thereof a distance of 900.13 feet to an iron pipe stake, (at 30.23 feet passing through an iron pipe stake in the Northerly line of Euclid-Chardon Road). Thence North 34 55'30" East a distance of 462.64 feet (passing through an iron pipe stake at the Southwest corner of land of George Arand) to an iron pipe stake set in the said Arand's South line said point being also the Northwest corner of lands of Wa.S. and Terming Thomas as recorded in Volume 244 Page 308 Lake County Record of Deeds, Thence South 1 53' West along said Thence West line a distance of 896.49 feet to the centerline of Euclid-Chardon Road (at 866.22 feet passing through an iron pipe stake in the Northerly line of the Euclid-Chardon Road) Thence South 34 17' West a distance of 451.6 feet along the centerline of the Euclid-Chardon Road to the place of beginning containing 9.36 acres of land to the same more or less.

Last recording for above description Volume 351 Page 3179, Lake County Record of Deeds.