

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Ginsberg Jacobs LLC
300 South Wacker Drive, Suite 2750
Chicago Illinois 60606
Attention: Chris Bosch
Re: DEN Franktown

(Space above this line for Recorder's use)

MEMORANDUM OF PROPERTY LEASE AGREEMENT

This Memorandum of PROPERTY LEASE AGREEMENT ("Memorandum") is made this ____ day of _____, 2022, between the Town of Castle Rock, Colorado, a home rule municipal corporation with an office address of 100 N. Wilcox Street, Castle Rock, Colorado 80104, hereinafter referred to as "Town", and Cellco Partnership d/b/a Verizon Wireless, with its principal office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter referred to as "Tenant". Town and Tenant are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. The Town is the owner in fee simple of a parcel of land located in the Town of Castle Rock, Douglas County, State of Colorado, legally described in the attached Exhibit A (the "Property").
2. Town and Tenant entered into a Property Lease Agreement (the "Agreement") on _____, 2022, for an initial term of five (5) years, commencing on the February 1, 2022. The Agreement shall automatically be extended for four (4) additional five (5) year terms unless the Tenant terminates it at the end of the then current term by giving the Town written notice of the intent to terminate at least six (6) months prior to the end of the then current term.
3. Town leased to Tenant space on the Property (the "Premises"), described in the attached Exhibit B, for the purposes of occupying and installing its communication facilities, including a non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty-four (24) hours a day, over the Property and to and from the Premises for the purpose of installation, operation and maintenance of Tenant's communications facility.
4. The terms, covenants and provisions of the Lease, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Town and Tenant.

[Signatures appear on immediately following page]

IN WITNESS WHEREOF, Town and Tenant have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR:

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

David L. Corliss, Town Manager

Approved as to content:

Jeff Smullen, Assistant Director of Parks and Recreation

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: _____

Its: _____

Date: _____

STATE OF _____)
)
COUNTY OF _____)

CORPORATE ACKNOWLEDGEMENT

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that s/he is the _____ of **Town of Castle Rock** and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF PROPERTY LEASE AGREEMENT** as his/her own act and deed on behalf of **Town of Castle Rock**.

WITNESS my hand and official Notarial Seal, this ___ day of _____, 20 .

Notary Public

My Commission Expires:

STATE OF _____)
)
COUNTY OF _____)

CORPORATE ACKNOWLEDGEMENT

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that s/he is the _____ of **Cellco Partnership d/b/a Verizon Wireless** and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF PROPERTY LEASE AGREEMENT** as his/her own act and deed on behalf of **Cellco Partnership d/b/a Verizon Wireless**.

WITNESS my hand and official Notarial Seal, this ___ day of _____, 20 .

Notary Public

My Commission Expires:

EXHIBIT A

THE PROPERTY

The legal description of the Property is as follows: N1/2 NE1/4, Section 5 and W1/2 NW1/4 of Section 4, Township 8, South, Range 66 West and SW1/4, SW1/4 of Section 33. Township 7S. Range 66 West.

EXHIBIT B

THE PREMISES

