

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Tock & Corl, PLLC
Attn: D. Meñez
1425 Western Ave., Suite 104
Seattle, WA 98101

Space above this line is for Recorder's use.

Memorandum of Ground Lease Agreement

Grantor: City of Billings, a Montana municipal corporation

Grantee: Gold Creek Cellular of Montana Limited Partnership d/b/a
Verizon Wireless

Legal Description: County of Yellowstone, State of Montana
Official legal description as Exhibit A

Assessor's Tax Parcel ID#: 000A190210
03-0927-04-3-19-01-0000

Reference # (if applicable): N/A

MEMORANDUM OF GROUND LEASE AGREEMENT

THIS MEMORANDUM OF GROUND LEASE AGREEMENT evidences that a Ground Lease Agreement (“Agreement”) was entered into as of _____, 201__, by and between City of Billings, a Montana municipal corporation (“Lessor”), and Gold Creek Cellular of Montana Limited Partnership d/b/a Verizon Wireless (“Lessee”), for certain real property located at 475 6th Street West, Billings, in the County of Yellowstone, State of Montana, within the property of Lessor which is described in Exhibit “A” attached hereto (“Legal Description”), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing as provided for in the Agreement, which term is subject to Lessee’s rights to extend the term of the Agreement as provided in the Agreement.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Ground Lease Agreement as of the day and year last below written.

LESSOR: City of Billings, a Montana municipal corporation

By: _____
Name: _____
Title: _____
Date: _____

LESSEE: Gold Creek Cellular of Montana Limited Partnership
d/b/a Verizon Wireless
By CommNet Cellular Inc., its General Partner

By:  _____
Name: **Steve LeVar**
Title: **Director Network Field Engineering**
Date: 3/13/2019

Exhibit A – Legal Description

LESSOR ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 201__, before me, a Notary Public in and for the State of _____, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the _____ of City of Billings, a Montana municipal corporation, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of _____,
residing at _____
My appointment expires _____
Print Name _____

LESSEE ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 13th day of March, 2019 by Steve LeVar, Director Network Field Engineering on behalf of Gold Creek Cellular of Montana Limited Partnership d/b/a Verizon Wireless, By CommNet Cellular Inc., its General Partner, a Colorado limited partners, on behalf of the partnership.



NOTARY PUBLIC



Notary Seal

EXHIBIT A
LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, Block 10, of Yellowstone Addition, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 4067.

GROUND LEASE AGREEMENT

This Agreement made this ____ day of _____, 201__, between City of Billings, a Montana municipal corporation, with its principal offices located at 210 N. 27th Street, Billings, Montana 59101, hereinafter designated LESSOR and Gold Creek Cellular of Montana Limited Partnership d/b/a Verizon Wireless, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. PREMISES. LESSOR hereby leases to LESSEE approximately three hundred twenty-six (326) square feet of ground space for equipment (the "Equipment Space") and approximately seventy-two (72) square feet of ground space for the antenna (the "Antenna Space"), located at 475 6th Street West, Billings, County of Yellowstone, State of Montana, the underlying real property of which is legally described in Exhibit "A" attached hereto and made a part hereof (the building and such real property are hereinafter sometimes collectively referred to as the "Property"), for the installation, operation and maintenance of communications equipment; together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week, twenty four (24) hours a day, on foot or motor vehicle, including trucks over or along a twenty (20') foot wide right-of-way extending from the nearest public right-of-way, Terry Avenue, to the Equipment Space and Antenna Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along one or more rights of way from the Equipment Space and Antenna Space, said Equipment Space, Antenna Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as described here in Exhibit "A" attached hereto and made a part hereof.

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and the Premises, and said survey shall then become Exhibit "C" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". Cost for such work shall be borne by the LESSEE.

3. TERM; RENTAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time the rental payment for the entire five (5) year initial term shall commence and be due at a total rental of \$80,000.00, in advance, to LESSOR or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 23 below; provided, however, in the event of a default by LESSOR pursuant to Paragraph 27 below, rent shall be prorated as of the date of termination and all prepaid rent shall be immediately refunded to LESSEE.

LESSEE cannot sublet the Premises without LESSOR's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

Following the initial five (5) year term, rent shall be paid in equal monthly installments on the first day of the month conforming to the annual rent increase formula in Section 5 below. The Agreement shall commence on the first (1st) day of the month in which LESSEE begins installation of LESSEE's communications equipment or June 1, 2019, whichever occurs first ("Commencement Date"). LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until sixty (60) days after the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1, LESSEE shall send to the LESSOR the rental payments for January 1, February 1 and March 1 by March 1.

Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

b. LESSOR hereby agrees to provide to LESSEE certain documentation (the "Rental Documentation") evidencing LESSOR's interest in, and right to receive payments under, this Agreement, including without limitation: (i) documentation, acceptable to LESSEE in LESSEE's reasonable discretion, evidencing LESSOR's good and sufficient title to and/or interest in the Property and right to receive rental payments and other benefits hereunder; (ii) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to LESSEE, for any party to whom rental payments are to be made pursuant to this Agreement; and (iii) other documentation requested by LESSEE in LESSEE's reasonable discretion. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. The Rental Documentation shall be provided to LESSEE in accordance with the provisions of and at the address given in Paragraph 23. Delivery of Rental Documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments until Rental Documentation has been supplied to LESSEE as provided herein.

Within fifteen (15) days of obtaining an interest in the Property or this Agreement, any assignee(s) or transferee(s) of LESSOR shall provide to LESSEE Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, any assignee(s) or transferee(s) of LESSOR agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. Delivery of Rental Documentation to LESSEE by any assignee(s) or transferee(s) of LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to

make any rental payments to any assignee(s) or transferee(s) of LESSOR until Rental Documentation has been supplied to LESSEE as provided herein.

4. EXTENSIONS. This Agreement shall automatically be extended for four (4) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

5. ANNUAL RENTAL INCREASES. The annual rental for the first (1st) year of the first (1st) five (5) year extension term and for each year thereafter including any and all extension terms shall be increased to an amount equal to 102% of the annual rental payable with respect to the immediately preceding year.

6. ADDITIONAL EXTENSIONS. If at the end of the fourth (4th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term. Annual rental for each such additional five (5) year term shall be equal to the annual rental payable with respect to the immediately preceding five (5) year term. The initial term and all extensions shall be collectively referred to herein as the "Term".

7. TAXES. LESSEE shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of the LESSEE's improvements, and any sales tax imposed on the rent (except to the extent that LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from the LESSEE's improvements and/or LESSEE's use of the Premises. LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or

partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

8. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. A security wall consisting of similar but comparable construction and material to match or closely match the building's current exterior shall be placed around the perimeter of LESSEE's equipment. The ground level construction and appearance shall be substantially similar to the attached conceptual illustration in Exhibit "B" attached hereto and made a part hereof. All improvements, equipment, antennas and conduits shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Term. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE. In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

9. INDEMNIFICATION. Subject to Paragraph 10 below, each Party shall indemnify, defend and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents. Where claims, lawsuits or liability, including reasonable attorneys' fees and costs arise from the negligent acts of both Parties, each Party shall indemnify, defend, save, and hold the other harmless from and against only that portion of claims, lawsuits or liability, including reasonable attorneys' fees and costs, which result from the Party's negligent acts occurring as a result from such Party's performance under this Agreement.

10. INSURANCE. LESSOR agrees that at its own cost and expense, it will maintain commercial general liability insurance with limits not less than \$1,500,000 for injury to or death of one or more persons in any one occurrence and \$1,500,000 for damage or destruction to property in any one occurrence. LESSEE agrees that at its own cost and expense, it will maintain commercial general liability insurance with limits of \$3,000,000 per occurrence for bodily injury (including death) and for damage or destruction to property. The Parties agree to include the other Party as an additional insured as their interest may appear under this Agreement.

11. LIMITATION OF LIABILITY. Except for indemnification pursuant to paragraphs 9 and 29, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. ANNUAL TERMINATION. Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of the Commencement Date provided that three (3) months prior written notice is given to LESSOR.

13. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. With advance written notice to LESSEE, LESSOR's authorized agent shall be permitted to be present, observe and independently monitor the interference testing and/or any actual interference. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue.

LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

14. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove its building(s), antenna structure(s) (except footings), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws (as defined in Paragraph 33 below). If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

15. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 14 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 14 and this Paragraph 15, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 14 shall be equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

16. LIMITED RIGHT OF FIRST REFUSAL. If LESSOR elects, during the Term (i) to sell or otherwise transfer the leasehold Premises, to another entity other than LESSEE, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Agreement to such third party, LESSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If LESSEE fails to meet such bona fide offer within thirty (30) days after written notice thereof from LESSOR, LESSOR may sell or grant the easement or interest in the leasehold Premises to such third person in accordance with the terms and conditions of such third party offer.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term decide (i) to sell or transfer all or any part of the Property to a purchaser other than LESSEE, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the

Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder under the terms of this Agreement. To the extent that LESSOR grants to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE for the purpose of operating and maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Agreement to said third party, LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

18. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises. However, LESSOR reserves the right to enter upon and inspect the Premises (excluding the equipment building) at such reasonable times as the LESSOR shall solely determine so long as LESSOR in writing first notifies LESSEE of its intent to enter and inspect the Premises and further, so long as the inspection does not interfere with the ongoing operations of LESSEE. Except for emergencies, in LESSEE's reasonable determination, LESSEE shall provide at least seventy-two (72) hours prior telephonic notice to LESSOR at (406) 657-8420 or (406) 657-8421, or (406) 237-6223 when LESSEE is in need in its sole determination of conducting repairs to or maintenance of its equipment.

19. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement, and covenants during the Term that LESSOR has good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants during the Term that there are no liens, judgments or impediments of title on the Property, or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by LESSEE as set forth above.

20. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

21. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State of Montana. Venue for any disputes including but not limited to any agreed upon mediation and any litigation shall be in Billings, Yellowstone County, Montana.

22. ASSIGNMENT. This Agreement may be sold, assigned or transferred by the LESSEE without any approval or consent of the LESSOR to the LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred, nor may the Premises be sublet, without the written consent of the LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder. Any sublease that is approved by LESSOR and entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto.

23. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: City of Billings
210 N. 27th Street
Billings, Montana 59101
Telephone: (406) 657-8433

LESSEE: Gold Creek Cellular of Montana Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

24. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

25. [INTENTIONALLY DELETED].

26. RECORDING. LESSOR agrees to execute a Memorandum of this Agreement which LESSEE may record with the appropriate recording officer. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments.

27. DEFAULT.

a. In the event there is a breach by LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Agreement if LESSEE fails, within fifteen (15) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSEE if the failure to perform such an obligation interferes with LESSOR's ability to conduct its business on the Property; provided, however, that if the nature of LESSEE's obligation is such that more than fifteen (15) days after such notice is reasonably required for its performance, then it shall not be a default under this Agreement if performance is commenced within such fifteen (15) day period and thereafter diligently pursued to completion.

b. In the event there is a breach by LESSOR with respect to any of the provisions of this Agreement or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default against LESSOR unless and until LESSOR has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Agreement if LESSOR fails, within fifteen (15) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to conduct its business on the Property; provided, however, that if the nature of LESSOR's obligation is such that more than fifteen (15) days after such notice is reasonably required for its performance, then it shall not be a default under this Agreement if performance is commenced within such fifteen (15) day period and thereafter diligently pursued to completion.

28. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, LESSOR shall use reasonable efforts to mitigate its damages in connection with a default by LESSEE. If LESSEE so performs any of LESSOR's obligations hereunder, the full amount of the reasonable and actual cost and expense incurred by LESSEE shall immediately be owing by LESSOR to LESSEE, and LESSOR shall pay to LESSEE upon demand the full undisputed amount thereof with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws. Notwithstanding the foregoing, if LESSOR does not pay LESSEE the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the full undisputed amount, including all accrued interest, due against all fees due and owing to LESSOR until the full undisputed amount, including all accrued interest, is fully reimbursed to LESSEE.

29. ENVIRONMENTAL.

a. Each Party will be responsible for the compliance of its activities on the Property with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as such laws may now or at any time hereafter be in effect.

b. Each Party shall hold the other harmless and indemnify the other from and assume all duties, responsibility and liability at its sole cost and expense, for all duties, responsibilities, and liability (including without limitation for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: a) that Party's failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as such laws may now or at any time hereafter be in effect; and b) any environmental conditions arising out of or in any way related to that Party's activities conducted on the Property; provided, that each Party's obligations hereunder shall be limited to the extent such noncompliance or environmental or industrial hygiene conditions are caused by the other; provided further and notwithstanding anything to the contrary contained herein, that LESSOR shall be responsible for, and shall

indemnify and hold LESSEE harmless from any and all duties, responsibility and liability for any environmental or industrial hygiene conditions on the Property, or activity formerly conducted on the Property, except and only to the extent the same were caused by LESSEE. The indemnity provided in this Section 29 shall be the exclusive remedy relating to environmental matters.

30. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.

31. [INTENTIONALLY DELETED].

32. SUBMISSION OF AGREEMENT/PARTIAL INVALIDITY/AUTHORITY. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

33. APPLICABLE LAWS. During the Term, LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws") relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises.

34. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

35. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK].

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR: City of Billings, a Montana municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

LESSEE: Gold Creek Cellular of Montana Limited Partnership
d/b/a Verizon Wireless
By CommNet Cellular Inc., its General Partner

By:  _____

Name: **Steve LeVar**

Title: **Director Network Field Engineering**

Date: 3/13/2019

EXHIBIT "A" (Page 1 of 7)
LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, Block 10, of Yellowstone Addition, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 4067.

EXHIBIT "A" (Page 2 of 7)
DESCRIPTION OF PREMISES

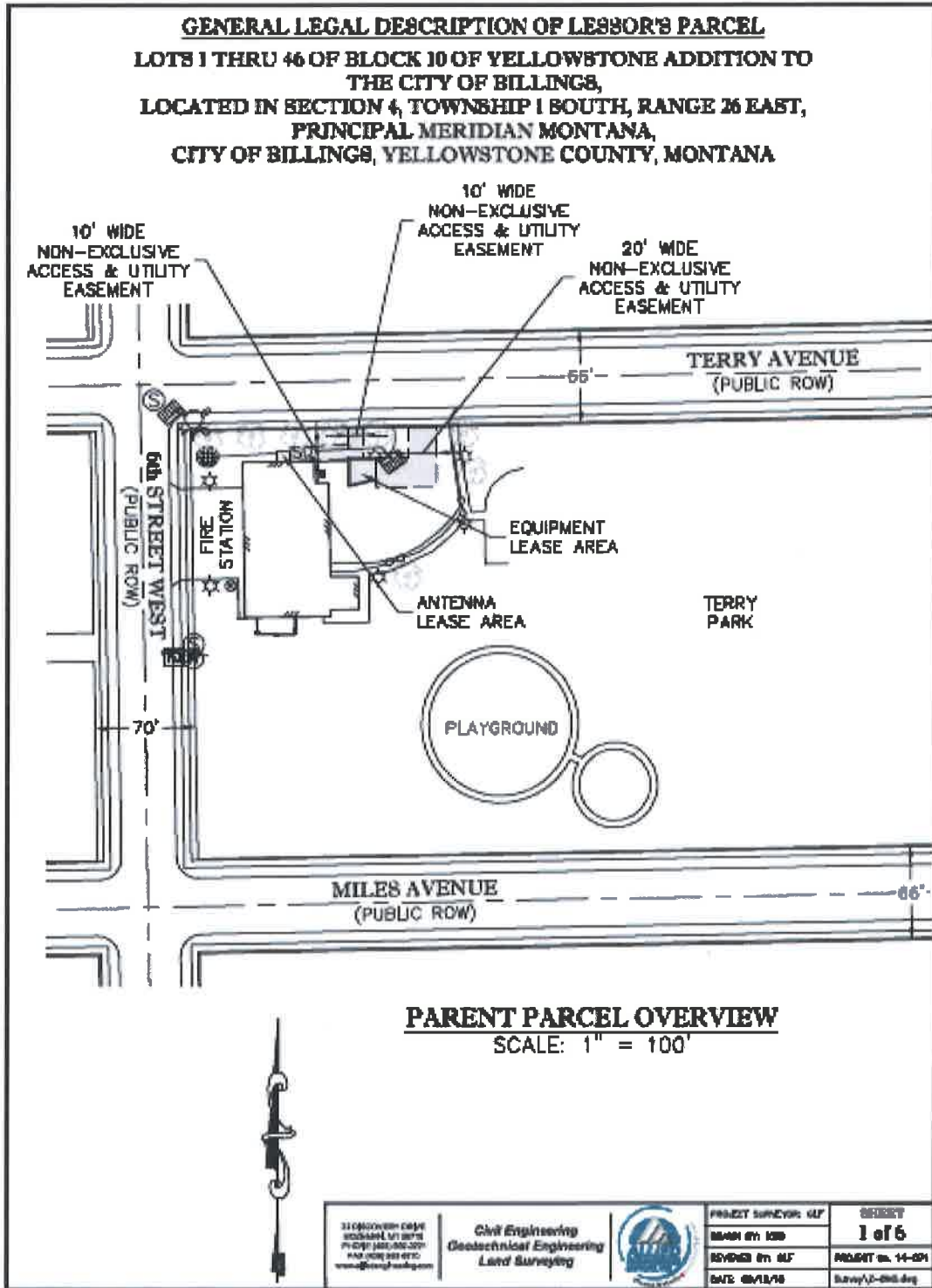
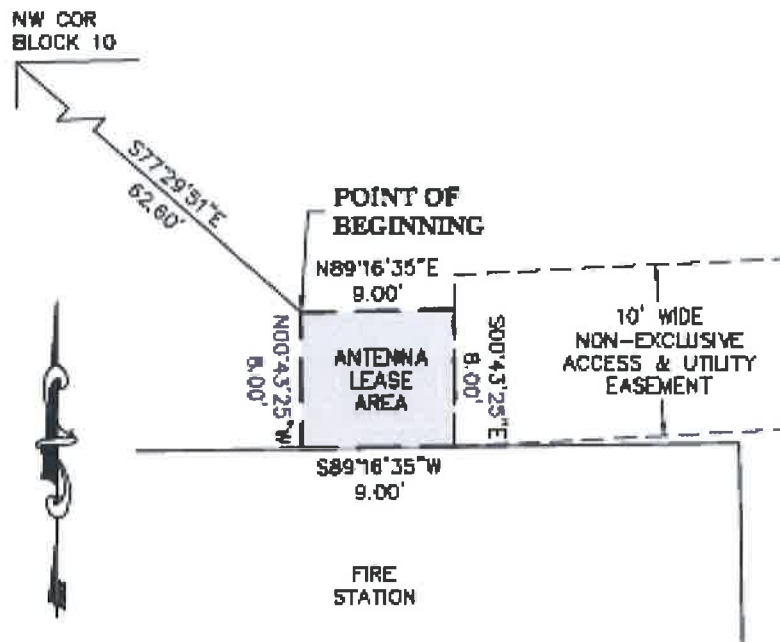


EXHIBIT "A" (Page 3 of 7)



ANTENNA LEASE AREA

SCALE: 1" = 10'

ANTENNA LEASE AREA LEGAL DESCRIPTION:

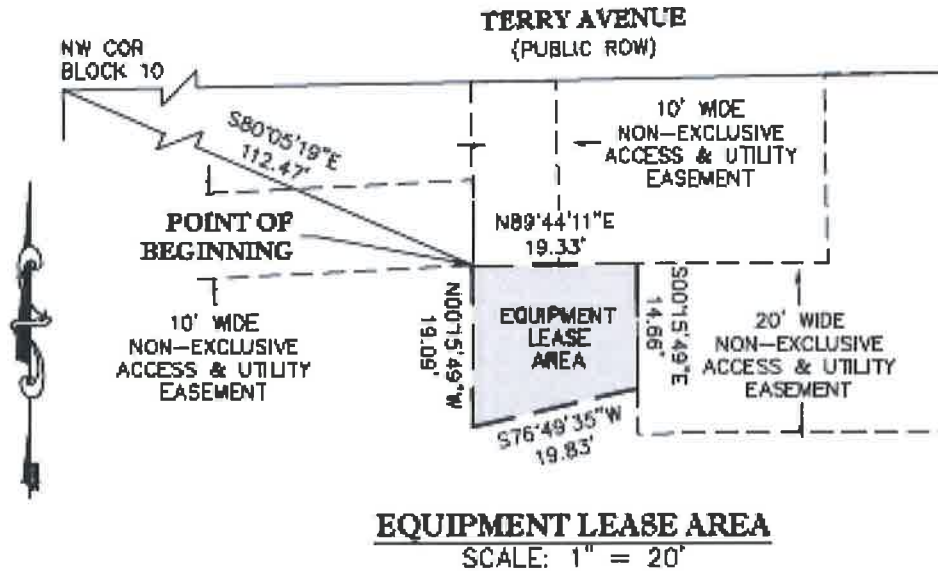
The following is a description of a nine foot by eight foot (9'x8') parcel of land to be used as a telecommunications Antenna Lease Area, situated within Lots 1 thru 48 of Block 10 of Yellowstone Addition to the City of Billings, located in Section 4, Township 1 South, Range 26 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana. Said Antenna Lease Area being specifically described as follows:

Beginning at a point which bears South 77°29'51" East, a distance of 62.60 feet from the northwest corner of said Block 10;
 thence North 89°16'35" East, a distance of 9.00 feet;
 thence South 00°43'25" East, a distance of 8.00 feet;
 thence South 89°16'35" West, a distance of 9.00 feet;
 thence North 00°43'25" West, a distance of 8.00 feet to the point of beginning.

Said Antenna Lease Area being 72 square feet.

3110 S. GARDEN DRIVE BILLINGS, MT 59102 PHONE (406) 251-2277 FAX (406) 251-4870 www.billingssurvey.com	Civil Engineering Geotechnical Engineering Land Surveying		PROJECT SURVEYOR: GJF	SHEET
			DRAWN BY: KJB	2 of 6
			REVIEWED BY: MJF	PROJECT NO. 14-001
			DATE: 08/18/18	Survey/2-080.dwg

EXHIBIT "A" (Page 4 of 7)



EQUIPMENT LEASE AREA LEGAL DESCRIPTION:

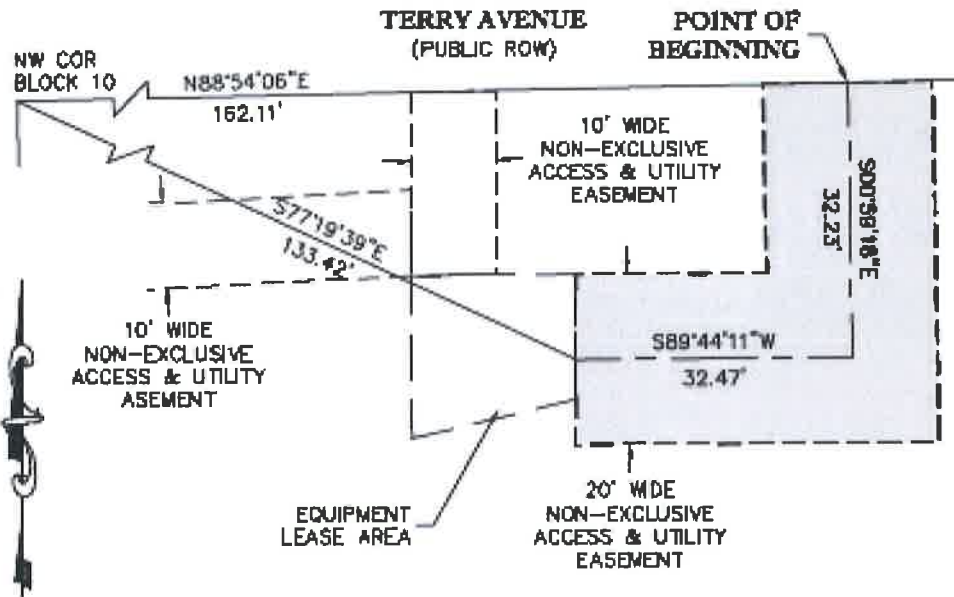
The following is a description of a parcel of land to be used as a telecommunications Equipment Lease Area, situated within Lots 1 thru 46 of Block 10 of Yellowstone Addition to the City of Billings, located in Section 4, Township 1 South, Range 26 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana. Said Equipment Lease Area being specifically described as follows:

Beginning at a point which bears South 80°05'19" East, a distance of 112.47 feet from the northwest corner of said Block 10;
 thence North 89°44'11" East, a distance of 19.33 feet;
 thence South 00°15'49" East, a distance of 14.66 feet;
 thence South 76°49'35" West, a distance of 19.83 feet;
 thence North 00°15'49" West, a distance of 19.09 feet to the point of beginning.

Said Equipment Lease Area being 326 square feet.

311 GARDENWAY DRIVE BILLINGS, MT 59101 PH: (406) 253-1000 FAX: (406) 253-0870 www.billingssurvey.com	Civil Engineering Geotechnical Engineering Land Surveying		PROJECT SURVEYOR: GJP	SHEET
			REVIEWED BY: GJP	3 of 6
			DATE: 08/12/16	PROJECT No. 14-001
				SurveyID-006-000

EXHIBIT "A" (Page 5 of 7)



ACCESS AND UTILITY EASEMENT
SCALE: 1" = 20'

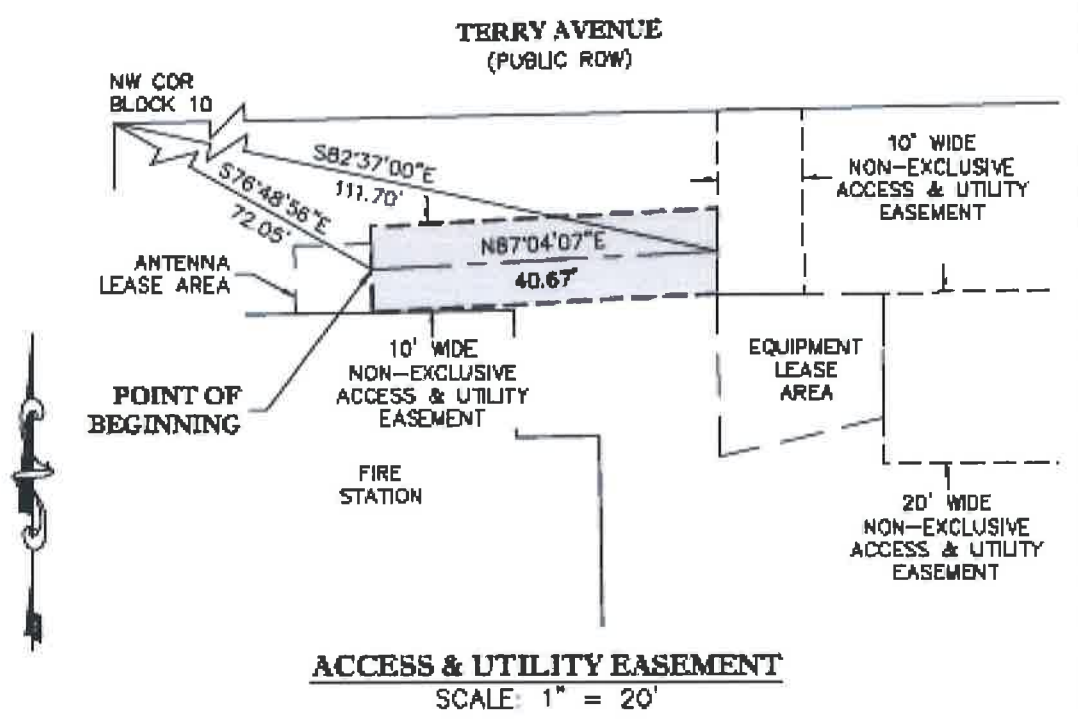
NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION:

The following is a description of the centerline of a twenty foot wide (20') non-exclusive Access and Utility Easement situated within Lots 1 thru 46 of Block 10 of Yellowstone Addition to the City of Billings, located in Section 4, Township 1 South, Range 26 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana. Said Access and Utility Easement centerline being specifically described as follows:

Beginning at a point which bears North 88°54'06" East a distance of 162.11 feet from the northwest corner of said Block 10, said point being on the south Right-of-Way of Terry Avenue; thence South 00°59'18" East, a distance of 32.23 feet; thence South 89°44'11" West a distance of 32.47 feet, to a point which bears South 77°19'39" East a distance of 133.42 feet from the northwest corner of said Block 10.

	PROJECT SURVEYOR: GUF	SHEET
	DRAWN BY: GUF	4 of 6
	REVISED BY: GUF	PROJECT NO. 14-091
	DATE: 08/12/16	SURVEY NO. 2016-09

EXHIBIT "A" (Page 6 of 7)



NON-EXCLUSIVE ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

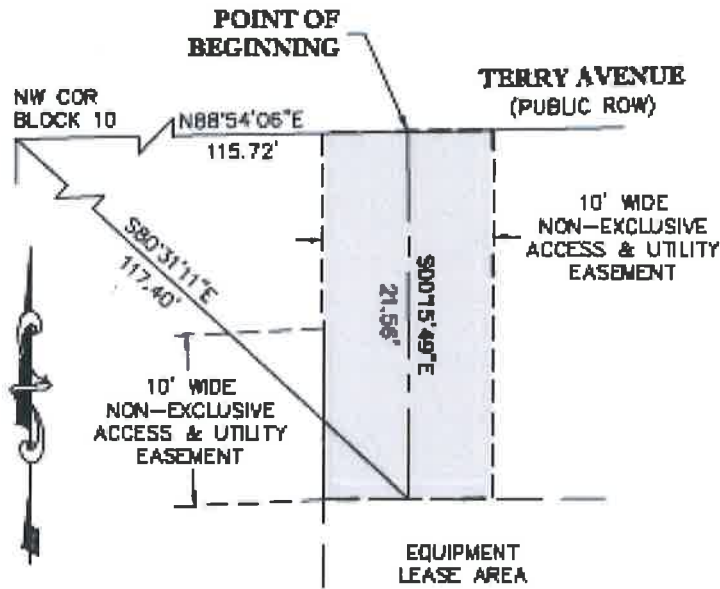
The following is a description of the centerline of a ten foot wide (10') non-exclusive Access & Utility Easement situated within Lots 1 thru 46 of Block 10 of Yellowstone Addition to the City of Billings, located in Section 4, Township 1 South, Range 26 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana. Said Access & Utility Easement centerline being specifically described as follows:

Beginning at a point which bears South 76°48'56" East a distance of 72.05 feet, from the northwest corner of said Block 10;

thence North 87°04'07" East a distance of 40.67 feet, to a point which bears South 82°37'00" East a distance of 111.70 feet from the northwest corner of said Block 10.

<small>110000000-0000 00000000-000000 00000000000000 00000000000000 00000000000000 www.00000000.com</small>	Civil Engineering Geotechnical Engineering Land Surveying		PROJECT SUPERVISOR: ALF	SHEET
			DRAWN BY: MSB	5 of 6
			REVISED BY: ALF	PROJECT NO. 14-001
			DATE: 08/15/18	Survey/2-2018.dwg

EXHIBIT "A" (Page 7 of 7)



ACCESS & UTILITY EASEMENT

SCALE: 1" = 10'

NON-EXCLUSIVE ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

The following is a description of the centerline of a ten foot wide (10') non-exclusive Access & Utility Easement situated within Lots 1 thru 46 of Block 10 of Yellowstone Addition to the City of Billings, located in Section 4, Township 1 South, Range 26 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana. Said Access & Utility Easement centerline being specifically described as follows:

Beginning at a point which bears North 88°54'06" East a distance of 115.72 feet from the northwest corner of said Block 10, said point being on the south Right-of-Way of Terry Avenue; thence South 00°15'49" East a distance of 21.56 feet, to a point which bears South 80°31'11" East a distance of 117.40 feet from the northwest corner of said Block 10.

3100 COVER CAFE 3030 1ST AVENUE BILLINGS, MONTANA 59101 PHONE 349-2000 FAX 349-2000 WWW.BILLINGSPANTRER.COM	Civil Engineering Geotechnical Engineering Land Surveying		PROJECT SURVEYOR: JLF	SHEET
			DRAWN BY: JKB	6 of 6
			REVISION BY: JLF	PROJECT NO. 14-021
			DATE: 08/14/18	Survey/2-000-000

EXHIBIT "B" (Page 1 of 2)



1 EXISTING WEST ELEVATION

PS-1
SCENIC



2 PROPOSED WEST ELEVATION

PS-1
SCENIC

