

October 29, 2018

By FedEx

County of Hidalgo, Texas
Attn: Ramon Garcia, County Judge
1615 South Closner, Suite J
Edinburg, Texas 78539

RECEIVED

OCT 30 2018

COUNTY JUDGE

RE: Request for Tenant Estoppel Certificate Relating to Tower Site Owned by O.E. Investments, Ltd., a Texas corporation, located at 15163 North Rooth Road, McAllen, Hidalgo County, Texas 78541 (the "Property")

Dear Ladies and Gentlemen:

Your landlord, O.E. Investments, Ltd. ("O.E. Investments") plans to assign its interest under the lease with your company (the "Lease") to another company, K2 Towers II, LLC ("K2") in connection with O.E. Investments sale of its communications tower located on the Property to K2.

In connection with the proposed assignment, the enclosed Tenant Estoppel Certificate is being requested (a certificate on your preferred form is also acceptable). Please review, sign and return it to me in the enclosed self-addressed FedEx envelope on or before November 15, 2018.

O.E. Investments has given K2 and our firm the authority to request the estoppel certificate (see enclosed authorization letter).

Your prompt attention to the estoppel certificate is greatly appreciated. A pre-paid FedEx envelope addressed to me is provided for your use. If you have any questions, please contact me at (216) 566-5589.

Sincerely,



Mary Martin

Enclosures

cc: Diane S. Leung, Esq.

Hidalgo County Sherriff's Office (By Certified Mail, Return Receipt Requested)
Attn: Guadalupe "Lupe" Trevino, Sheriff
P.O. Box 1228
Edinburg, Texas 78541

TENANT ESTOPPEL CERTIFICATE
(County Contract Number: E-17-021-12-1, previously C-11-026-03-21)

The undersigned ("Tenant") is a party to that Lease Agreement dated March 21, 2011 by and between O.E. Investments, Ltd. (the "Tower Owner") and Tenant, as amended by Amendment No. 1 to Service Contract dated May 17, 2011, (together, the "Tower Space License"), pursuant to which Tenant is leasing space on the Tower Owner's communications tower (the "Tower") at the tower site located at 15201 North Rooth Rd., McAllen, Hidalgo County, Texas 78541 (the "Property"). The Tower Owner is in the process of selling the Tower and other related assets, including, without limitation, the Tower Owner's rights and obligations under the Tower Space License (collectively, the "Transferred Assets"), to K2 Towers II, LLC, a Delaware limited liability company ("Buyer"), and hereby requests that Tenant certify certain facts to Buyer in order to induce Buyer to consummate its acquisition of the Transferred Assets.

Tenant hereby covenants, agrees and certifies to Buyer and its successors and assigns that: (i) the Tower Space License is in full force and effect according to its terms; (ii) the present term of the Tower Space License expires on February 28, 2019, subject to renewal according to the terms of the Tower Space License; (iii) neither Tenant nor, to Tenant's knowledge, the Tower Owner is in default under the Tower Space License; (iv) the monthly rental payment due under the Tower Space License is \$3,095.62; (v) Tenant's equipment is presently installed and operating at the Tower and Tenant does not intend to remove its equipment and facilities from the Tower and/or terminate its utilization of the Tower prior to the expiration of the present term of the Tower Space License; and (vi) the Tower Space License has not been further amended.

Tenant hereby acknowledges and agrees that Buyer and its successors and assigns will rely on this Certificate in agreeing to acquire the Transferred Assets.

TENANT:
County of Hidalgo, Texas

By: _____
Name: _____
Title: _____
Dated: _____

O.E. Investments, Ltd.

4800 N. 23rd Street

McAllen, TX 78504

956-793-0103

October 03, 2018

To the Tenants of O.E. Investments, Ltd.

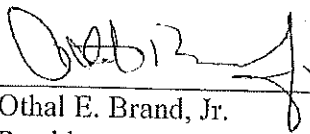
RE: Request for Tenant Estoppel Certificate Relating to the Communications Towers Owned by O.E. Investments, Ltd., a Texas corporation, located at 15163 N. Rooth Rd., McAllen, Texas 78541.

Ladies and Gentlemen:

O.E. Investments, Ltd. ("O.E.") authorizes your company and its affiliates (together, the "Company") to provide information requested by K2 Towers II, LLC, through its counsel Thompson Hine, LLP, including without limitation, an estoppel certificate concerning the lease between O.E. and the Company relating to the space the Company leases at the Properties.

Please feel free to contact me by phone at 956-793-0103 if you have any questions.

Very truly yours,



Othal E. Brand, Jr.

President,

O. E. Investments, Ltd.