

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made this 11 day of Aug., 2017, with respect to the following described Lease Agreement ("Lease").

DATE OF LEASE: Aug. 11, 2017

NAME OF LESSOR: PORTLAND HOUSING AUTHORITY, a public body, corporate and politic, having an office and mailing address at 14 Baxter Boulevard, Portland, Maine 04101-1822

NAME OF LESSEE: BELL ATLANTIC MOBILE SYSTEMS OF ALLENTOWN, INC., a Delaware corporation, d/b/a VERIZON WIRELESS, 180 Washington Valley Road, Bedminster, New Jersey 07921, Attn: Network Real Estate.

DESCRIPTION OF LEASED PREMISES: LESSOR has leased to LESSEE space to install, maintain and operate the communications equipment set forth on the plans attached hereto as Exhibits "B" and upon that certain building or facility owned by LESSOR at 284 Danforth Street, in Portland, Cumberland County, Maine (the "Property"). The Property is identified as Portland Tax Parcel 57-F-1, and is more particularly described in a deed recorded in the Cumberland County Registry of Deeds in Book 3198 at Page 97. The Leased Premises includes space for wires, cables, conduits and pipes running between and among the various portions of the Premises and to necessary electrical, telephone, fiber and other similar support services located within the Property or the nearest public right of way as shown in detail on Exhibit "B" attached hereto and made a part hereof; together with the non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of LESSEE's communications equipment.

TERM: The initial term of the Lease is five (5) years, commencing on the

Site Name: Portland 9, ME
Location Code: 380406

Commencement Date. The Commencement Date shall be the first (1st) day of the month following (i) the date LESSEE is granted a building permit by the governmental agency charged with issuing such permits, or (ii) the date of execution of the Lease, whichever is later.

RENEWAL TERMS: Four (4) additional five (5) year terms.

LESSEE'S EQUIPMENT: LESSEE's equipment and all other facilities installed, erected or placed by LESSEE on the Premises in accordance with the provisions of the Lease shall be and remain the personal property of LESSEE notwithstanding the manner of affixation.


THIS MEMORANDUM OF LEASE is prepared for recording and for the purpose of making a public record of said Lease, and it is intended that the parties shall be subject to all of the provisions of the Lease and that nothing herein shall be construed or deemed to alter or change any of the terms or provision of the Lease.

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Memorandum of Lease as of the day and year first above mentioned.

[Signature lines appear on following page]

LESSOR:

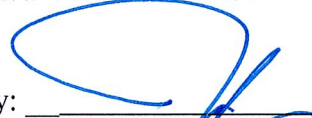
PORTLAND HOUSING AUTHORITY

By: 
Mark A. Adelson
Executive Director

Date: June 16, 2017

LESSEE:

BELL ATLANTIC MOBILE SYSTEMS
OF ALLENTOWN, INC.
d/b/a Verizon Wireless

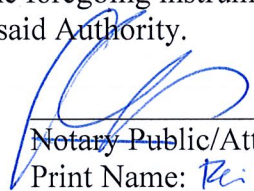
By: 
Jacque Vallier
Executive Director Network Field
Engineering

Date: 8-11-17

STATE OF MAINE
COUNTY OF CUMBERLAND

June 16, 2017

Then personally appeared the above-named Mark A. Adelson, as Executive Director of Portland Housing Authority, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Authority.


Notary Public/Attorney-at-Law
Print Name: Rei A Hayton-Hull
My Commission Expires: JN/c

STATE OF ILLINOIS
COUNTY OF COOK

On this *11* day of *August*, 2017, before me appeared Jacque Vallier, Executive Director Network Field Engineering of Bell Atlantic Mobile Systems of Allentown, Inc., d/b/a Verizon Wireless, to me personally known, who, being by me duly sworn, did say that he is authorized to execute the foregoing instrument and that said instrument was signed on behalf of said corporation and said person acknowledged said instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state as of the day and year last above written.

Notary Public

Sharon A. Petrelli
Print Name: *Sharon A. Petrelli*
My commission expires *July 15, 2021*



EXHIBIT B

(Plans Showing Communications Facility)

PREPARED BY:

NEXIUS
PROVIDING YOUR BUSINESS WITH THE RIGHT SOLUTIONS

AAE OFFICE:
 7A LYBERTY WAY
 WESTFORD, MA 01886
 1 (972) 755-1882

THIS DOCUMENT IS THE DESIGN, PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF NEXIUS IS STRICTLY PROHIBITED.

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. ALL OTHER SIZES ARE DEEMED "NOT TO SCALE".

REV	DATE	DESCRIPTION	BY
A	01/20/17	FOR REVIEW	JM
B	03/15/17	REVISED PER COMMENTS	KT

SITE INFO:

SITE NAME:
PORTLAND_9_ME

SITE ADDRESS:

284 DANFORTH
 PORTLAND, ME 04102

CHECKED BY:
 KB

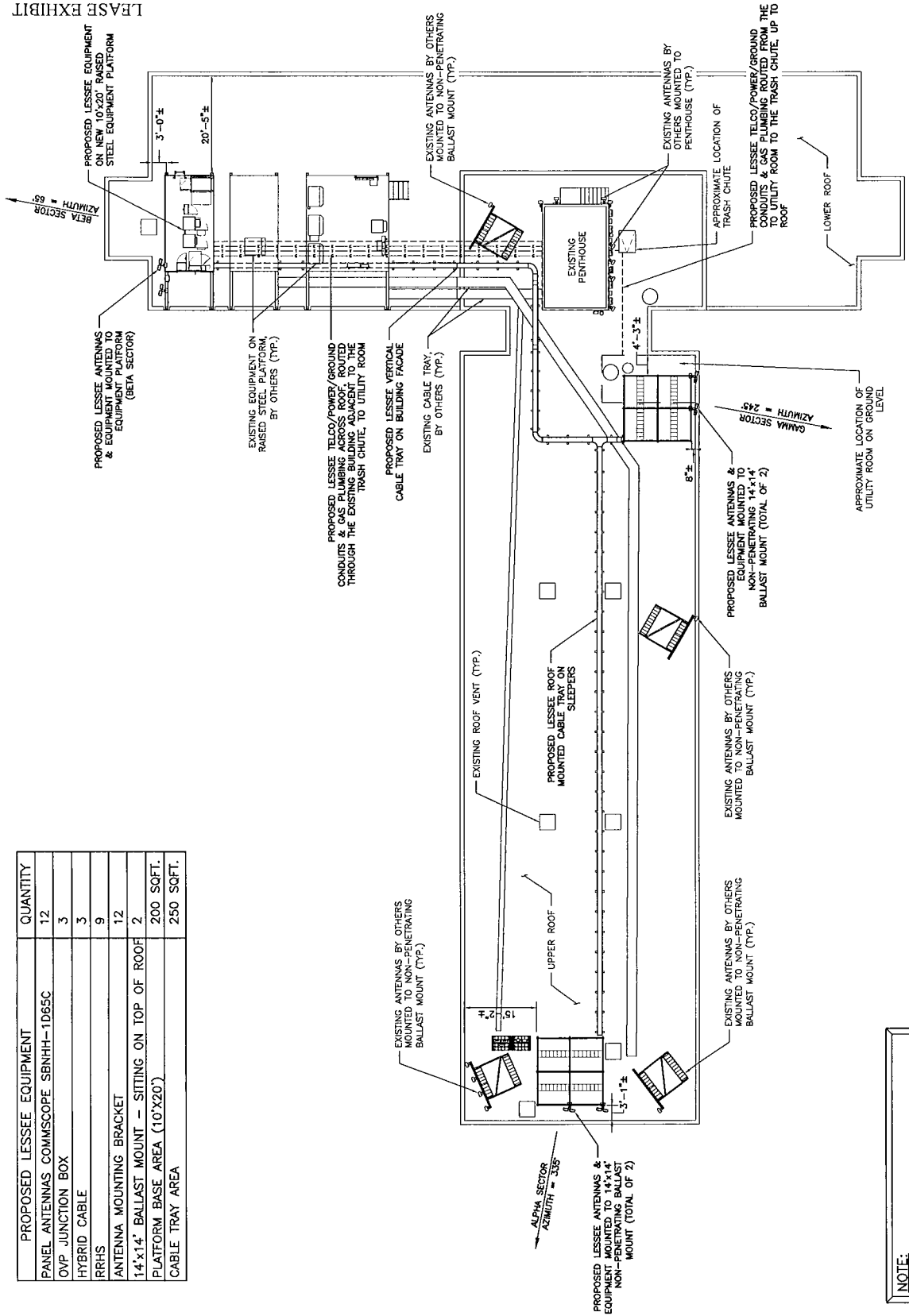
DATE:
 01/20/17

PROJECT NUMBER:
 20151193330

SHEET NUMBER:

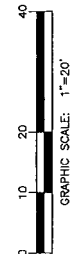
LE-1

LEASE EXHIBIT



PROPOSED LESSEE EQUIPMENT	QUANTITY
PANEL ANTENNAS COMMSCOPE_SBNHH-1D65C	12
OMP JUNCTION BOX	3
HYBRID CABLE	3
RRHS	9
ANTENNA MOUNTING BRACKET	12
14'x14' BALLAST MOUNT - SITTING ON TOP OF ROOF PLATFORM BASE AREA (10'x20')	200 SQFT.
CABLE TRAY AREA	250 SQFT.

NOTE:
 ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE STRUCTURAL AND RF ENGINEERS.



1 OVERALL SITE PLAN
 SCALE: 1" = 20'

APPROX. NORTH

PREPARED BY:

NEXIUS
THROUGH YOUR BUSINESS, THROUGH NEEDS

HOME OFFICE:
7A LIBERTY WAY
WESTFORD, MA 01886
1 (877) 755-1862

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B	01/23/17	REVISED PER COMMENTS	KT

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SITE NAME:
PORTLAND_9_ME

SITE ADDRESS:

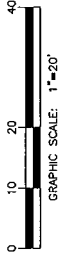
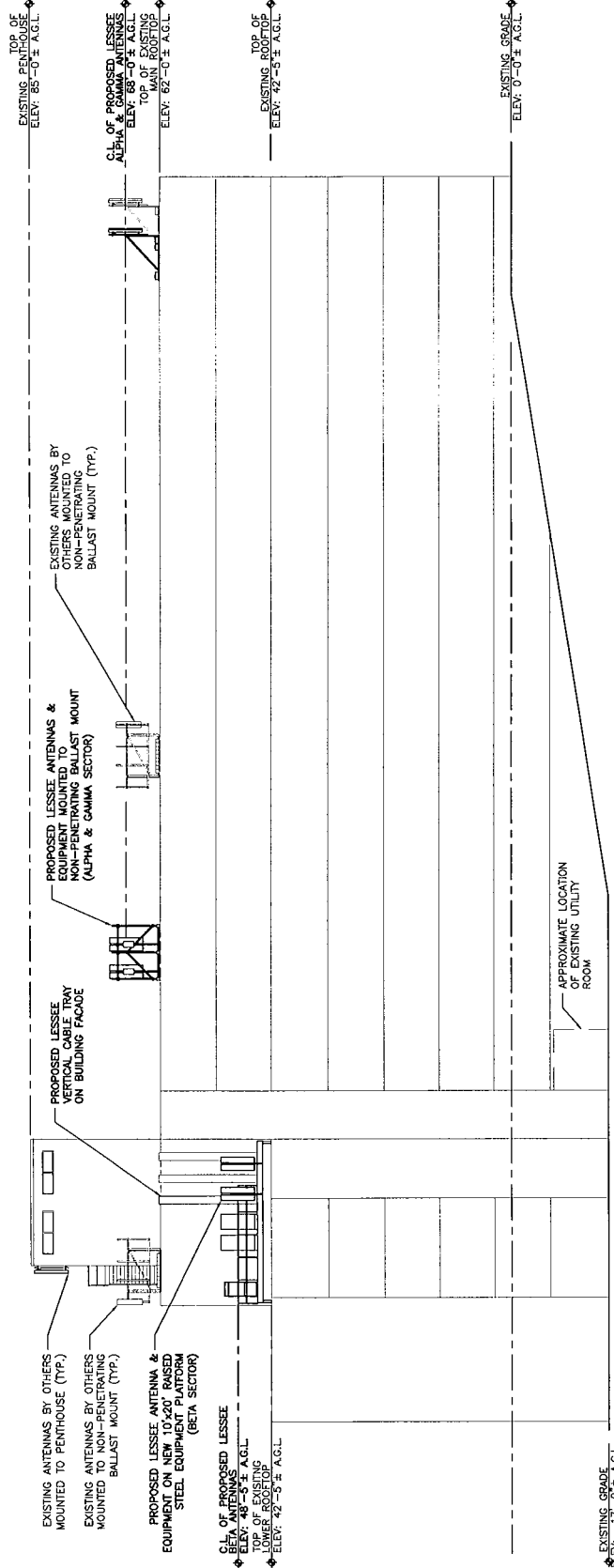
284 DANFORTH
PORTLAND, ME 04102

CHECKED BY: KB DATE: 01/20/17

PROJECT NUMBER: 20151193330

SHEET NUMBER:

LE-2



① NORTH EAST ELEVATION
SCALE: 1" = 20'

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STRUCTURAL AND RF ENGINEERS.