

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made this 31<sup>st</sup> day of March, 2015, with respect to the following described Lease Agreement ("Lease").

DATE OF LEASE: March 31, 2015

NAME OF LESSOR: GRACE BAPTIST CHURCH, a local independent Church with a mailing address of 476 Summit Street, Portland, Maine 04103.

NAME OF LESSEE: PORTLAND CELLULAR PARTNERSHIP, a Maine general partnership, 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 sufficient ground space for the construction of a flagpole, including foundations and footings, to house antennas and related equipment on LESSOR's property located at 476 Summit Street, in the City of Portland, Cumberland County, Maine (such real property is hereinafter referred to as the "Property"); together with sufficient ground space for LESSEE's equipment shelter, propane tank and related site improvements (the ground space for LESSEE's flagpole, equipment shelter, propane tank and related site improvements hereinafter referred to as the "Land Space"); 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, Lambert Street, to the Land Space, and for access between the various areas comprising the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes between and among the flagpole, equipment shelter, propane tank and to all necessary electrical and telephone utility sources on and adjacent to the Property, said Land Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as shown on Exhibits L-1, L-2 and L-3 attached hereto and made a part hereof. The Property is

identified by the City of Portland Assessor's office as parcels 384-A-21 and 385-C-2, and is further described in deeds recorded in the Cumberland County Registry of Deeds in Book 3143, Page 382; Book 3518, Page 162; Book 4226, Page 277; and Book 7429, Page 338.

**TERM:** The initial term of the Lease is five (5) years, commencing on the Commencement Date. The Lease shall commence on 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 Agreement by the Parties, whichever is later.

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

**RIGHT OF FIRST REFUSAL:** If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Building and or Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, LESSEE shall have the right of first refusal with respect thereto as more fully set forth in the Lease.

**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.

[SIGNATURES FOLLOW]

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

LESSOR: GRACE BAPTIST CHURCH

By: [Signature]  
Print Name: Gary M. Ouellette  
Its: Pastor

STATE OF MAINE  
COUNTY OF CUMBERLAND

March 05, 201~~7~~<sup>5</sup> (BAP)


Then personally appeared the above-named Gary M. Ouellette  
Pastor of Grace Baptist Church, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Church.

[Signature]  
~~Notary Public~~ ~~Attorney-at-Law~~  
Print Name: Ashley R. Dutta  
My Commission Expires: 07/17/19

**ASHLEY R DUTTA**  
Notary Public  
Maine  
My Commission Expires July 17, 2019

LESSEE : PORTLAND CELLULAR PARTNERSHIP,  
d/b/a VERIZON WIRELESS

By: CELLCO PARTNERSHIP  
Its General Partner

By:   
David R. Heverling  
Area Vice President Network

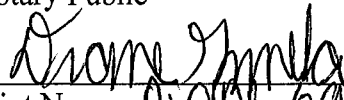
33115

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF WORCESTER

On this 31 day of March, 2014, before me appeared David R. Heverling, to me personally known, who, being by me duly sworn, did say that he is authorized by the Senior Vice President & Chief Technical Officer of Cellco Partnership, a Delaware General Partnership, general partner of Portland Cellular Partnership d/b/a Verizon Wireless, to execute the foregoing instrument and that said instrument was signed on behalf of said partnership and said David R. Heverling 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

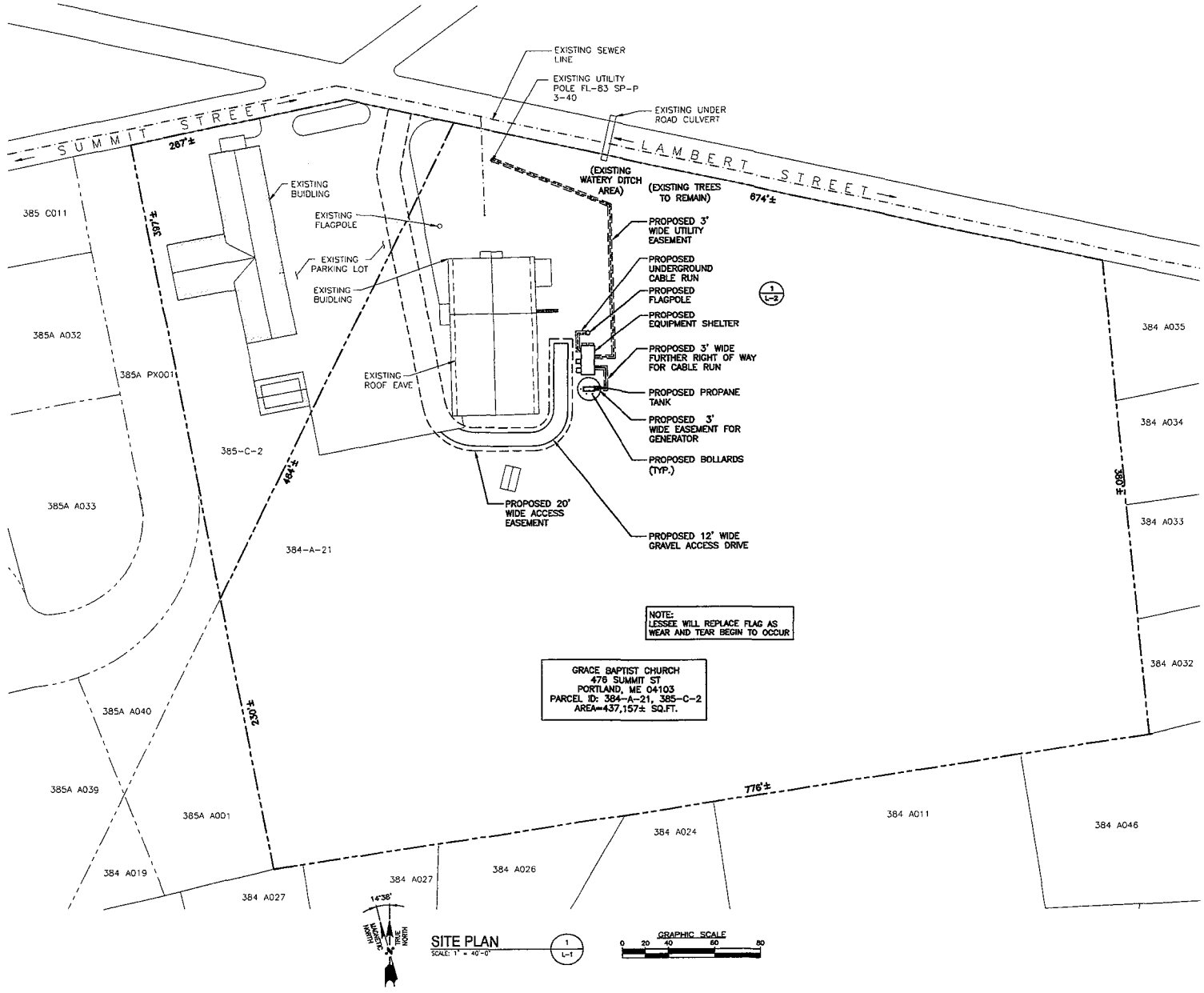


Print Name: DIANE GAZZOLA

My commission expires: \_\_\_\_\_



LEASE EXHIBIT

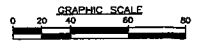


NOTE:  
LESSEE WILL REPLACE FLAG AS WEAR AND TEAR BEGIN TO OCCUR

GRACE BAPTIST CHURCH  
479 SUMMIT ST  
PORTLAND, ME 04103  
PARCEL ID: 384-A-21, 385-C-2  
AREA=437,157± SQ.FT.



SITE PLAN  
SCALE 1" = 40'-0"



PREPARED BY:



SITE PLAN

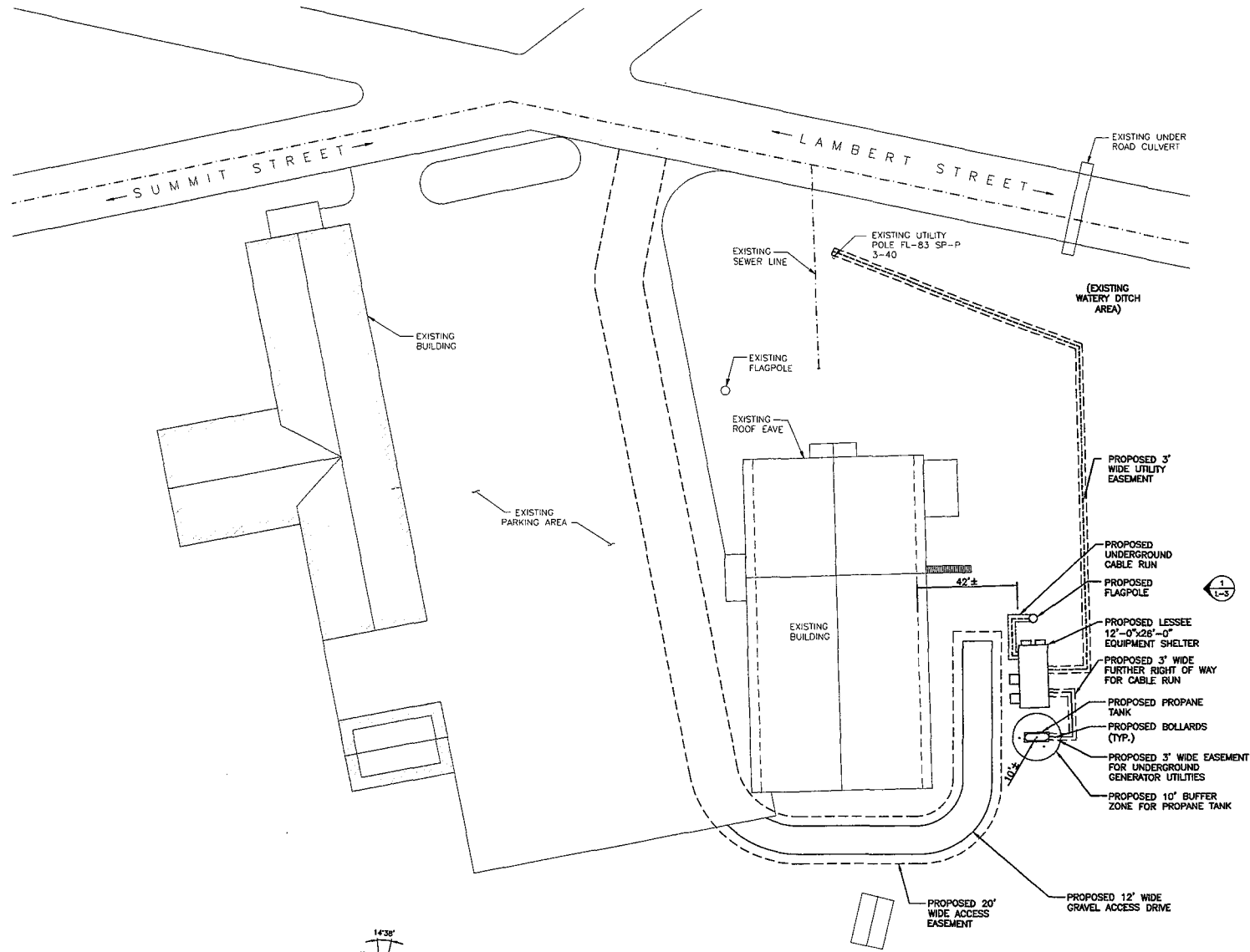
REV	DATE	DESCRIPTION	BY	CHK	APP'D
0	02/25/14	ISSUED FOR REVIEW	BT	JK	DPH
1	02/25/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH
2	02/27/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH
3	02/27/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH
4	03/03/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH

REGISTERED ENGINEER

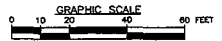
PORTLAND 3 ME  
476 SUMMIT STREET  
PORTLAND, ME 04103

L-1

LEASE EXHIBIT



ENLARGED SITE PLAN  
SCALE: 1" = 20'-0"



NOTE:  
LESSEE WILL REPLACE  
FLAG AS WEAR AND TEAR  
BEGIN TO OCCUR

PREPARED BY:

**Hudson**  
Design Group  
180 GORHAM STREET, SUITE 300  
N. ANDOVER, MA 01851  
TEL: 978.683.6533  
FAX: 978.350.5888

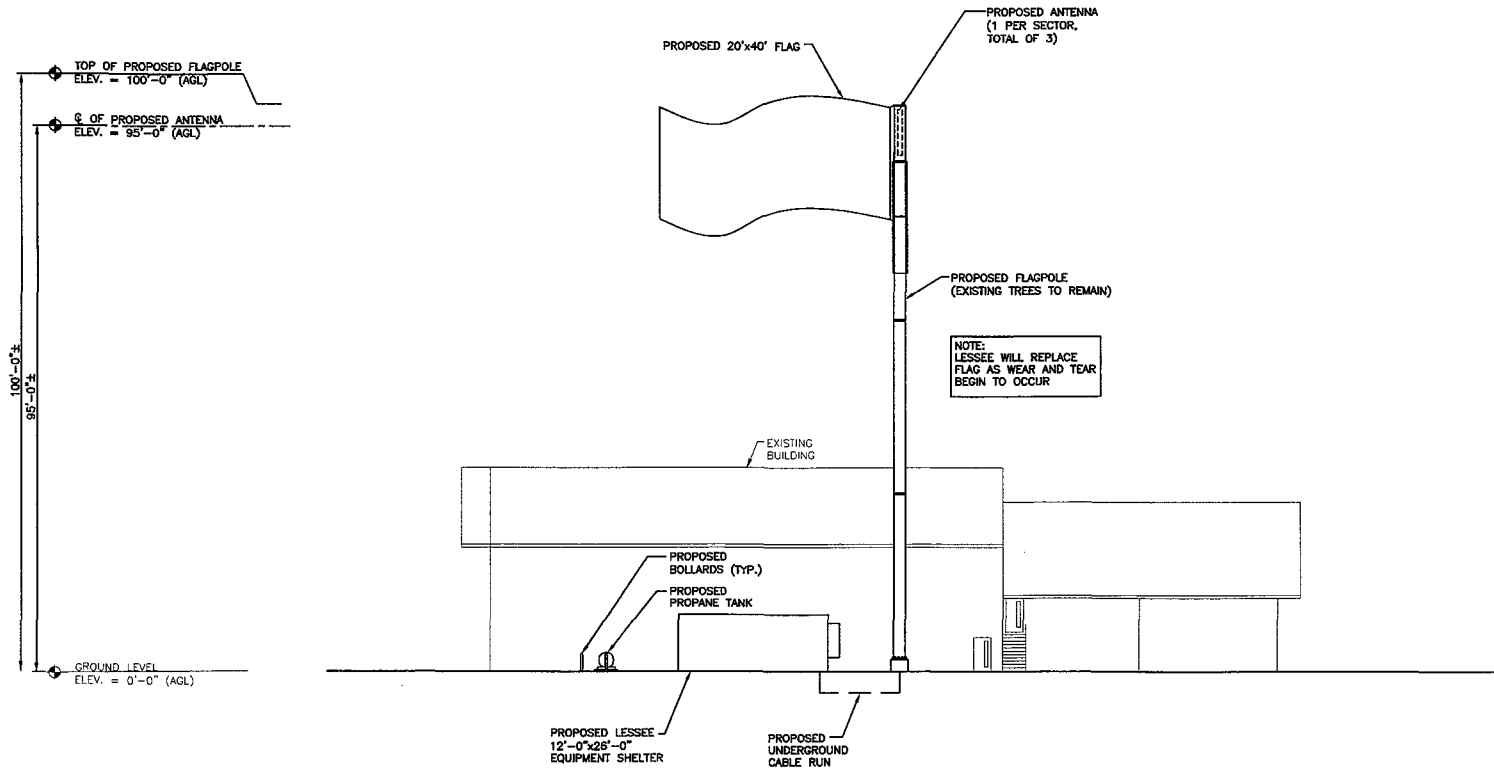
ENLARGED SITE PLAN

REV	DATE	DESCRIPTION	BY	CHK	APP'D
0	03/09/14	ISSUED FOR REVIEW	JK	JK	JK
1	03/28/14	REVISED PER CLIENT COMMENTS	JK	JK	JK
2	03/27/15	REVISED PER CLIENT COMMENTS	JK	JK	JK
4	03/02/15	REVISED PER CLIENT COMMENTS	JK	JK	JK

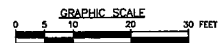
REGISTERED ENGINEER

PORTLAND 3 ME  
476 SUMMIT STREET  
PORTLAND, ME. 04103

**L-2**



EAST ELEVATION  
SCALE: 1" = 10'-0"



PREPARED BY:

**Hudson**  
Design Group

MANAGER/OWNER: JEFFREY W. WOOD  
11 ANDOVER, MA 01861  
TEL: (978) 335-3353  
FAX: (978) 335-3353

ELEVATION

REV	DATE	DESCRIPTION	BY	CHK	APP'D
0	02/25/14	ISSUED FOR REVIEW	ME	JK	DPT
1	02/27/14	REVISED PER CLIENT COMMENTS	ME	JK	DPT
2	02/27/14	REVISED PER CLIENT COMMENTS	ME	JK	DPT
3	02/27/15	REVISED PER CLIENT COMMENTS	JK	JK	DPT
4	02/02/15	REVISED PER CLIENT COMMENTS	JK	JK	DPT

REGISTERED ENGINEER

PORTLAND 3 ME  
476 SUMMIT STREET  
PORTLAND, ME. 04103

**L-3**