

**For recording, please forward to:**

Lawyers Title Insurance Corp.\CLSS  
7130 Glen Forest Drive, Ste 300  
Richmond, VA 23226

**Prepared by:**

Global Tower Assets, LLC  
750 Park of Commerce Blvd., Ste. 300  
Boca Raton, FL 33487

Site Number: MA-5025  
Site Name: Northampton

Commitment #

**MEMORANDUM OF LEASE**

This Memorandum of Lease evidences a Lease Agreement (“Lease”) between BOARD OF TRUSTEES OF SMITH VOCATIONAL/AGRICULTURAL HIGH SCHOOL, A NON-PROFIT EDUCATIONAL INSTITUTION (“Owner”), whose address is 80 Locust Street, Northampton, MA 01060 and GLOBAL TOWER ASSETS, LLC, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Blvd., Suite 300, Boca Raton, FL 33487-3612 (“Lessee”), commencing on date Lessee begins construction at the site (the “Commencement Date”), which shall be confirmed in writing from Lessee to Owner, for certain real property (the “Premises”), as described in **Exhibit 1** attached hereto.

Owner ratifies, restates and confirms the Lease and hereby Leases to Lessee the Premises, subject to the terms and conditions of the Lease. The Lease provides for the Lease by the Owner to Lessee of the Premises for an initial term of five (5) years with four (4) renewal options of an additional five (5) years each, and further provides:

1. Owner will attorn to any mortgagee of Lessee and will subordinate any Owner’s lien to the liens of Lessee’s mortgagees;
2. The Lease restricts Owner’s ability to utilize, or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities;
3. The Premises may be used exclusively by Lessee for all legal purposes, including without limitation, erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
4. Lessee is entitled to sublease and/or sublicense the Premises, including any communications tower located thereon; and,
5. Under certain circumstances, Lessee has a right of first refusal to acquire the Premises
6. The Memorandum of Lease is a summary of key lease provisions but does not replace, supplement, or supersede any terms of the Lease from Owner.

*IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.*

**WITNESSES:**

**OWNER:**

BOARD OF TRUSTEES OF SMITH  
VOCATIONAL/AGRICULTURAL HIGH SCHOOL,  
A NON-PROFIT EDUCATIONAL INSTITUTION

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**WITNESSES:**

**LESSEE:**

**GLOBAL TOWER ASSETS, LLC,**  
a Delaware Limited Liability Company

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: Alexander L. Gellman

Title: President and COO

\_\_\_\_\_  
Name: \_\_\_\_\_

Date: \_\_\_\_\_

**LESSEE ACKNOWLEDGMENT**

**STATE OF FLORIDA**                    )  
  ) ss.:  
**COUNTY OF PALM BEACH**        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2011, by Alexander L. Gellman, the President and COO of Global Tower Assets, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

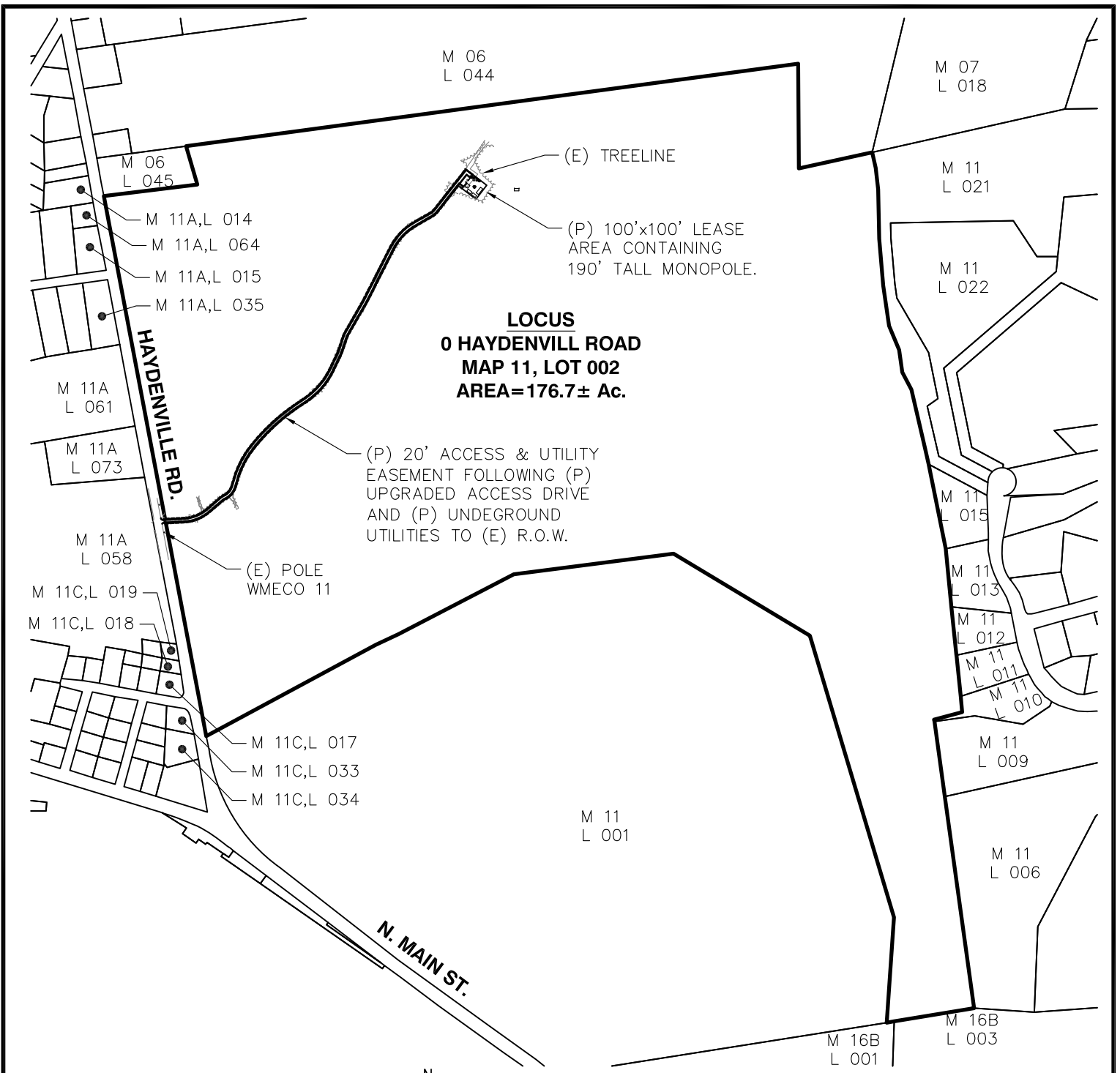
**WITNESS** my hand and Official Seal at office this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

**EXHIBIT 1**

**Premises is depicted as follows and shall be replaced with a surveyed legal description when available**



**LOCUS  
0 HAYDENVILL ROAD  
MAP 11, LOT 002  
AREA=176.7± Ac.**

(P) 20' ACCESS & UTILITY  
EASEMENT FOLLOWING (P)  
UPGRADED ACCESS DRIVE  
AND (P) UNDEGROUND  
UTILITIES TO (E) R.O.W.

(E) TREELINE  
  
(P) 100'x100' LEASE  
AREA CONTAINING  
190' TALL MONOPOLE.



**PLOT PLAN**

SCALE: 1"=600'

PROPERTY LINE AND ORTHOPHOTO SOURCE: OFFICE OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS

ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY POWER AND TELCO PROVIDERS.

**ProTerra**  
DESIGN GROUP, LLC

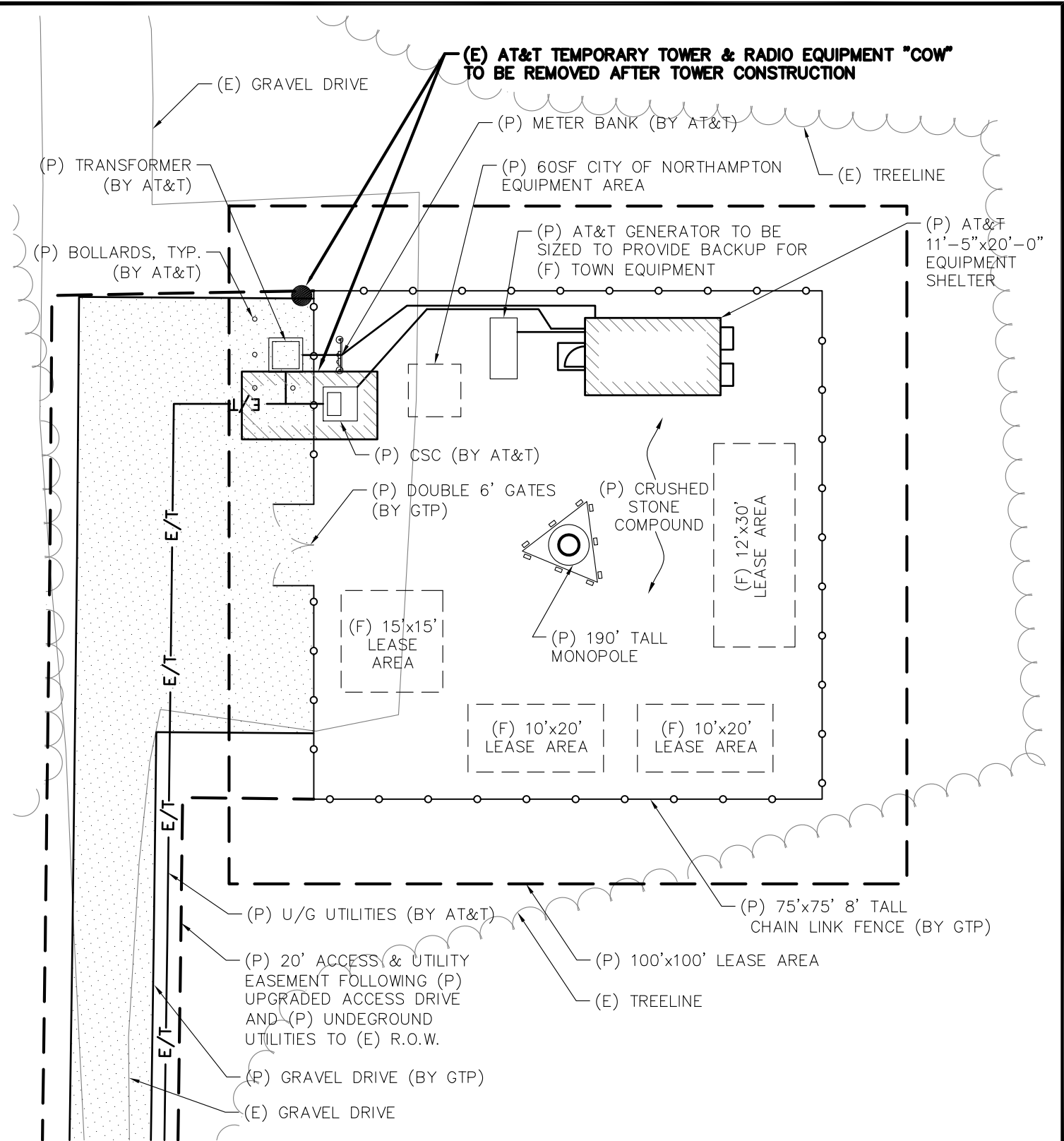
1 Short Street, Suite 3 Ph:(413)320-4918  
Northampton, MA 01060 Fax:(413)320-4917

**LEASE EXHIBIT**

SITE NUMBER: MA-5025  
SITE NAME: NORTHAMPTON  
ADDRESS: 0 HAYDENVILL ROAD  
LEEDS, MA 01053



DATE:	6/20/11
REVISION:	0
JOB NO.:	11-052
SHEET:	LE-1



# COMPOUND PLAN

SCALE: 1"=20'

**ProTerra**  
DESIGN GROUP, LLC

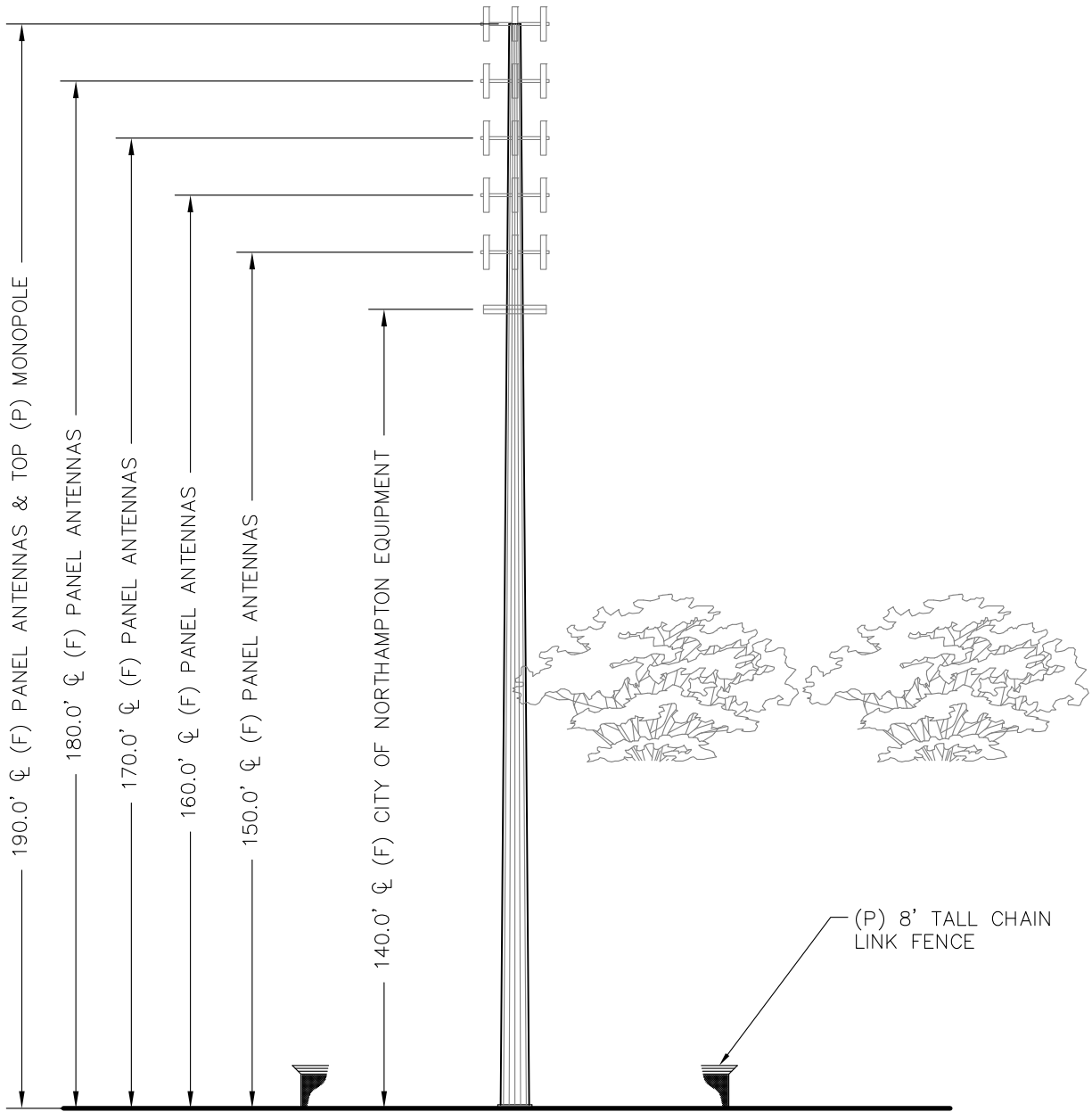
1 Short Street, Suite 3 Ph: (413)320-4918  
Northampton, MA 01060 Fax: (413)320-4917

## LEASE EXHIBIT

SITE NUMBER: MA-5025  
SITE NAME: NORTHAMPTON  
ADDRESS: 0 HAYDENVILLE ROAD  
LEEDS, MA 01053



DATE:	6/20/11
REVISION:	0
JOB NO.:	11-052
SHEET:	LE-2



## TYPICAL ELEVATION

SCALE: 1"=30'

**ProTerra**  
DESIGN GROUP, LLC

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DATE: 6/20/11
REVISION: 0
JOB NO.:11-052
SHEET: LE-3