



SITE NAME LIN Cotner
SITE NUMBER 276621

This Instrument Prepared by and
Upon Recording, Return to:
Anne Marie Kempf, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

STATE OF NEBRASKA)
)
COUNTY OF LANCASTER)

MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT

This Memorandum of Building and Rooftop Lease Agreement (the "**Memorandum**") is made this 25 day of Nov, 2014, between **COTNER CENTER CONDOMINIUM ASSOCIATION OF CO-OWNERS, INC.**, with its principal office located at 1540 North Cotner Boulevard, Lincoln, Nebraska 68505 ("**LESSOR**"), and **VERIZON WIRELESS (VAW) LLC d/b/a VERIZON WIRELESS**, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("**LESSEE**"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**".

1 LESSOR and LESSEE entered into a Building and Rooftop Lease Agreement (the "**Lease**") of even date herewith, for an initial term of five (5) years, commencing on the Commencement Date (as defined in the Lease) Subject to terms and conditions set forth in the Lease, the Lease shall automatically be extended for four (4) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

2. LESSOR hereby leases to LESSEE space on an elevated patio (the "**Rooftop Space**") of the building located at 6635 Fairfax Avenue, Lincoln, Lancaster County, Nebraska 68505 (the "**Building**"), the associated real property of which is legally described in **Exhibit A**, attached hereto and made a part hereof (the Building and associated real property are hereinafter sometimes collectively referred to as the "**Property**"), for the installation, operation and maintenance of communications equipment; together with such additional space on the roof of the Building sufficient for the installation, operation and maintenance of antennas (the "**Antenna Space**"); together with such additional space on the Building for the installation, operation and maintenance of wires, fiber, cables, conduits and pipes (the "**Cabling Space**") running between the Rooftop Space and Antenna Space, and to all necessary electrical and telephone utility and fiber sources located on the Property; together with the non-exclusive right of ingress and egress from a public right-of-way, seven (7) days a week, twenty-four (24) hours a day and for the installation and maintenance of utility wires, fiber, poles, cables, conduits and pipes over, under, or along one or more rights of way (the "**Rights of Way**") through the Property and in and through the Building to and from the Rooftop Space, Antenna Space, Cabling Space and Rights of Way (collectively the "**Premises**") for the purpose of installation, operation, and maintenance of LESSEE's communications facility, as more particularly described or depicted on **Exhibit B** attached hereto and made a part hereof

3 LESSEE has the right of first refusal to purchase, or acquire a communications easement under the Premises during the initial term and all renewal terms of the Lease.

4. The terms, covenants and provisions of the Lease, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

(signatures on the following page)

IN WITNESS WHEREOF, LESSOR and LESSEE have duly executed this Memorandum as of the date first set forth above

LESSOR:

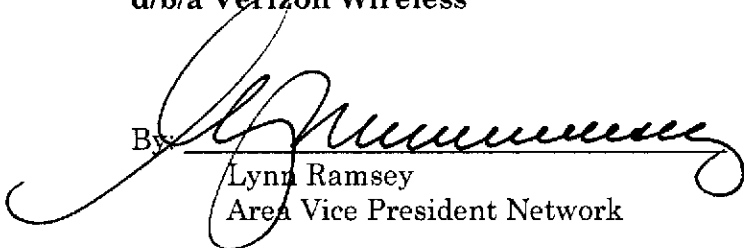
**Cotner Center Condominium Association
of Co-Owners, Inc.**

By: Shirley D. Lesberg

Its: President of Board

LESSEE:

**Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless**

By: 
Lynn Ramsey
Area Vice President Network

STATE OF NEBRASKA)
COUNTY OF LANCASTER)

Before me, the undersigned officer, personally appeared Stanley Lesberg with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the President of Cotner Center Condominium Association of Co-Owners, Inc, and affirmed that, being authorized, he/she executed the foregoing instrument on behalf of the corporation for the purposes therein contained.

WITNESS my hand and seal at office, on this 30th day of September, 2014.



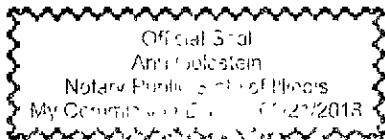
Roger L. Hill
NOTARY PUBLIC

My Commission Expires: 11/22/2014

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned officer, personally appeared Lynn Ramsey, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged herself to be the Area Vice President Network of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, and affirmed that, being authorized, she executed the foregoing instrument on behalf of the limited liability company for the purposes therein contained.

WITNESS my hand and seal of office this 25 day of Nov., 2014.



Anna Gulestein
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A

Description of the Property

Units 1A, A1 through A20, B101 through B123, B125, B201 through B223, B225, B301 through B323, B325, B401 through 411, B425, Cotner Center Condominium Property Regime, Lincoln, Lancaster County, Nebraska; according to the Amended and Restated Master Deed and Declaration recorded on March 6, 2012, under Instrument No. 2012-010763, Register of Deeds of Lancaster County, Nebraska.

B
NO
COCECOBUB
COCECO

EXHIBIT B

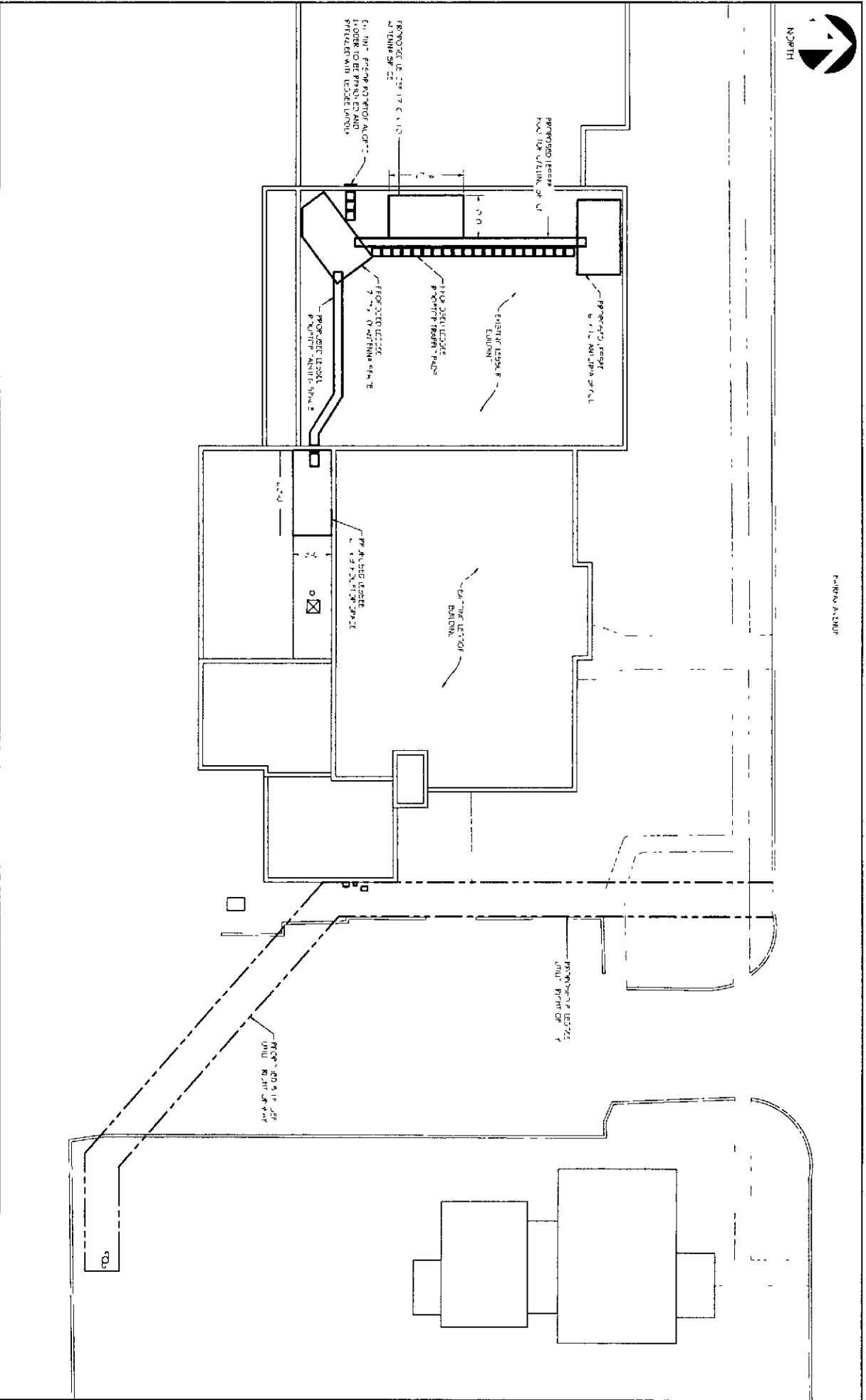
SITE PLAN OF PREMISES

(see attached site plan)



NORTH

FURNAS A. SHUP



LIN - COTNER

1540 N COTNER BLVD LINCOLN, NE 68505

09/19/2014

PARENT PARCEL DESCRIPTION:

Units 1A, A1 through A20 Building A, Units B 103 through 6125 Building B, Units B301 through B325 Building E and Units B401 through B425 Building G all located in Corner Center Condominium according to the Master Deed and Declaration recorded July 21, 1982 as first No. 82-11010 amended by Amendment to Master Deed and Declaration recorded August 5, 1982 as first No. 82-12116 further amended by Master Deed and Declaration recorded February 15, 1984 as first No. 84-3243 further amended by Survey Supplement to Master Deed and Declaration recorded August 6, 1984 as first No. 84-18064 further amended by Third Supplement to Master Deed and Declaration recorded October 14, 1985 as first No. 85-27278 further amended by First Amendment of Third Supplement to Master Deed and Declaration recorded February 29, 1985 as first No. 85-47621 further amended by Amendment to Master Deed and Declaration recorded July 15, 2009 as first No. 20090181613 further amended by Amendment to Master Deed and Declaration recorded October 11, 2011 as first No. 2011045396 further amended by Amendment and Restated Master Deed and Declaration recorded March 6, 2012 as first No. 2012137823 in the records of Lancaster County, Nebraska

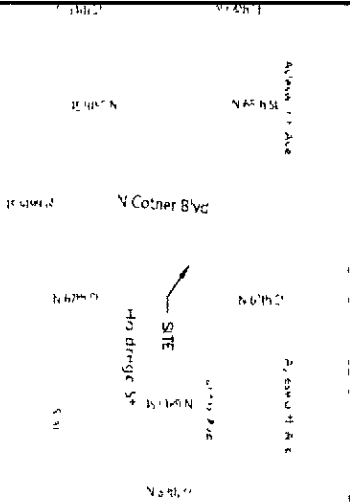
PROPOSED LESSEE'S UTILITY RIGHT OF WAY DESCRIPTION:

A Utility Right of Way, 8 feet in width, located in that part of Lot 1, Barnhart Heights Addition, vacated East-West Alley, and a part of vacated 87th Street, as recorded in first #2010045396 Lancaster County, Nebraska, the centerline being more particularly described as follows:

Referring to the intersection of Fairfax Avenue and North 88th Street, a P.O.T. wedge is found, thence on an assumed bearing of South 88°09'03" West 406.81 feet, thence southerly South 31°50'51" East 34.55 feet, to a point of intersection on the southerly right-of-way line of Fairfax Avenue, also being the Point of Beginning for the centerline of the described Right of Way, thence southerly, Spher. Cr. 1°33'37" East, 60.32 feet, thence southeasterly, South 50°14'07" West, 80.85 feet, thence westerly, North 88°09'03" East, 25.80 feet, to a point of intersection with an existing power pole, also being the Point of Termination for the centerline of the described Right of Way.

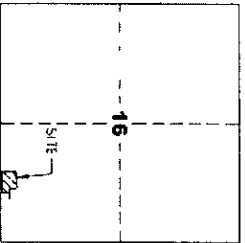
Containing a total calculated area of 1.576 square feet ± 0.036 acres, more or less.

VICINITY MAP

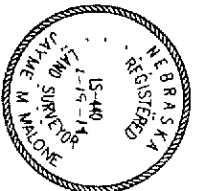


SURVEYORS NOTES

- 1.) Generally located in Nebraska State Plane Coordinate System (NAD 83).
 - 2.) Not a survey of the parent parcel shown, but to be used only for the purposes shown hereon.
 - 3.) The utility locations shown hereon were determined by observed above ground evidence only. The surveyor was not provided with above ground markings to determine any subsurface locations, and makes no guarantee that the underground utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. This surveyor has not physically located the underground utilities.
- Zoning Information
B 1 & R 6
- Flood Information
Property falls within a Zone "x" as determined by FEMA Flood Rate Map 3109C0310F with an effective date of February 18, 2011.



PARENT PARCEL DETAIL
T 40 N., R. 7 W.



Surveyor's Certificate

To (1) Verizon Wireless (VW) LLC d/b/a Verizon Wireless (v) Corner Center Condominium Association of Co-Owners Inc and (ii) Baker Donelson Beaman Caldwell & Berkowicz PC

I, Joynne M Malone, a Professional Registered Land Surveyor under the laws of the State of Nebraska certify the above survey was executed by me, or the date shown. Distances shown are measured in feet and decimals of a foot.

Signed this 19th day of Sept 2011
Joynne M Malone

RAMAKER & ASSOCIATES, INC
1120 Dallas Street
Saulk City, WI 53583
608-643-4100 fax 608-643-7999

HILSKER SURVEYING
2500 Lincoln Blvd
Lincoln, NE 68505
402-441-1111
www.hilsker.com

verizonwireless

LIN-COTNER
1540 N CORNER BLVD
LINCOLN, NE 68505

NO.	DATE	CONTRACT NO.	DATE	NO.	DATE	CONTRACT NO.	DATE	NO.	DATE	CONTRACT NO.	DATE
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7	5/14			8	6/14			9	7/14		
10	8/14			11	9/14			12	10/14		

DATE: 08/18/11
DRAWN BY: JLM
CHECKED BY: JLM

PROJECT NUMBER: 4201
Drawing Title: **LAND SPACE & R.O.W. EXHIBIT**
DRAWING NUMBER: **LSE-1**
REVISION: 0

INFORMATIONAL REPORT:

Based on Informational Report dated November 12, 2013 provided by Nebraska Title Company, Title No. 60430 to the following set of survey matters:

- f. Terms and conditions of Resolution No. A 68051 Special Permit No. 977 recorded April 21, 1985 as first No. 82 5557 records of Lancaster County, Nebraska. Affects the Utility R.O.W. but cannot be picked due to being blanketed in nature.
- Terms and conditions of Resolution No. A-48817 Special Permit No. 977 recorded August 2, 1982 as first No. 82 5571 records of Lancaster County, Nebraska. Affects the Utility R.O.W. but cannot be picked due to being blanketed in nature.
- d. Terms and conditions of Resolution No. 977A recorded August 4, 1983 as first No. 83-1563a records of Lancaster County, Nebraska. Affects the Utility R.O.W. but cannot be picked due to being blanketed in nature.
- e. Terms and conditions of Ordinance Deed dated February 8, 1984 recorded February 10, 1984 as first No. 84-2865 records of Lancaster County, Nebraska. Affects the Utility R.O.W. but cannot be picked due to being blanketed in nature.
- f. Terms and conditions of Ordinance Deed dated February 8, 1984 recorded February 10, 1984 as first No. 84-2866 records of Lancaster County, Nebraska. Affects the Utility R.O.W. but cannot be picked due to being blanketed in nature.

g. Terms provisions, covenants and conditions contained in and rights established by the Master Deed and Declaration of Corner Center Condominium recorded July 21, 1982 as first No. 82 11010 Amendment in Master Deed and Declaration of Corner Center Condominium recorded August 5, 1982 as first No. 82-12016 Master Deed and Declaration of Corner Center Condominium Building B recorded February 15, 1984 as first No. 84-4243 Second Supplement to Master Deed and Declaration of Corner Center Condominium recorded August 6, 1984 as first No. 84-18804 Third Supplement to Master Deed and Declaration of Corner Center Condominium recorded October 14, 1985 as first No. 85-27279 First Amendment of Third Supplement recorded February 29, 1988 as first No. 88-4723 amended by Amendment to Master Deed and Declaration recorded July 15, 2009 as first No. 2009034161 amended by Amendment to Master Deed and Declaration recorded October 17, 2010004509 amended by Amendment and Revested Master Deed and Declaration recorded March 8, 2012 as first No. 20 22018763 records of Lancaster County, Nebraska. Affects the Utility R.O.W. but cannot be picked due to being blanketed in nature.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. § 3604 unless and only to the extent that the covenant is in violation of state or federal law. It is exempt under 42 U.S.C. § 3607 or it refers to a handicap, but does not discriminate against handicapped people.

h. Terms provisions, covenants and conditions contained in the By Laws of Corner Center Condominium recorded July 21, 1982 as first No. 82 11011 Certificate of Amendment to By Laws of Corner Center Condominium recorded August 21, 1984 as first No. 84-23014 Amended and Restated By-Laws for Corner Center Condominium Buildings A and B recorded October 4, 1988 as first No. 88 30691 and Certificate of Amendment to By Laws of Corner Center Condominium recorded December 17, 1991 as first No. 91-41592 records of Lancaster County, Nebraska. Affects the Utility R.O.W. but cannot be picked due to being blanketed in nature.

i. Terms and conditions of standard Commercial Agreement (Apartment Complex) by and between Time Warner Entertainment Services/Timehouse d/b/a Cablevision and Corner Center Condominiums recorded February 3, 1997 as first No. 97-2959 records of Lancaster County, Nebraska. May affect the Utility R.O.W. but cannot be picked due to being blanketed in nature.

j. Easement for Electric Lines and/or Underground Electric Facilities granted to the Lincoln Electric System The Lincoln Telephone & Telegraph Company and T V Transmission Inc. recorded April 10, 1984 as first No. 84 1980 records of Lancaster County, Nebraska. Does not affect Utility R.O.W.

k. Easement for Electric Lines and/or Underground Electric Facilities granted to the Lincoln Electric System The Lincoln Telephone & Telegraph Company and T V Transmission Inc. recorded April 10, 1984 as first No. 84-1981 records of Lancaster County, Nebraska. Affects the Utility R.O.W. and Storm Drainage.

l. Terms and conditions contained in Agreement for rights and agrees recorded October 12, 1984 as first No. 84-25148 records of Lancaster County, Nebraska. May affect the Utility R.O.W. but cannot be picked due to being blanketed in nature.

m. Terms and conditions of Lease by and between Corner Center Condominium Association, Lessor and Midwest Inc. Lessee evidenced by Memorandum of Lease recorded October 30, 2000 as first No. 2000 59495 records of Lancaster County, Nebraska. Does not affect Utility R.O.W.

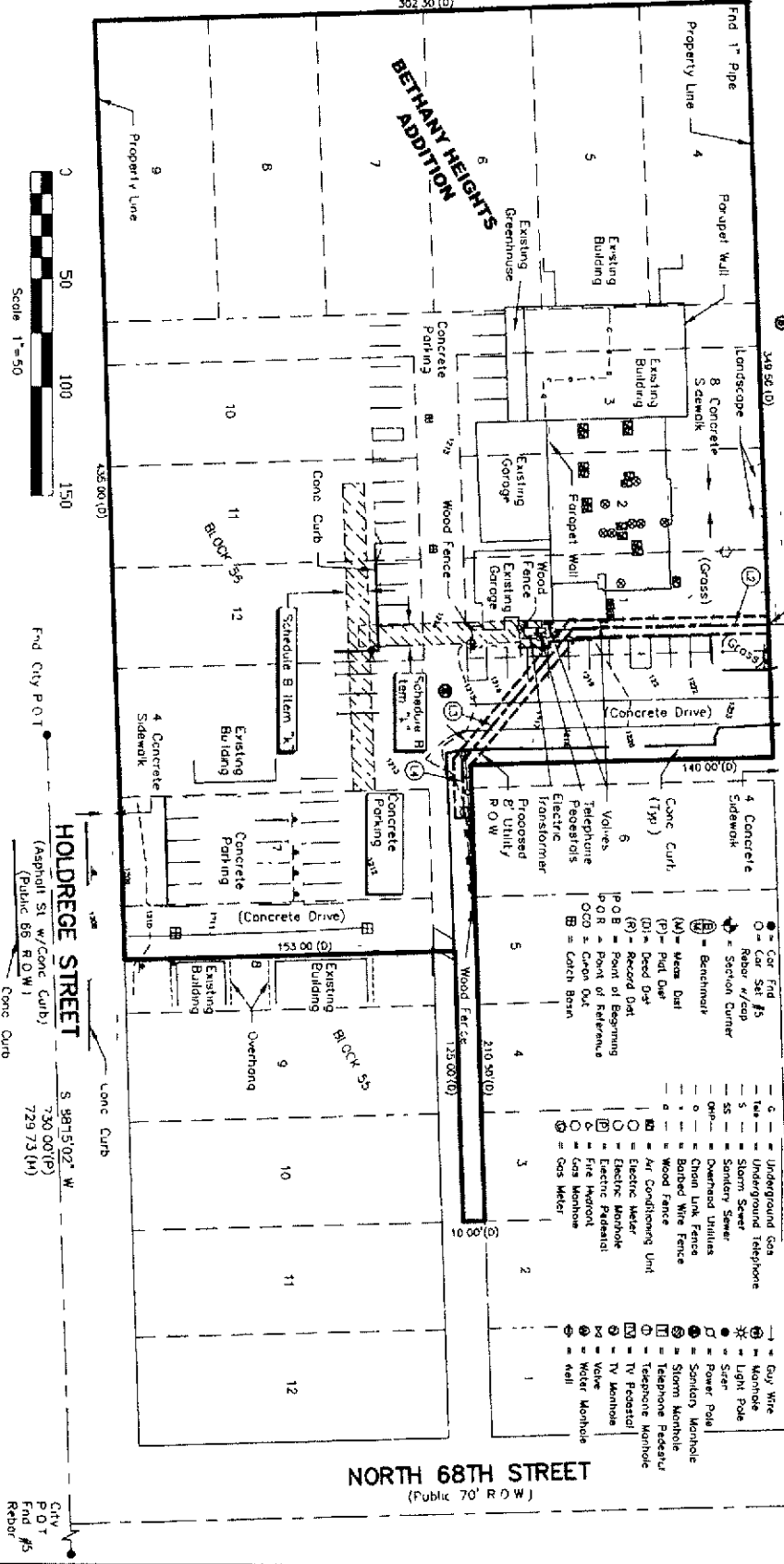
<p>RAMAKER & ASSOCIATES, INC 1120 Dallas Street Saulk City, WI 53583 608-643-4100 fax 608-643-7999</p>	 <p>HILSKER SURVEYING 440 North 14th Street Lincoln, NE 68502 (402) 441-1111</p>	 <p>Verizon Wireless</p>	<p>LN-COTNER 1540 N. COTNER BLVD LINCOLN, NE 68505</p>																																																																																																																																																																																																																																																																																																																			
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COTNER BOULEVARD
(Public 100' P.O.W.)



LINE	BEARING	DISTANCE
1	S 01° 56' 57" E	24.50
2	S 01° 56' 57" E	80.22
3	S 01° 56' 57" E	25.80
4	N 88° 02' 09" E	25.80

FAIRFAX AVENUE
(Asphalt Rd w/ Conc Curb)
(Public 70' R.O.W.)



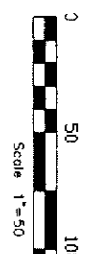
CITY P.O.T.
Find Spindle
P.O.R.

(Assumed Bearing)
S 28° 09' 09" W
365.00(0) (P) 364.80(0) (M)
406.81

HOLDREGE STREET
(Asphalt St w/ Conc Curb)
(Public 86' R.O.W.)

NORTH 68TH STREET
(Public 70' R.O.W.)

CITY P.O.T.
Find Spindle
P.O.R.



RAMAKER & ASSOCIATES, INC.
1120 Dallas Street
Sauk City, WI 53383
608-643-4100 Fax 608-643-7939



LIN-COTNER
1540 N COTNER BLD
LINCOLN, NE 68505

NO.	DATE	BY	REVISION
1	3/18/15	JLH	INITIALS
2	3/24/15	JLH	REVISION
3	3/24/15	JLH	REVISION

PROJECT NUMBER
4201
LAND SPACE & R.O.W. EXHIBIT
LSE-3
0