

SITE NAME: GOVERNORS SOUTH

RECORDING REQUESTED BY AND RETURN TO:
ANTHEMNET, INC.

5944 Luther Lane, Suite 725
Dallas, TX 75225

(Space Above for Recorder's Use Only)

Assessor Parcel No.: 34-06-26-015674-000-00, Clay County, Florida

The Documentary Transfer Tax associated with this Instrument is \$0.00

MEMORANDUM OF COMMUNICATIONS FACILITY SITE LEASE AGREEMENT

This Memorandum of Communications Facility Site Lease Agreement is entered into on this [26] day of [JUNE], 2024, by Ernie Hamilton Boyette, Trustee of the Ernie Hamilton Boyette Revocable Living Trust U/T/A Dated January 21, 2011 and Anthemnet, Inc., a Delaware corporation ("Lessee").

1. Lessor and Lessee are parties to a certain Communications Facility Site Lease Agreement (the "Agreement") dated JUNE 26, 2024 (the "Effective Date"), for the purpose of installing, operating and maintaining a communications facility and other improvements.
2. The initial term of five (5) years shall commence upon the Term Commencement Date, as defined in the Agreement, and Lessee shall have the right to automatically extend the term for seven (7) additional periods of five (5) years.
3. The portion of the property, being leased to Lessee, and the area being used for the premises and the access easement are described in Exhibit 1 annexed hereto.
4. Lessee has a right of first refusal to purchase Lessor's interest in the Agreement
5. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.


(Signatures on the following pages)

SITE NAME: GOVERNORS SOUTH

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the Effective Date.

“LESSOR”

Ernie Hamilton Boyette, Trustee of the Ernie Hamilton Boyette Revocable Living Trust U/T/A Dated January 21, 2011

By: 

Name: Ernie Hamilton Boyette

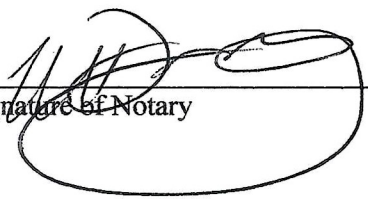
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF Florida)
) §
County of Clay)

On June 26, 2024 before me, Michael Dortch, a Notary Public, personally appeared Ernie Boyette who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FL that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary


MICHAEL DORTCH
Commission # HH 143160
Expires October 5, 2025
(Affix seal here)

SITE NAME: GOVERNORS SOUTH

IN WITNESS WHEREOF, the parties have executed this Memorandum of the Effective Date.

“LESSEE”

ANTHEMNET, INC., a Delaware corporation

By: _____

Name: John Brian Richmond

Its: President/CEO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) §
County of _____)

On _____, 20__, before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

(Affix seal here)

SITE NAME: GOVERNORS SOUTH

EXHIBIT 1

DESCRIPTION OF THE PREMISES AND ACCESS EASEMENT

A portion of the property located at 5019 South US Highway 17 (APN: 34-06-26-015674-000-00), Clay County, State of Florida, together with a non-exclusive access and utility easement for Lessee and other users of the communications facilities from the nearest public right-of-way to and from the premises as follows:



April 23, 2024

107 Arthur Moore Dr
Green Cove Springs FL 32043

RE: Anthemnet Reference: 17174482 / Governors South
Property Address: 5019 S US Highway 17 Green Cove Springs FL 32043
Parcel ID: 34-06-26-015674-000-00

Greetings:

Anthemnet, Inc is working to expand its network coverage and capacity in various areas of Northern Florida. The property referenced above has the potential to be a good candidate for the installation of a new cell tower.

Anthemnet, Inc is looking for an approximate lease area of 50'X50' with a (40) Forty-year lease, with an initial term of (5) five years, with (7) seven additional five (5) year renewal terms. Rent for this type of tower and lease area starts at \$1,000 per month with annual escalation of 7.5% per term.

If you have interest or any questions, please contact me as soon as possible.

I look forward to hearing from you and I appreciate your consideration of this request.

Kind Regards,

Tiana Madon
Site Acquisition Manager
MD7 LLC, an authorized representative of Anthemnet, Inc.
10590 W Ocean Air Dr. Ste 250
San Diego CA 92130
P: 858-997-1007
E: Tmadon@md7.com