

**Recorded, Requested By, and
When Recorded Return To:**

Global Tower Assets, LLC, A Delaware Limited Liability Company
750 Park of Commerce Blvd., #300
Boca Raton, Florida 33487-3612
Attn: Lease Administration

MEMORANDUM OF LEASE

This Memorandum of Lease with option ("Memorandum") dated as of _____ is entered into between the City of Costa Mesa ("Landlord") and Global Tower Assets, LLC, a Delaware Limited Liability Company, a subsidiary of ("Tenant") regarding a portion of the property.

See Attached Exhibit "A" incorporated herein for all purposes

The Lease is for a term of five (5) years and will commence on the issuance of a local building permit allowing Tenant to construct its mobile/wireless communications facilities on the property. Tenant shall have the right to extend this Lease for up to five additional five-year terms.

This memorandum is solely for the purpose of giving constructive notice of the Lease. In the event of a conflict between the terms of the Lease and this Memorandum, the terms of the Lease shall control.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

Landlord: City of Costa Mesa

Tenant: Global Tower Assets

By: _____

By: _____

Printed Name:

Printed Name: _____

Title:

Title: _____

Date: _____

Date: _____

Exhibit A

Legal Description of the Premises

APN:

PARCEL 1:

A PARCEL OF LAND LYING WITHIN LOT A OF THE BANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6385 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, BEING AN ACTION FOR PARTITION ENTITLED HANCOCK BANNING ET AL, VS. MARY H. BANNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF PARCEL G AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 53, PAGE 34 THROUGH 36 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA; THENCE NORTH 89° 27' 30" EAST, ALONG THE NORTH LINE OF FAIRVIEW FARMS AS SHOWN ON SAID RECORD OF SURVEY, 800.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 32' 30" WEST, 280.00 FEET TO A POINT ON A LINE PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 89° 27' 30" WEST, 937.05 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL G; THENCE ALONG THE NORTHEASTERLY LINE OF PARCEL G, NORTH 34° 32' 30" WEST, 649.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE, SOUTHWESTERLY, HAVING A RADIUS OF 840.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 33' 24" AN ARC DISTANCE OF 418.66 FEET, TO A POINT ON THE EASTERLY LINE OF PARCEL F AS SHOWN ON SAID RECORD OF SURVEY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 26° 54' 06" WEST; THENCE DEPARTING FROM THE NORTHEASTERLY LINE OF SAID PARCEL G NORTH 0° 12' 30" WEST ALONG SAID EASTERLY LINE OF SAID PARCEL F 840.08 FEET; THENCE SOUTH 89° 47' 30" WEST, 37.00 FEET; THENCE NORTH 0° 12' 30" WEST ALONG THE EASTERLY LINE OF PARCEL F AND PARCEL E AS SHOWN ON SAID RECORD OF SURVEY, 163.15 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 550.00 FEET; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID PARCEL E, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 30' 00", AN ARC DISTANCE OF 215.99 FEET; THENCE NORTH 22° 17' 30" EAST, 317.12 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 350.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 13' 11" AN ARC DISTANCE OF 477.82 FEET; THENCE NORTH 0° 12' 30" WEST ALONG THE EASTERLY LINE OF PARCEL E AND PARCEL C AS SHOWN ON SAID RECORD OF SURVEY, 890.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT A OF THE BANNING TRACT AS SHOWN ON SAID RECORD OF SURVEY; THENCE DEPARTING FROM THE EASTERLY LINE OF SAID PARCEL C, NORTH 89° 28' 13" EAST ALONG SAID NORTH LINE OF LOT A OF THE BANNING TRACT, 3051.84 FEET TO A POINT, SAID POINT BEING SOUTH 89° 28' 13" WEST, 1690.00 FEET FROM THE CENTER LINE OF HARBOR BOULEVARD; THENCE DEPARTING FROM SAID NORTH LINE OF LOT A OF THE BANNING TRACT, SOUTH 1° 48' 15" EAST, 247.80 FEET; THENCE SOUTH 7° 15' 31" WEST, 220.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 12' 07", AN ARC DISTANCE OF 419.84 FEET TO THE BEGINNING OF A NON-TANGENT LINE, THENCE SOUTH 73° 03' 25" WEST ALONG SAID NON-TANGENT LINE 297.20 FEET; THENCE SOUTH 77° 39' 25" WEST 360.52 FEET THENCE SOUTH 83° 13' 52" WEST 244.09 FEET; THENCE SOUTH 43° 30' 34" WEST 325.37 FEET THENCE SOUTH 18° 00' 03" WEST 499.26 FEET; THENCE SOUTH 72° 00' 13" EAST 398.80 FEET; THENCE SOUTH 17° 33' 50" WEST 34.79 FEET; THENCE SOUTH 72° 03' 25" EAST 214.13 FEET; THENCE SOUTH 18° 19' 35" WEST, 803.10 FEET; THENCE SOUTH 2° 39' 12" WEST, 139.99 FEET; THENCE SOUTH 21° 35' 14"

EAST 90.20 FEET; THENCE SOUTH 37° 32' 02" EAST 90.07 FEET; THENCE SOUTH 52° 52' 29" EAST 99.78 FEET, THENCE SOUTH 14° 23' 14" EAST 16.34 FEET; THENCE NORTH 80° 43' 35" EAST, 39.91 FEET; THENCE SOUTH 72° 09' 16" EAST 620.93 FEET; THENCE SOUTH 73° 12' 12" EAST 648.80 FEET; THENCE SOUTH 86° 23' 19" EAST 171.77 FEET; THENCE NORTH 68° 13' 24" EAST 127.61 FEET; THENCE NORTH 54° 54' 19" EAST 90.17 FEET; THENCE NORTH 17° 59' 15" EAST 1523.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 28' 26" AN ARC DISTANCE 185.30 FEET TO THE BEGINNING OF A TANGENT LINE; THENCE SOUTH 73° 32' 19" EAST ALONG SAID TANGENT LINE, 113.70 FEET; THENCE SOUTH 44° 19' 01" EAST 237.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52° 10' 12", AN ARC DISTANCE OF 91.05 FEET TO THE BEGINNING OF A TANGENT LINE; THENCE NORTH 83° 30' 47" EAST ALONG SAID TANGENT LINE, 36.21 FEET, TO A POINT ON A LINE PARALLEL WITH AND 60.00 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF THE CENTER LINE OF HARBOR BOULEVARD; THENCE SOUTH 0° 17' 42" EAST 1828.70 FEET ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF FAIRVIEW FARMS AS SHOWN ON PREVIOUSLY MENTIONED RECORD OF SURVEY; THENCE SOUTH 89° 27' 30" WEST ALONG SAID NORTH LINE OF FAIRVIEW FARMS, 3071.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING WITHIN LOT A OF THE BANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6385 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, BEING AN ACTION FOR PARTITION ENTITLED HANCOCK BANNING, ET AL, VS. MARY H. BANNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF PARCEL G AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 53, PAGES 34 THROUGH 36 OF RECORDS OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA; THENCE NORTH 89° 27' 30" EAST, ALONG THE NORTH LINE OF FAIRVIEW FARMS AS SHOWN ON SAID RECORD OF SURVEY, 489.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 32' 30" WEST, 280.00 FEET TO A POINT ON A LINE PARALLEL WITH SAID NORTH LINE; THENCE NORTH 89° 27' 30" EAST 310.91 FEET; THENCE SOUTH 0° 32' 30" EAST 280.00 FEET TO A POINT ON THE NORTH LINE OF FAIRVIEW FARMS AS SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 89° 27' 30" WEST ALONG SAID NORTH LINE OF FAIRVIEW FARMS, 310.91 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERAL DEPOSITS, AS DEFINED BY SECTION 6407 OF THE PUBLIC RESOURCES CODE, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE SUCH DEPOSITS FROM THE LAND DESCRIBED AS EXHIBIT "B" AND RESERVED BY THE STATE OF CALIFORNIA IN A GRANT DEED RECORDED MARCH 19, 1980 IN BOOK 13540 PAGE 864 OF OFFICIAL RECORDS.

State of California)
County of _____)

On _____ before me, (here insert name and title of the officer), personally appeared _____,

personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____ (Seal)

State of California)
County of _____)

On _____ before me, (here insert name and title of the officer), personally appeared _____,

personally known to me (or 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.

WITNESS my hand and official seal.

Signature _____ (Seal)