

Prepared by and when recorded return to:
Edinger Associates PLLC
1725 I Street, NW, Suite 300
Washington, DC 20006
Attn: Ladd Johnson

A portion of Property with
Parcel No: 2020030005

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered into as of the [REDACTED] day of [REDACTED], 2023, by and between the **SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA** with an address of 1960 Landings Blvd., Sarasota, FL 34231, Attention: [REDACTED] (“**Lessor**”), and **MILESTONE TOWER LIMITED PARTNERSHIP - IV**, a Delaware limited partnership, with its principal offices located at 12110 Sunset Hills Road, Suite 600, Reston, VA 20190 (“**Lessee**”).

Recitals:

A. Lessor and Lessee are parties to a Real Property LEASE Agreement, dated October 18, 2022 (the “**Lease**”), pursuant to which Lessor has leased to Lessee certain real property in Sarasota County, Florida described in Exhibits “A”, “A-1”, “A-2” and “B” attached hereto.

B. Lessor and Lessee wish to enter into this Memorandum of Lease.

NOW, THEREFORE, in consideration of the premises, the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. The name of the lessor under the Lease is the **SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**.

2. The name of the lessee under the Lease is **MILESTONE TOWER LIMITED PARTNERSHIP - IV**, a Delaware limited partnership doing business as Milestone Communications.

3. The address of Lessor, as stated in the Lease, is 1960 Landings Blvd., Sarasota, FL 34231. The address of Lessee, as stated in the Lease, is Milestone Communications, 12110 Sunset Hills Road, Suite 600, Reston, VA 20190.

4. The leased premises, as described in the Lease, consists of a portion of the properties owned by the Lessor located at 3201 N. Orange Ave., Sarasota, Florida 34234, and commonly known as Booker High School, and as more particularly described on the attached Exhibits “A”, “A-1”, “A-2” and “B”.

5. The date of commencement of the term of the Lease was October 18, 2022.

6. Provided Lessee is not in default under the Lease beyond any applicable cure period, after the [**ten (10)**] year initial term, the initial term shall be automatically extended for [**four (4) additional five-year (5-year) terms**] (each an “**Extension Term**”) as of the expiration of the then current term unless Lessee provides thirty (30) days advance written notice of its intent not to so renew the term hereof. Accordingly, the latest date to which the term of the Lease may be extended is October 18, 2052.

(Signatures continue on the following 2 pages)

IN WITNESS WHEREOF, the undersigned LESSEE has duly executed this Memorandum of Lease under seal as of the first date stated above. This signature page is a part of the Memorandum of Lease by and between School Board of Sarasota County, Florida and Milestone Tower Limited Partnership - IV, a Delaware limited partnership.

LESSEE: MILESTONE TOWER LIMITED PARTNERSHIP – IV
By: MILESTONE COMMUNICATIONS MANAGEMENT IV, INC.,
its general partner

By: _____
Name: Leonard Forkas, Jr.
Title: President

STATE OF [redacted])
) **TO WIT:**
CITY OF [redacted])

I hereby certify that on this [redacted] day of [redacted], 2023, before me, a Notary Public for the state and city aforesaid, personally appeared Leonard Forkas, Jr., known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the foregoing instrument, acting in his capacity as President of MILESTONE COMMUNICATIONS MANAGEMENT – IV, for the purposes therein set forth.

Notary Public

My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned LESSOR has duly executed this Memorandum of Lease under seal as of the first date stated above. This signature page is a part of the Memorandum of Lease by and between School Board of Sarasota County, Florida and Milestone Tower Limited Partnership - IV, a Delaware limited partnership.

LESSOR: SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

By: _____
Name: _____
Title: Chair

Approved as to Form and Legal Content
by Shumaker, Loop & Kendrick, LLP
Attorneys for The School Board
of Sarasota County, Florida
Signed: MRM
Date: September 29, 2023

STATE OF _____)
)
CITY OF _____)

TO WIT:

I hereby certify that on this _____ day of _____, 2023, before me, a Notary Public for the state and city aforesaid, personally appeared _____, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he or she executed the foregoing instrument, acting in his or her capacity as _____ of Sarasota County School Board, for the purposes therein set forth.

Notary Public

My Commission Expires: _____

**Exhibits A, A-1, A-2 and B to
Memorandum of Lease**

(Legal Description)



JOB No.:	013273014
DATE:	09/13/23
REV.:	0
DRAWN:	WTB
CHECKED:	DMF

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009
PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM

Site Visit Attendees:

PROPOSED MONOPOLE TOWER

BOOKER HS

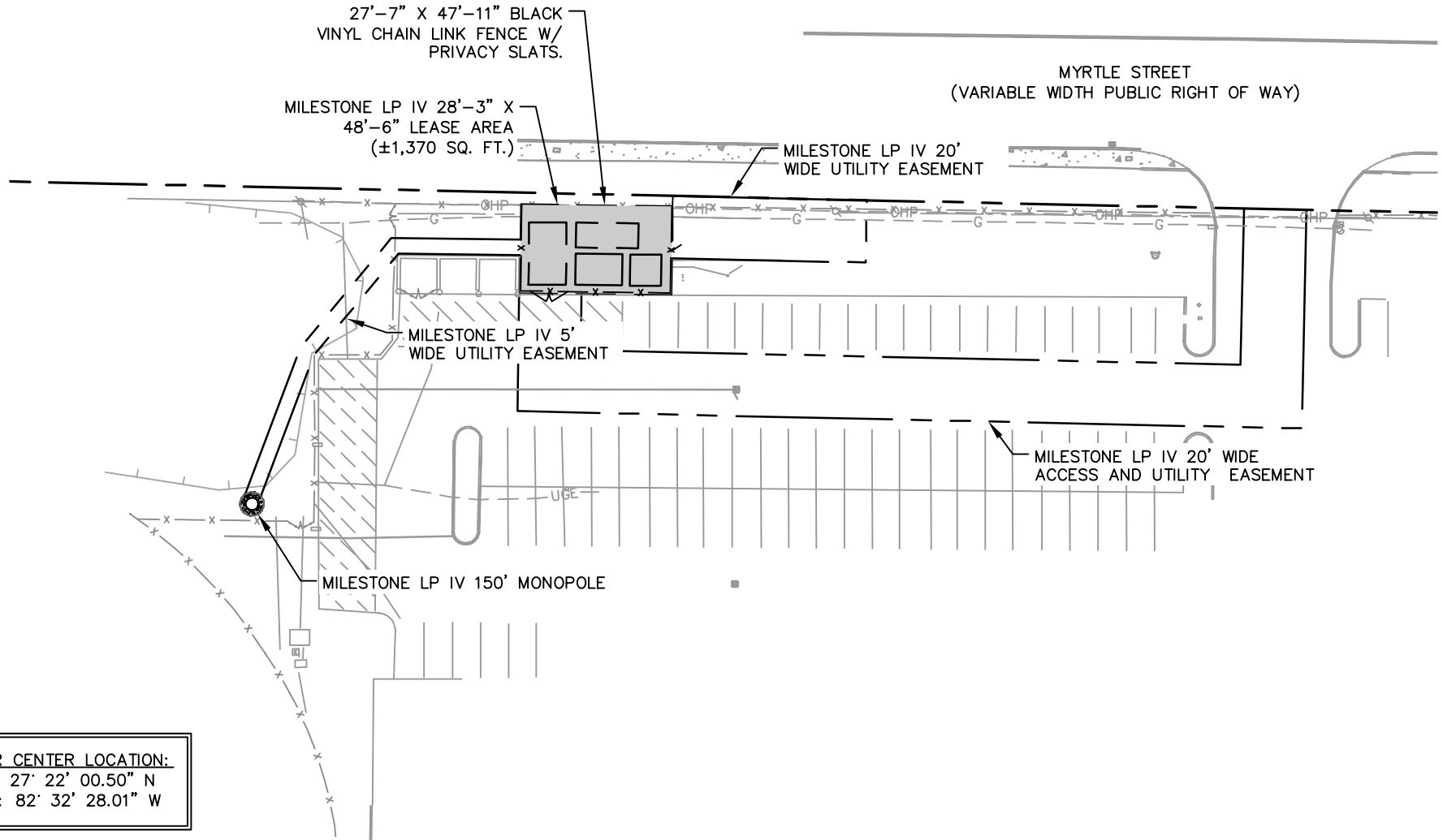
3201 N ORANGE AVE
SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT A MILESTONE LP IV BOOKER HS
TAX PARCEL: 2020030005
SHEET 1 OF 2

SCALE: 1" = 250'

NOT FOR CONSTRUCTION

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TOWER CENTER LOCATION:
 LAT: 27° 22' 00.50" N
 LONG: 82° 32' 28.01" W

JOB No.:	013273014
DATE:	09/13/23
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CHECKED:	DMF

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Site Visit Attendees:

PROPOSED MONOPOLE TOWER
 BOOKER HS
 3201 N ORANGE AVE
 SARASOTA, FL 34234
 SARASOTA COUNTY

EXHIBIT A MILESTONE LP IV BOOKER HS
 TAX PARCEL: 2020030005
 SHEET 2 OF 2

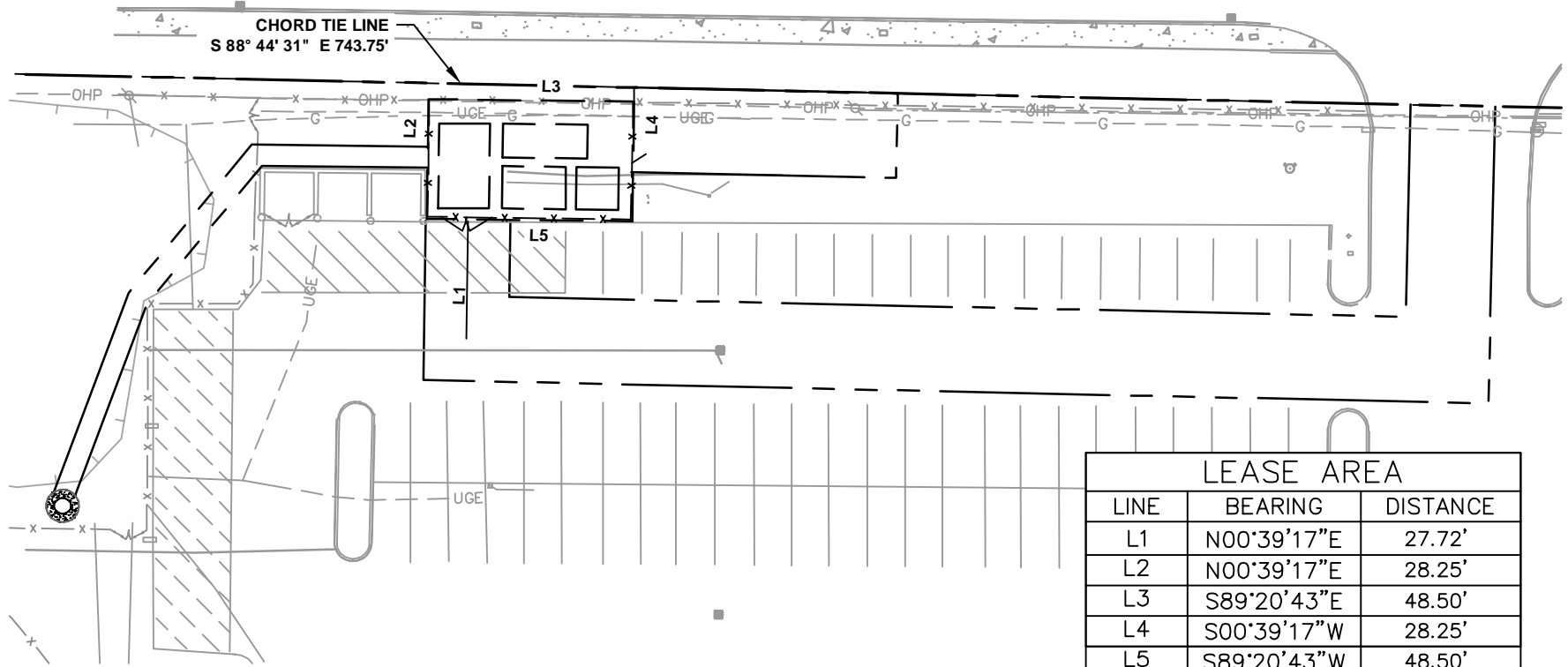
SCALE: 1" = 50'

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MYRTLE STREET
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



LEASE AREA		
LINE	BEARING	DISTANCE
L1	N00°39'17"E	27.72'
L2	N00°39'17"E	28.25'
L3	S89°20'43"E	48.50'
L4	S00°39'17"W	28.25'
L5	S89°20'43"W	48.50'

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 PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM

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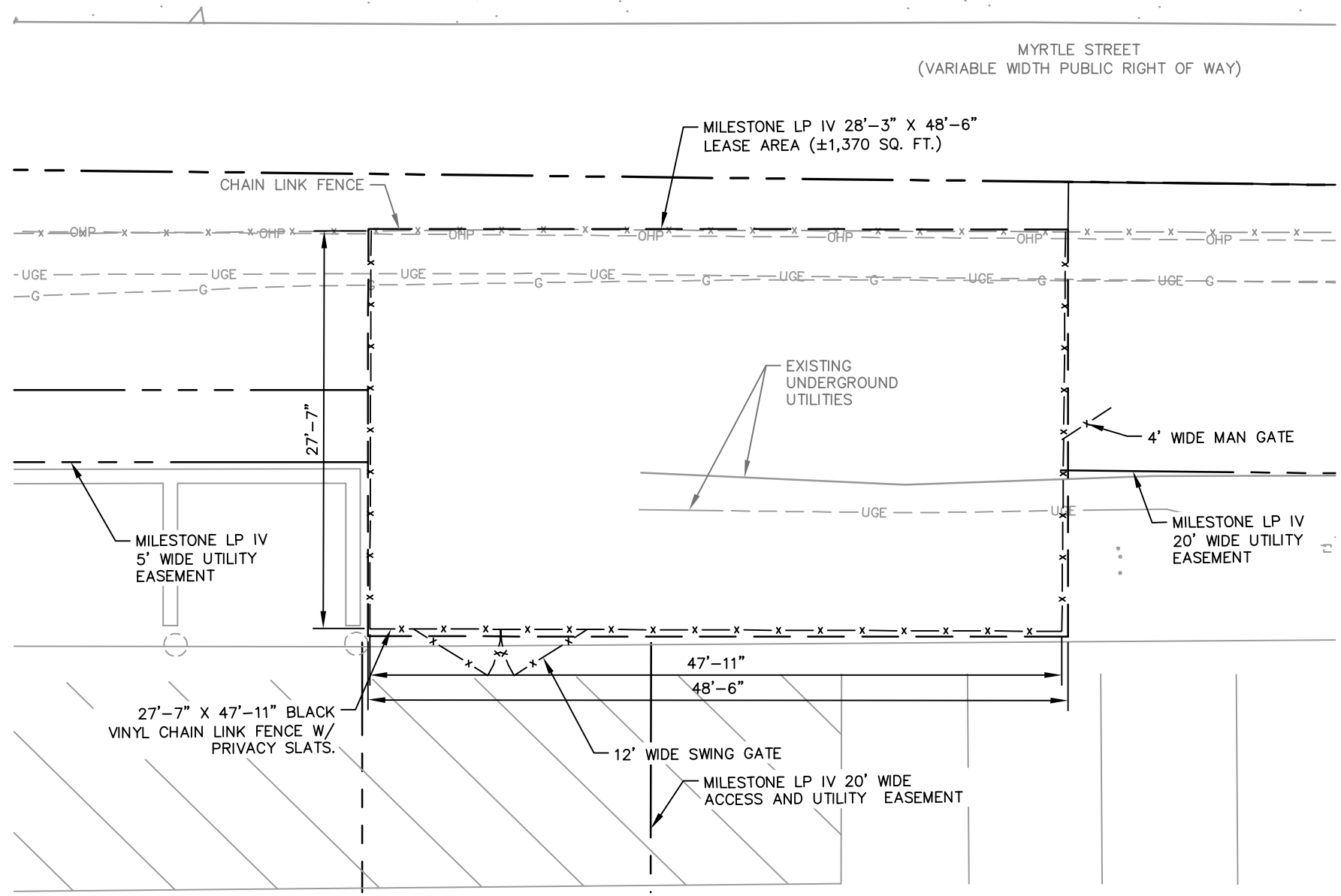
PROPOSED MONOPOLE TOWER
 BOOKER HS
 3201 N ORANGE AVE
 SARASOTA, FL 34234
 SARASOTA COUNTY

EXHIBIT A-1 MILESTONE LP IV BOOKER HS
 LEASED PREMISES
 SHEET 1 OF 4

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

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BOOKER HS

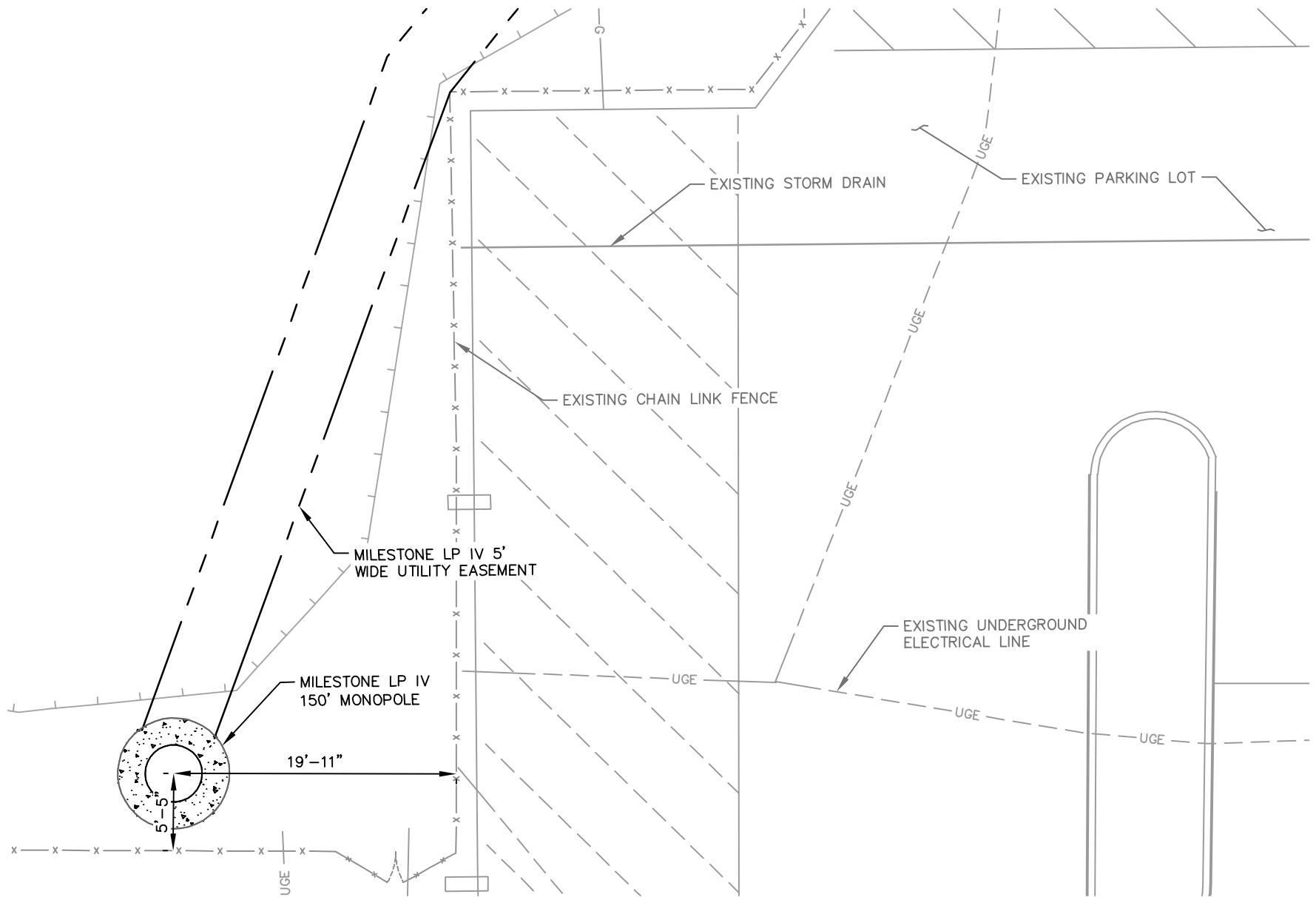
3201 N ORANGE AVE
SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT A-1 MILESTONE LP IV BOOKER HS
LEASED PREMISES
SHEET 2 OF 4

SCALE: 1" = 10'

NOT FOR CONSTRUCTION

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Site Visit Attendees:

PROPOSED MONOPOLE TOWER

BOOKER HS

3201 N ORANGE AVE
SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT A-1 MILESTONE LP IV BOOKER HS
LEASED PREMISES
SHEET 3 OF 4

SCALE: 1" = 10'

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION FOR LEASE AREA:


ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF THE SCHOOL BOARD OF SARASOTA COUNTY KNOWN AS BOOKER HIGH SCHOOL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND AT THE RIGHT-OF-WAY INTERSECTION OF SEMINOLE GULF RAILWAY (HAVING A 100-FOOT RIGHT-OF-WAY) AND MYRTLE STREET (RIGHT-OF-WAY VARIES), SAID REBAR HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N:1103003.5977 E:480127.4737; THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYRTLE STREET, SOUTH 88°44'31" EAST, 743.75 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, SOUTH 01°15'29" WEST, 60.11 FEET TO A POINT; THENCE, NORTH 88°44'31" WEST, 231.47 FEET TO A POINT; THENCE, NORTH 01°26'11" EAST, 28.16 FEET TO A POINT; THENCE, NORTH 89°20'43" WEST, 10.00 FEET TO A POINT HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N:1102960.5191 E:480628.0167 AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, NORTH 00°39'17" EAST, 28.25 FEET TO A POINT; THENCE, SOUTH 89°20'43" EAST, 48.50 FEET TO A POINT; THENCE, SOUTH 00°39'17" WEST, 28.25 FEET TO A POINT; THENCE, NORTH 89°20'43" WEST, 48.50 FEET TO A POINT AND THE POINT OF BEGINNING.

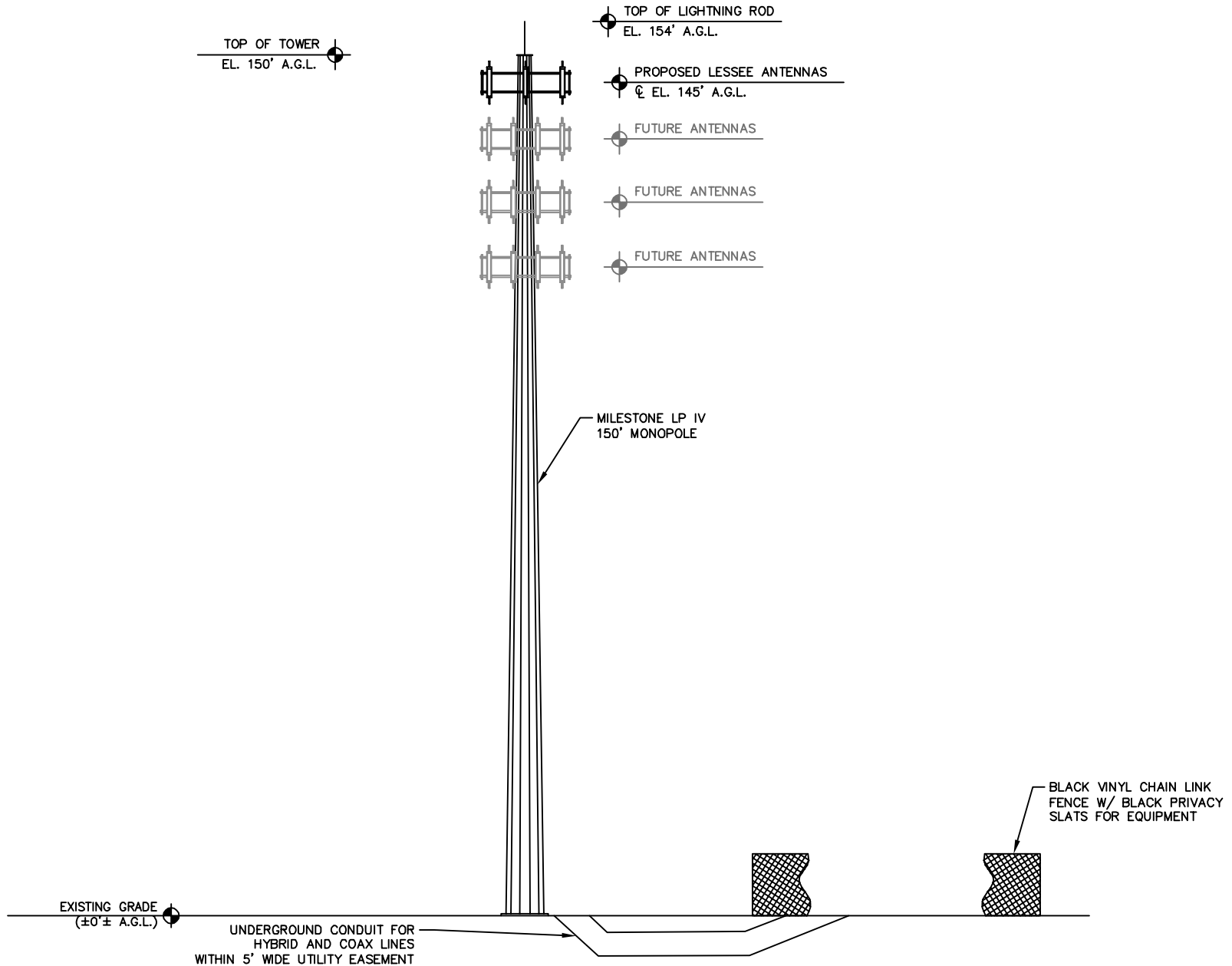
BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

SAID TRACT CONTAINS 0.0315 ACRES (1,370 SQUARE FEET), MORE OR LESS, AS SHOWN IN A SURVEY PREPARED FOR MILESTONE COMMUNICATIONS BY POINT TO POINT LAND SURVEYORS, INC. DATED AUGUST 30, 2023, LAST REVISED SEPTEMBER 8, 2023.

K:\A-TL-Wireless\Milestone Communications\Booker HS\CAD\LE-Legal\Exhibit\Rev0_09-11-23\BookerHS_LegalExhibit_R0.dwg September 11, 2023 8:14 AM by: Drew.Pitts

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">JOB No.:</td><td style="padding: 2px;">013273014</td></tr> <tr><td style="padding: 2px;">DATE:</td><td style="padding: 2px;">09/13/23</td></tr> <tr><td style="padding: 2px;">REV.:</td><td style="padding: 2px;">0</td></tr> <tr><td style="padding: 2px;">DRAWN:</td><td style="padding: 2px;">WTB</td></tr> <tr><td style="padding: 2px;">CHECKED:</td><td style="padding: 2px;">DMF</td></tr> </table>	JOB No.:	013273014	DATE:	09/13/23	REV.:	0	DRAWN:	WTB	CHECKED:	DMF	 <small>11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009 PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM</small> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Site Visit Attendees:</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> </table>	Site Visit Attendees:			<p>PROPOSED MONOPOLE TOWER</p> <p>BOOKER HS</p> <p>3201 N ORANGE AVE SARASOTA, FL 34234 SARASOTA COUNTY</p>	<p>EXHIBIT A-1 MILESTONE LP IV BOOKER HS LEASED PREMISES SHEET 4 OF 4</p> <p>NOT TO SCALE</p> <p>NOT FOR CONSTRUCTION</p>
JOB No.:	013273014															
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Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009
PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM

Site Visit Attendees:

PROPOSED MONOPOLE TOWER

BOOKER HS

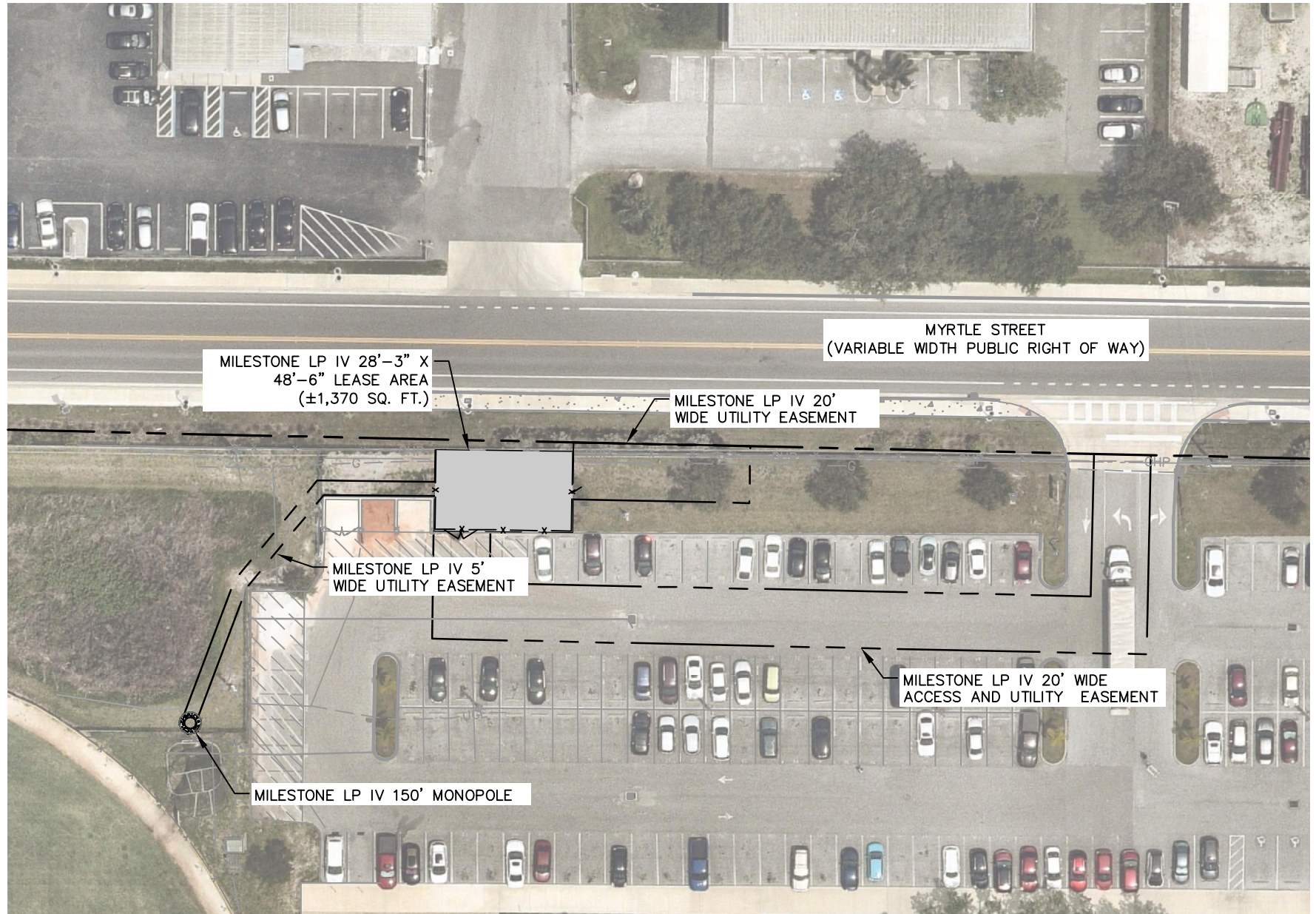
3201 N ORANGE AVE
SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT A-2 MILESTONE LP IV BOOKER HS
TOWER PROFILE
SHEET 1 OF 1

NOT TO SCALE

NOT FOR CONSTRUCTION

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Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009
PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM

Site Visit Attendees:

PROPOSED MONOPOLE TOWER

BOOKER HS

3201 N ORANGE AVE
SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT B MILESTONE LP IV BOOKER HS
ACCESS AND UTILITY EASEMENT
SHEET 1 OF 4

SCALE: 1" = 50'

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION FOR 20' WIDE ACCESS AND UTILITY EASEMENT :

TOGETHER WITH A 20-FOOT WIDE NON-EXCLUSIVE ACCESS, FIBER AND UTILITY EASEMENT (LYING 10 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF THE SCHOOL BOARD OF SARASOTA COUNTY KNOWN AS BOOKER HIGH SCHOOL, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND AT THE RIGHT-OF-WAY INTERSECTION OF SEMINOLE GULF RAILWAY (HAVING A 100-FOOT RIGHT-OF-WAY) AND MYRTLE STREET (RIGHT-OF-WAY VARIES), SAID REBAR HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N:1103003.5977 E:480127.4737; THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYRTLE STREET, SOUTH 88°44'31" EAST, 743.75 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, SOUTH 01°15'29" WEST, 60.11 FEET TO A POINT; THENCE, NORTH 88°44'31" WEST, 231.47 FEET TO A POINT; THENCE, NORTH 01°26'11" EAST, 28.16 FEET TO THE ENDING AT A POINT ON THE LESSEE PREMISES.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

AS SHOWN IN A SURVEY PREPARED FOR MILESTONE COMMUNICATIONS BY POINT TO POINT LAND SURVEYORS, INC. DATED AUGUST 30, 2023, LAST REVISED SEPTEMBER 8, 2023.

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Site Visit Attendees:

PROPOSED MONOPOLE TOWER

BOOKER HS

3201 N ORANGE AVE
SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT B MILESTONE LP IV BOOKER HS
ACCESS AND UTILITY EASEMENT
SHEET 2 OF 4

NOT TO SCALE

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION FOR 20' WIDE UTILITY EASEMENT :

TOGETHER WITH A 20-FOOT WIDE UTILITY EASEMENT (LYING 10 FEET EACH SIDE OF CENTERLINE & EXTEND 10 FEET PAST THE POINT OF TERMINUS) LYING AND BEING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF THE SCHOOL BOARD OF SARASOTA COUNTY KNOWN AS BOOKER HIGH SCHOOL, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 5/8-INCH REBAR FOUND AT THE RIGHT-OF-WAY INTERSECTION OF SEMINOLE GULF RAILWAY (HAVING A 100-FOOT RIGHT-OF-WAY) AND MYRTLE STREET (RIGHT-OF-WAY VARIES), SAID REBAR HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N:1103003.5977 E:480127.4737; THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYRTLE STREET, SOUTH 88°44'31" EAST, 743.75 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING, SOUTH 01°15'29" WEST, 60.11 FEET TO A POINT; THENCE, NORTH 88°44'31" WEST, 231.47 FEET TO A POINT; THENCE, NORTH 01°26'11" EAST, 28.16 FEET TO A POINT ON THE LESSEE PREMISES; THENCE RUNNING ALONG THE LESSEE PREMISES, NORTH 89°20'43" WEST, 10.00 FEET TO A POINT HAVING A FLORIDA GRID NORTH, NAD83, WEST ZONE VALUE OF N:1102960.5191 E:480628.0167; THENCE, NORTH 00°39'17" EAST, 28.25 FEET TO A POINT; THENCE SOUTH 89°20'43" EAST, 48.50 FEET TO A POINT; THENCE, SOUTH 00°39'17" WEST, 6.70 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING THE LESSEE PREMISES AND RUNNING, SOUTH 89°44'31" EAST, 52.18 FEET TO THE ENDING AT A POINT.

BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

AS SHOWN IN A SURVEY PREPARED FOR MILESTONE COMMUNICATIONS BY POINT TO POINT LAND SURVEYORS, INC. DATED AUGUST 30, 2023, LAST REVISED SEPTEMBER 8, 2023.

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11720 AMBER PARK DRIVE, SUITE 600, ALPHARETTA, GA 30009
PHONE: 770-619-4280 WWW.KIMLEY-HORN.COM

Site Visit Attendees:	

PROPOSED MONOPOLE TOWER
BOOKER HS

3201 N ORANGE AVE
SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT B MILESTONE LP IV BOOKER HS
ACCESS AND UTILITY EASEMENT
SHEET 3 OF 4

NOT TO SCALE

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION FOR 5' WIDE UTILITY EASEMENT :

TOGETHER WITH A 5-FOOT WIDE CABLE & UTILITY EASEMENT (LYING 2.5 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF THE SCHOOL BOARD OF SARASOTA COUNTY KNOWN AS BOOKER HIGH SCHOOL, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

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BEARINGS BASED ON FLORIDA GRID NORTH, NAD83, WEST ZONE.

AS SHOWN IN A SURVEY PREPARED FOR MILESTONE COMMUNICATIONS BY POINT TO POINT LAND SURVEYORS, INC. DATED AUGUST 30, 2023, LAST REVISED SEPTEMBER 8, 2023.

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BOOKER HS

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SARASOTA, FL 34234
SARASOTA COUNTY

EXHIBIT B MILESTONE LP IV BOOKER HS
ACCESS AND UTILITY EASEMENT
SHEET 4 OF 4

NOT TO SCALE

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