GROUND LEASE

This Ground Lease ("Lease") is made and entered into by and between County of Polk, North Carolina, a body politic, having an address at 40 Courthouse Street, Columbus, North Carolina 28722 hereinafter referred to as "Landlord," and USCOC of Greater North Carolina, LLC, a Delaware limited liability company, having an address at Attention: Real Estate Lease Administration, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631, hereinafter referred to as "Tenant."

WHEREAS, Landlord is the fee owner of property with an address of 322 Landfill Road located in the City of Mill Spring, County of Polk, State of North Carolina legally described in Exhibit A attached hereto and incorporated by reference (the "Landlord's Parcel").

WHEREAS, Tenant desires to occupy, and Landlord is willing to provide Tenant such Premises (as hereinafter defined) on the Landlord's Parcel for Tenant's use, as set forth in this Lease.

NOW THEREFORE, in consideration of the mutual promises, conditions, and other good and valuable consideration of the parties hereto, it is covenanted and agreed as follows:

1. Option to Lease.

   a. Landlord hereby grants to Tenant an option (the "Option") to lease from Landlord the following described parcel (the "Leasehold Parcel"):

      Approximate dimensions: 100' x 100'

      Approximate square footage: 10,000

      Legal descriptions of the Landlord's Parcel and the Tenant's Premises are attached hereto as Exhibit A and a Site Plan of the Leasehold Parcel is attached to the lease as Exhibit B.

   b. During the Initial Option Term (as hereinafter defined) and any Extended Option Term (as hereinafter defined), and during the Initial Term (as hereinafter defined) and any Renewal Term (as hereinafter defined) of this Lease, Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Leasehold Parcel to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Leasehold Parcel (collectively the "Tests"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises (as hereinafter defined) and include without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively referred to as "Governmental Approvals"), and otherwise to do those things on or off the Leasehold Parcel that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Leasehold Parcel, the environmental history of the Leasehold Parcel, Landlord's title to the Leasehold Parcel, and the feasibility or suitability of the Leasehold Parcel for Tenant's Permitted Use (as hereinafter defined), all at Tenant's expense. Tenant

will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Leasehold Parcel, whether or not such defect or condition is disclosed by Tenant's inspection.

c. In consideration of Landlord granting Tenant the Option, Tenant hereby agrees to pay Landlord the sum of Seven Hundred dollars ($700.00) within fifteen (15) days of full execution of this Lease by Landlord and Tenant. The Option will be for an initial term of eighteen (18) months (the "Initial Option Term") and may be renewed by Tenant, at the election of Tenant, for an additional six (6) months ("Extended Option Term") upon written notification to Landlord and the payment of an additional Seven Hundred dollars ($700.00) no later than fifteen (15) days prior to the expiration date of the Initial Option Term. Landlord shall provide a complete and accurate IRS form W9 to Tenant for the Payee of the Option sum prior to payment thereof.

d. During the Initial Option Term and during the Extended Option Term, if any, as the case may be, Tenant may exercise the Option by notifying Landlord in writing at any time prior to the expiration of the Initial Option Term and the Extended Option Term, if any, as the case may be. The date stated on such notice will be the Commencement Date of the Lease. If Tenant exercises the Option, then Landlord shall lease the Premises (as hereinafter defined) to the Tenant on, and subject to, the terms and conditions of this Lease.

2. Grant of Easements. Landlord hereby grants to Tenant an access easement thirty (30) feet in width from the Leasehold Parcel to the nearest accessible public right-of-way (the "Access Easement") and a utility easement ten (10) feet in width to the nearest suitable utility company-approved service connection points (the "Utility Easement"); the Access Easement and the Utility Easement are collectively referred to herein as the "Easements"; the lands underlying the Access Easement and the Utility Easement are collectively referred to herein as the "Easement Parcels," which Easement Parcels are further described in Exhibits "A" & "B" attached hereto and incorporated herein). The Easements granted herein shall include, but not be limited to,

a. The right to clear vegetation, cut timber, and move earthen materials upon the Easement Parcels,

b. The right to improve an access road within the Access Easement Parcel,

c. The right to place use, repair, replace, modify and upgrade utility lines and related infrastructure and equipment within the Utility Easement Parcel,

d. The right to enter and temporarily rest upon Landlord's adjacent lands for the purposes of

(i) Installing, repairing, replacing and removing the Improvements (as defined below) and any other personal property of Tenant from the Leasehold Parcel and

(ii) Improving the Easement Parcels, including the right to bring in and use all necessary tools and machinery, and

e. The right of pedestrian and vehicular ingress and egress to and from the Leasehold Parcel at any time over and upon the Access Easement Parcel. The Leasehold Parcel

and the Easement Parcels are collectively referred to herein as the "Premises." Landlord agrees to make such additional direct grants of easement, such grants not to be unreasonably withheld, conditioned or delayed, as Tenant may request in order to further the purposes for which Tenant has been granted the easements set forth in this Section 2.

3. Use of the Premises. Tenant shall be entitled to use the Premises to construct, operate, modify as necessary, and maintain thereon a communications antenna tower (including aviation hazard lights when required), an access road, one or more equipment buildings, back-up power devices and a security fence, together with all necessary lines, anchors, connections, devices, legally required signage and equipment for the transmission, reception, encryption, and translation of voice and data signals by means of radio frequency energy and landline carriage (collectively, the "Improvements"); Tenant's use described in this Section 3 is hereinafter referred to as the ("Permitted Use"). Tenant shall have unlimited access to the Premises 24 hours per day, 7 days a week.

4. Term of Lease. In the event Tenant, in Tenant's sole discretion, exercises the Option, the initial Lease term will be five (5) years (the "Initial Term"), commencing upon the Commencement Date and terminating at midnight on the day in which the fifth (5^{th}) anniversary of the Commencement Date falls.

5. Option to Renew. The Initial Term of this Lease shall automatically extend for up to four (4) additional terms of five (5) years each (each, a "Renewal Term"), upon a continuation of all the same provisions hereof, unless Tenant gives Landlord written notice of Tenant's intention to terminate the Lease at least sixty (60) days before the expiration of the Initial Term or any Renewal Term.

6. Option to Terminate. Tenant shall have the unilateral right to terminate this Lease at any time by giving Landlord written notice of the date of such termination ("Termination Date"). The Indemnification obligations of each party contained in Section 12 and Tenant's requirement to remove improvements as provided in Section 20 shall survive termination of the Lease.

7. Rent. Tenant shall pay Rent to Landlord in the amount of Seven Hundred dollars ($700.00) per month, the first payment of which shall be due within thirty (30) days of the Commencement Date, and installments thereafter on the first day of each calendar month, provided that Landlord shall submit to Tenant a complete and accurate IRS form W9 prior to Tenant's first payment of Rent. Landlord shall specify the name, address, and taxpayer identification number of a sole payee (or maximum two joint payees) who shall receive Rent on behalf of the Landlord. Rent will be prorated for any partial month. Any change to the Payee must be requested in accordance with the Notice provision herein, and a new IRS form W9 must be supplied prior to payment by Tenant to the new Payee.

8. Adjusted Rent. At the beginning of each Renewal Term throughout the duration of the Lease as renewed and extended, the Rent shall be increased by ten percent (10%) over the previous term's Rent.

9. Utilities. Tenant shall solely and independently be responsible for all costs of providing utilities to the Premises, including the separate metering, billing, and payment of utility services consumed by Tenant's operations. The word "utilities" shall mean any service that

is necessary for the Tenant to conduct its operations on the Premises and "utility services" shall mean any provider who provides utility services or utility related infrastructure so that the Tenant can conduct its Permitted Use on the Premises.

10. Property Taxes. Landlord shall pay prior to delinquency any real estate taxes attributable to Landlord's Parcel. Tenant shall pay prior to delinquency any personal property taxes levied against Tenant's Improvements. Tenant shall pay to Landlord upon Landlord's demand, any increase in real property taxes levied against Landlord's Parcel which is attributable to Tenant's use or Improvements, provided that Landlord agrees to furnish reasonable documentation of such increase to Tenant. Furthermore, Landlord agrees to give timely notice to Tenant in the event it is notified of an assessment valuation change, or a change in property status. Landlord agrees that Tenant shall have the right to appeal any such change in status or any increase in real estate assessment for the Leasehold Parcel or Tenant's Improvements, and Landlord will reasonably cooperate, but at no cost to Landlord, with any such appeal by Tenant. Tenant shall only be responsible for property tax reimbursements requested by Landlord within one (1) year of payment of such property taxes by Landlord. Landlord's requests to Tenant for reimbursement of such property taxes should be addressed to:

U. S. Cellular
Attention: Lake Adger / 405572
P.O. Box 31369
Chicago, IL 60631-0369

In order to ensure that Tenant's leasehold interest is not extinguished in the event that the real property taxes related to Landlord's Parcel become delinquent, Tenant shall have the right, but not the obligation, to pay delinquent real property taxes related to Landlord's Parcel. Tenant shall be entitled to take a credit against the Rent under this lease for any such taxes paid by Tenant that exceed Tenant's proportionate share thereof.

11. Repairs and Maintenance. Tenant shall be responsible for all repairs and maintenance of the Improvements, including, maintenance of the access road only to the extent needed for use by for four-wheel drive vehicles, and if applicable, snow removal if Tenant has exclusive control over its access road. Tenant may at its own expense alter or modify the Improvements to suit its needs consistent with the intended use of the Premises. Landlord will maintain the areas surrounding Tenant's Premises. Landlord's maintenance shall include, but is not limited to, if applicable, snow removal if all of or part of the Access Easement is shared between the parties.

12. Mutual Indemnification.

    a. To the extent permitted by law, Tenant agrees to defend, indemnify and save harmless Landlord from and against all claims, losses, costs, expenses, or damages from a third party, arising from

        (i) The negligence or willful misconduct of Tenant, or its agents, employees, or contractors; or

        (ii) Any material breach by Tenant of any provision of this Lease. This indemnity and hold harmless agreement will include indemnity against all

reasonable costs, expenses, and liabilities incurred in or in connection with any such claim, and the defense thereof. Notwithstanding the foregoing, Tenant will have no liability to Landlord to the extent any claims, losses, costs, expenses, or damages arise out of or result from any act, omission, or negligence of Landlord, or of Landlord's agents, employees or contractors.

b. To the extent permitted by law, Landlord agrees to defend, indemnify and save harmless Tenant from and against all claims, losses, costs, expenses, or damages from a third party, arising from

(i) The negligence or willful misconduct of Landlord or its agents, employees, or contractors; or

(ii) Any material breach by Landlord of any provision of this Lease. This indemnity and hold harmless agreement will include indemnity against all reasonable costs, expenses, and liabilities incurred in or in connection with any such claim, and the defense thereof. Notwithstanding the foregoing, Landlord will have no liability to Tenant to the extent any claims, losses, costs, expenses, or damages arise out of or result from any act, omission, or negligence of Tenant, or of Tenant's, agents, employees or contractors.

13. Insurance.

a. Tenant shall maintain commercial general liability insurance insuring against liability for bodily injury, death or damage to personal property with combined single limits of One Million and No/100 Dollars ($1,000,000). In addition, Tenant shall maintain worker's compensation in statutory amounts, employer's liability insurance with combined single limits of One Million and No/100 Dollars ($1,000,000); automobile liability insurance insuring against claims for bodily injury or property damage with combined single limits of One Million and No/100 Dollars ($1,000,000); and all risk property insurance covering all personal property of Tenant for full replacement value. Tenant shall provide Landlord with evidence of such insurance in the form of a certificate of insurance prior to obtaining occupancy of the Premises and throughout the term of this Lease or any Renewal Term.

b. Landlord shall maintain general liability insurance insuring against liability for bodily injury, death or damage to personal property with combined single limits of One Million and No/100 Dollars ($1,000,000). In addition, to the extent required by law, Landlord shall maintain worker's compensation in statutory amounts and employer's liability insurance with combined single limits of One Million and No/100 Dollars ($1,000,000). Landlord shall provide Tenant with evidence of such insurance in the form of a certificate of insurance prior to Tenant obtaining occupancy and throughout the term of this Lease or any Renewal Term.

14. Default. Tenant shall be in default of this Lease if Tenant fails to make a payment of rent when due and such failure continues for fifteen (15) days after Landlord notifies Tenant in writing of such failure. If Landlord or Tenant fails to comply with any non-monetary provision of this Lease, the other party shall serve written notice of such failure upon the defaulting party, whereupon a grace period of thirty (30) days shall commence to run

during which the defaulting party shall undertake and diligently pursue a cure of such failure at its sole cost and expense. Such grace period shall automatically be extended for an additional thirty (30) days, provided the defaulting party makes a good faith showing that efforts toward a cure are continuing.

15. Compliance with Laws. Tenant shall, at Tenant's cost and expense, comply with all federal, state, county or local laws, rules, regulations and ordinances now or hereafter enacted by any governmental authority or administrative agency having jurisdiction over the Premises and Tenant's operations thereupon.

16. Assignment of Lease by Tenant. This Lease shall be freely assignable by the Tenant to any other party without the necessity of obtaining Landlord's consent. Tenant's right to effect an outright transfer of the Lease, and the right of any collateral assignee to seize the Premises as defaulted security, is subject only to the limitation that the Premises shall be used for the purposes permitted herein. Tenant shall notify Landlord in writing of the name and address of any assignee or collateral assignee.

17. Subleasing. Tenant shall have the unreserved and unqualified right to sublet and/or license all or any portion of the Premises to subtenants without the necessity of obtaining Landlord's consent. Tenant shall pay a colocation fee of equal to fifteen percent (15%) of the rent received from any subtenant that is an FCC licensed provider of wireless voice services. The colocation fee shall be due and payable to the Landlord upon the first full month after the commencement of a sublease between Tenant and subtenant and each month thereafter until the sublease expires or is otherwise terminated. Such additional colocation fee shall not apply to (i) any governmental or public safety entity, or (ii) affiliate of Tenant or third party who acquires Tenant's wireless communication operations at the Premises, including, in each case, their respective successors and assigns. Tenant shall provide Landlord with a certificate each month, signed by Tenant, indicating the total amount of rental payments received from each Subtenant for each sublease.

18. Right to Receive Notice of Landlord's Intent to Receive, Solicit or Negotiate an Offer to Purchase the Premises or Rights under Lease or of Landlord's Receipt of an Offer to Purchase the Premises or Rights under Lease. Should Landlord determine to declare as surplus and dispose of (a) all or any part of the fee ownership of the Premises; (b) any easement rights in or over all or any part of the Premises; (c) all or any part of Landlord's interest in or rights under this Lease, including, without limitation, the right to collect rents, or (d) any other legally recognizable interest in the Premises that Landlord may seek to transfer (each, "Landlord's Interest") and whenever Landlord receives an acceptable bona fide offer from an unrelated third party to purchase, directly or indirectly, all or any part of Landlord's Interest, Landlord shall solicit from Tenant in accordance with NCGS 160A-269, an offer to purchase or for an upset bid. If the Offer is part of a larger transaction, including, without limitation, involving Landlord's Parcel, equity of Landlord or a larger package of assets which includes the Landlord's Interest, Landlord shall make a good faith estimate of the portion of such larger offer price attributable to the Landlord's Interest and provide that price to Tenant. Prior to accepting a bona fide offer from an unrelated third party to purchase, directly or indirectly, all or any part of Landlord's Interest, Landlord shall give Tenant a copy of the Offer and other relevant documents, including the price and terms and conditions upon which Landlord proposes to transfer Landlord's Interest.

Notwithstanding the foregoing, Landlord's right to sell all or any part of the Premises to a third party shall not be encumbered or restricted.

19. Execution of Other Instruments. Landlord agrees to execute, acknowledge, and deliver to Tenant such other instruments respecting the Premises as Tenant or Tenant's lender may reasonably request from time to time. Such instruments may include, but are not limited to, a memorandum of lease that may be recorded in the appropriate local land records. Landlord also agrees to cooperate with Tenant's efforts to obtain all private and public consents related to Tenant's use of the Premises, including, but not limited to zoning and permitting applications. If it is needed for the Tenant's permitting purposes, Landlord grants to Tenant and its employees, representatives, agents, and consultants a limited power of attorney to prepare execute, submit, file and present on behalf of Landlord building, permitting, zoning, or land-use applications with appropriate local, state, and/or federal agencies necessary to obtain land use changes, special exceptions, zoning variances, conditional use permits, special use permits, administrative permits, construction permits, and or building permits.

20. Removal of Improvements. The Improvements are agreed to be Tenant's personal property and shall never be considered fixtures to the Premises. Tenant shall at all times be authorized to remove the Improvements from the Premises. Upon the expiration or earlier termination of this Lease, Tenant shall remove the above ground Improvements from the Premises. Tenant shall be entitled to abandon, in place, all footings, foundations and other below ground Improvements.

21. Quiet Enjoyment. Landlord covenants that Tenant shall have quiet and peaceable possession of the Premises throughout the Initial Lease Term and any Renewal Term, if any, as the case may be, and that Landlord will not intentionally disturb Tenant's enjoyment thereof as long as Tenant is not in default under this Lease.

22. Title, Access and Authority. Landlord covenants and warrants to Tenant that Landlord presently owns a legally defined interest in and to Landlord's Parcel; that the Premises are served by legal access from a public way; that Landlord is duly authorized and empowered to enter into this Lease; and that the person executing this Lease on behalf of the Landlord warrants himself to be duly authorized to bind the Landlord hereto.

23. Subordination and Non-Disturbance. Tenant agrees to subordinate this Lease to any mortgage or trust deed which may hereafter be placed on the Premises, provided the mortgagee or trustee thereunder shall ensure to Tenant the right to possession of the Premises and other rights granted to Tenant herein so long as Tenant is not in default beyond any applicable grace or cure period, such assurance to be in writing and otherwise in form and substance reasonably satisfactory to Tenant. If requested by Tenant, Landlord agrees to use Landlord's best efforts to assist Tenant in obtaining from any holder of a security interest in Landlord's Parcel a non-disturbance agreement in form and substance reasonably satisfactory to Tenant.

24. Environmental Warranty. Landlord hereby represents and warrants to Tenant that Landlord has never generated, stored, handled, or disposed of any hazardous waste or hazardous substance upon the Premises, and that Landlord has no knowledge of such uses historically

having been made of the Premises or such substances historically having been introduced thereon. Notwithstanding the foregoing, Landlord agrees to protect, indemnify and hold harmless Tenant from and against any claims or losses arising out or related to the presence or release of any hazardous substances at, on or beneath the Premises, whether existing prior to the date hereof or migrating onto the Premises during any portion of the Term, except to the extent caused by a spill or release of hazardous substances specifically brought on the Premises by or for the benefit of Tenant after the Commencement Date.

25. Notices. Any notice, request or demand required or permitted to be given pursuant to this Lease shall be in writing and shall be deemed sufficiently given if delivered by messenger at the address of the intended recipient, sent prepaid by Federal Express (or a comparable guaranteed overnight delivery service), or deposited in the United States first class mail (registered or certified, postage prepaid, with return receipt requested), addressed to the intended recipient at the address set forth below or at such other address as the intended recipient may have specified by written notice to the sender in accordance with the requirements of this paragraph. Any such notice, request, or demand so given shall be deemed given on the day it is delivered by messenger at the specified address, on the day after deposit with an overnight delivery service), on the date the receipt is refused, or on the day that is five (5) days after deposit in the United States mail, as the case may be.

TENANT:	USCOC of Greater North Carolina, LLC Attention: Real Estate Lease Administration 8410 West Bryn Mawr Avenue Chicago, Illinois 60631 Phone: 1-866-573-4544
LANDLORD:	Polk County, North Carolina 40 Courthouse Street Columbus, NC 28722 Phone: (828) 894-3301 Opt. 8

26. Contingencies. Tenant shall have the right to terminate this Lease upon written notice to Landlord, relieving both parties of all further obligations hereunder, if Tenant, acting reasonably and in good faith, shall be unable to obtain any or all licenses or permits required to construct its intended improvements upon the Premises or conduct Tenant's business at the Premises at any time during the Term; if Tenant's technical reports fails to establish to Tenant's satisfaction that the Premises are capable of being suitably engineered to accomplish Tenant's intended use of the Premises; if the Premises are taken by eminent domain by a governmental entity or a title commitment or report obtained by Tenant with respect to the Premises shows as exceptions any encumbrances or restrictions which would, in Tenant's opinion, interfere with Tenant's intended use of the Premises.

27. Attorneys' Fees. In any action on this Lease at law or in equity, the prevailing party shall be entitled to recover from the other party the reasonable costs incurred by such party in such action, including reasonable attorneys' fees and costs of appeal.

28. Governing Law. This Lease will be governed by and construed in accordance with the laws of the State in which the Premises is located.

29. Binding Effect. All of the covenants, conditions, and provisions of this Lease shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

30. Entire Agreement; Waiver. This Lease constitutes the entire agreement of the parties and may not be modified except in writing signed by the party against whom such modification is sought to be enforced. No waiver at any time of any of the provisions of the Lease will be effective unless in writing. A waiver on one occasion will not be deemed to be a waiver at any subsequent time.

31. Modifications. This Lease may not be modified, except in writing signed by both parties.

32. Recording. Each party, on request of the other, agrees to execute a short form lease in recordable form and complying with applicable laws and reasonably satisfactory to both parties, which will be recorded in the appropriate public records.

33. Holdover. In the event Tenant remains in possession of the Premises after the expiration of this Lease, this Lease will become a year to year tenancy, that can be terminated by either Landlord or Tenant with thirty (30) day notice before the end of the first year to year tenancy. Tenant shall pay, as Rent, during such holdover, a rent equal to one hundred-ten percent (110%) of the Rent payable immediately prior to the expiration or earlier Termination Date of this Lease. Except as otherwise provided for herein, all other covenants and conditions of this Lease shall remain unchanged and in full force and effect. Provided that the Landlord and Tenant are diligently working on the renewal and/or extension of the Lease, the increase in the Rent shall not be applied for any period after the expiration of the Lease.

34. Headings. The section headings throughout this instrument are for convenience and reference only, and are not to be used to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.

35. Invalidity of Particular Provision. If any term or provision of this Lease, or the application of such term or provision to any person or circumstance, to any extent, is invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, will not be affected and each term and provision of this Lease will be valid and be enforced to the fullest extent permitted by law.

36. Remedies. The parties shall be entitled to the application of all appropriate remedies available to them under state and federal law in the enforcement of this Lease.

37. Errors and Omissions. Landlord and Tenant agree as part of the basis of their bargain for this Ground Lease to cooperate fully in executing any and all documents (including amendments to this Ground Lease) necessary to correct any factual or legal errors, omissions, or mistakes, and to take any and all additional action, that may be necessary or appropriate to give full force and effect to the terms and intent of this Ground Lease.

38. Non-Binding Until Full Execution. Both parties agree that this Lease is not binding on either party until both parties execute the Lease.

39. Electronic Reproductions. The Parties agree that a scanned or electronically reproduced copy or image of this Lease, as executed, shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of such agreement, notwithstanding the failure or inability of either party to produce or tender an original executed counterpart.

[END OF LEASE - SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties hereto bind themselves to this Ground Lease as of the date of full execution of this Ground Lease.

LANDLORD: County of Polk	TENANT: USCOC of Greater North Carolina, LLC
By: _____	By: _____
Printed: _____	Printed: _____
Title: _____	Title: Manager
Date: _____	Date: _____

STATE OF NORTH CAROLINA)
)
COUNTY OF POLK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, _____, known to me to be the same person whose name is subscribed to the foregoing Ground Lease, appeared before me this day in person and acknowledged that they signed the said Lease as their free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2024.

_____
Notary Public

My commission expires_____

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, Manager for USCOC of Greater North Carolina, LLC, known to me to be the same person whose name is subscribed to the foregoing Ground Lease, appeared before me this day in person and acknowledged that, pursuant to his/her authority, he/she signed the said Lease as his/her free and voluntary act on behalf of the named Tenant, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 2024.

_____
Notary Public

My commission expires_____

Exhibit A

Legal Descriptions

LANDLORD'S PARCEL DESCRIPTION:

BEING all of Lot 1, containing 30.00 acres, and being shown and delineated on that certain plat entitled, "Survey For Tract #1 Polk County Solid Waste Transfer Station, Tract #2 Yates Williams and wife, Margie W. Will' 1, White Oak Township, Polk County, North Carolina", dated November 26, 2003 and prepare, by Wallace S. McAbee, Professional Land Surveyor, said plat being duly recorded in Map Card File E, Page 688 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said property pursuant to North Carolina General Statutes 47-30(g).

LEASEHOLD PARCEL DESCRIPTION:

LEGAL DESCRIPTION OF PROPOSED 100' X 100' LEASE AREA:
ALL THAT CERTAIN LEASE AREA, SITUATED, LYING AND BEING IN WHITE OAK TOWNSHIP, POLK COUNTY, NORTH CAROLINA, BEING A PORTION OF THE PARCEL DESCRIBED IN DEED BOOK 308 AT PAGE 1451 OF THE POLK COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 2 INCH U-CHANNEL ROD, SAID IRON BEING THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN SAID DEED BOOK 308, PAGE 1451, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 585,816.90', AND EASTING = 1,050,630.39'; THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 86°37'12" EAST A DISTANCE OF 693.17 FEET TO A POINT ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 100' X 100' LEASE AREA, SAID POINT BEING THE TRUE POINT OF BEGINNING, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 585,857.77', AND EASTING = 1,051,322.36'; THENCE, FROM THE POINT OF BEGINNING, NORTH 90°00'00" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
SAID LEASE AREA CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

30' ACCESS & UTILITY EASEMENT:

ALL THAT CERTAIN EASEMENT AREA, SITUATED, LYING AND BEING IN WHITE OAK TOWNSHIP, POLK COUNTY, NORTH CAROLINA, BEING A PORTION OF THE PARCEL DESCRIBED IN DEED BOOK 308 AT PAGE 1451 OF THE POLK COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Exhibit A (continued)

COMMENCING AT AN EXISTING 2 INCH U-CHANNEL ROD, SAID IRON BEING THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN SAID DEED BOOK 308, PAGE 1451, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 585,816.90', AND EASTING = 1,050,630.39'; THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 13°04'48" EAST A DISTANCE OF 615.89 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF LANDFILL ROAD (SR 1194), SAID POINT BEING THE TRUE POINT OF BEGINNING HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING = 586,416.811'; AND EASTING = 1,050,769.78'; THENCE, FROM THE POINT OF BEGINNING AND WITH SAID RIGHT OF WAY OF LANDFILL ROAD, NORTH 46°19'55" EAST A DISTANCE OF 31.78 FEET TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY, SOUTH 24°24'39" EAST A DISTANCE OF 153.41 FEET TO A POINT; THENCE SOUTH 12°16'57" EAST A DISTANCE OF 166.25 FEET TO A POINT; THENCE SOUTH 79°19'12" EAST A DISTANCE OF 44.64 FEET TO A POINT; THENCE NORTH 59°48'33" EAST A DISTANCE OF 144.25 FEET TO A POINT; THENCE SOUTH 81°18'47" EAST A DISTANCE OF 168.67 FEET TO A POINT; THENCE SOUTH 60°59'05" EAST A DISTANCE OF 29.09 FEET TO A POINT; THENCE SOUTH 20°19'42" EAST A DISTANCE OF 29.09 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 146.25 FEET TO A POINT; THENCE NORTH 90°00'00" EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE
NORTH 90°00'00" EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 140.87 FEET TO A POINT; THENCE NORTH 20°19'42" WEST A DISTANCE OF 12.60 FEET TO A POINT; THENCE NORTH 60°59'05" WEST A DISTANCE OF 12.60 FEET TO A POINT; THENCE NORTH 81°18'47" WEST A DISTANCE OF 152.70 FEET TO A POINT; THENCE SOUTH 59°48'33" WEST A DISTANCE OF 144.84 FEET TO A POINT; THENCE NORTH 79°19'12" WEST A DISTANCE OF 75.69 FEET TO A POINT; THENCE NORTH 12°16'57" WEST A DISTANCE OF 182.94 FEET TO A POINT; THENCE NORTH 24°24'39" WEST A DISTANCE OF 139.74 FEET TO THE POINT OF BEGINNING.
SAID EASEMENT AREA CONTAINING 29,154.46 SQUARE FEET OR 0.669 ACRES MORE OR LESS.

10’ UTILITY EASEMENT:

ALL THAT CERTAIN EASEMENT AREA, SITUATED, LYING AND BEING IN WHITE OAK TOWNSHIP, POLK COUNTY, NORTH CAROLINA, BEING A PORTION OF THE PARCEL DESCRIBED IN DEED BOOK 308 AT PAGE 1451 OF THE POLK COUNTY REGISTER OF DEEDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Exhibit A (continued)

COMMENCING AT AN EXISTING 2 INCH U-CHANNEL ROD, SAID IRON BEING THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN SAID DEED BOOK 308, PAGE 1451, HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING = 585,816.90', AND EASTING = 1,050,630.39'; THENCE, FROM THE POINT OF COMMENCEMENT, NORTH 43°18'44" EAST A DISTANCE OF 278.15 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING HAVING NORTH CAROLINA STATE PLANE COORDINATES OF: NORTHING = 586,019.29'; AND EASTING = 1,050,821.19'; THENCE, FROM THE POINT OF BEGINNING, NORTH 07°58'47" EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 82°01'13" EAST A DISTANCE OF 403.69 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 115.38 FEET TO A POINT; THENCE NORTH 90°00'00" WEST A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST A DISTANCE OF 106.69 FEET TO A POINT; THENCE NORTH 82°01'13" WEST A DISTANCE OF 394.99 FEET TO THE POINT OF BEGINNING.
SAID EASEMENT AREA CONTAINING 5,103.73 SQUARE FEET OR 0.117 ACRES MORE OR LESS.

Exhibit B

Site Plan

