

This Memorandum of Lease is prepared for recording and for the purpose of making a public record of said Lease dated 8/5, 2022, as well as the leasehold interest and easements granted therein, and it is intended that the parties shall be subject to all of the provisions of said Lease and that nothing herein shall be deemed to alter any of the terms or provisions of said Lease.

IN WITNESS WHEREOF, _____, Landlord has executed this Memorandum of Lease as of the day and year first above written.

LANDLORD: Louis Pelletier Jr.

TENANT:

Rising Tide Towers, LLC

By: Louis Pelletier Jr.

By: Todd B. Rich

Printed Name: Louis Pelletier Jr.

Printed Name: Todd B. Rich

Its:

Its: Representative

LANDLORD: Patricia Pelletier

By: Patricia Pelletier

Printed Name: Patricia Pelletier

Its:

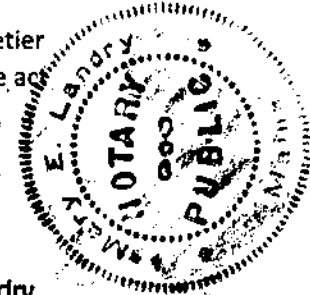
State of ME
 County of Arroostook

August 05 2022

Then personally appeared before me the above-named Louis Pelletier Jr. and Patricia Pelletier and acknowledged the foregoing to be their free act and deed in their said capacity and the free act and deed.

Before me,
Mary E. Landry
 Notary Public/Attorney-at-Law
 Printed Name: _____

Mary E. Landry
 Notary Public
 My Commission Expires 07/05/2022 ⁹ MEL



State of Maine
 County of Cumberland

August 2 2022

Then personally appeared before me the above-named Todd Rich, Vice President of Rising Tide Towers LLC, and acknowledged the foregoing to be his/her free act and deed and the free act and deed of Rising Tide Towers LLC.

Before me,
Angela Cecile
 Notary Public/Attorney-at-Law
 Printed Name: Angela Cecile

EXHIBIT A

Legal Description of Premises

DESCRIPTION OF LEASE AREA:

That tract of land located 3700 feet, more or less, Southerly from U.S. Route 161, in the Town of Allagash, Aroostook County, Maine, being more particularly described as follows:

Beginning at point marked with a 5/8" Rebar stamped PLS 2189 at the southwesterly corner of proposed lease area, said point being the Point of Beginning;

Thence N 15°53'54" W and 100.00 feet to a point marked with a 5/8" Rebar stamped PLS 2189;

Thence N 74°06'06" E and 100.00 feet to a point marked with a 5/8" Rebar stamped PLS 2189;

Thence S 15°53'54" E and 100.00 feet to a point marked with a 5/8" Rebar stamped PLS 2189;

Thence S 74°06'06" W and 100.00 feet to the Point of Beginning.

Meaning and intending to be 10,000 square feet of land.

Bearings are based on Grid North.

DESCRIPTION OF UTILITY EASEMENT:

That tract of land located 500 feet, more or less, Southerly from U.S. Route 161, in the Town of Allagash, Aroostook County, Maine, being more particularly described as follows:

Commencing at PP43808 found on the Southerly side line of U.S. Route 161;

Thence S 10°29'11" W, and 492.45 feet, said point of beginning;

Thence S 10°29'34" E, and 50.08 feet to a point;

Thence S 82°47'13" W, and 182.02 feet to a point;

Thence S 09°19'54" E, and 72.16 feet to a point;

Thence S 76°31'59" W, and 50.13 feet to a point;

Thence N 09°19' 54" W, and 127.66 feet to a point;

Thence N 82°47'13" E, and 231.04 to the said point of beginning.

Bearings are based on Grid North.

DESCRIPTION OF EASEMENT:

That tract of land located on the Southerly sideline of U.S. Route 161 in the Town of Allagash, Aroostook County, Maine, being more particularly described as follows:

Commencing at a PP 43808 found on the Southerly side line of U.S. Route 161;

Thence S 67°28'46" W, 31.57 feet to a point on the said easterly sideline of U.S. Route 161, said point being the point of beginning;

Thence S 05°59'30" W, 336.32 feet to a point;

Thence S 10°29'34" E, 180.81 feet to a point;

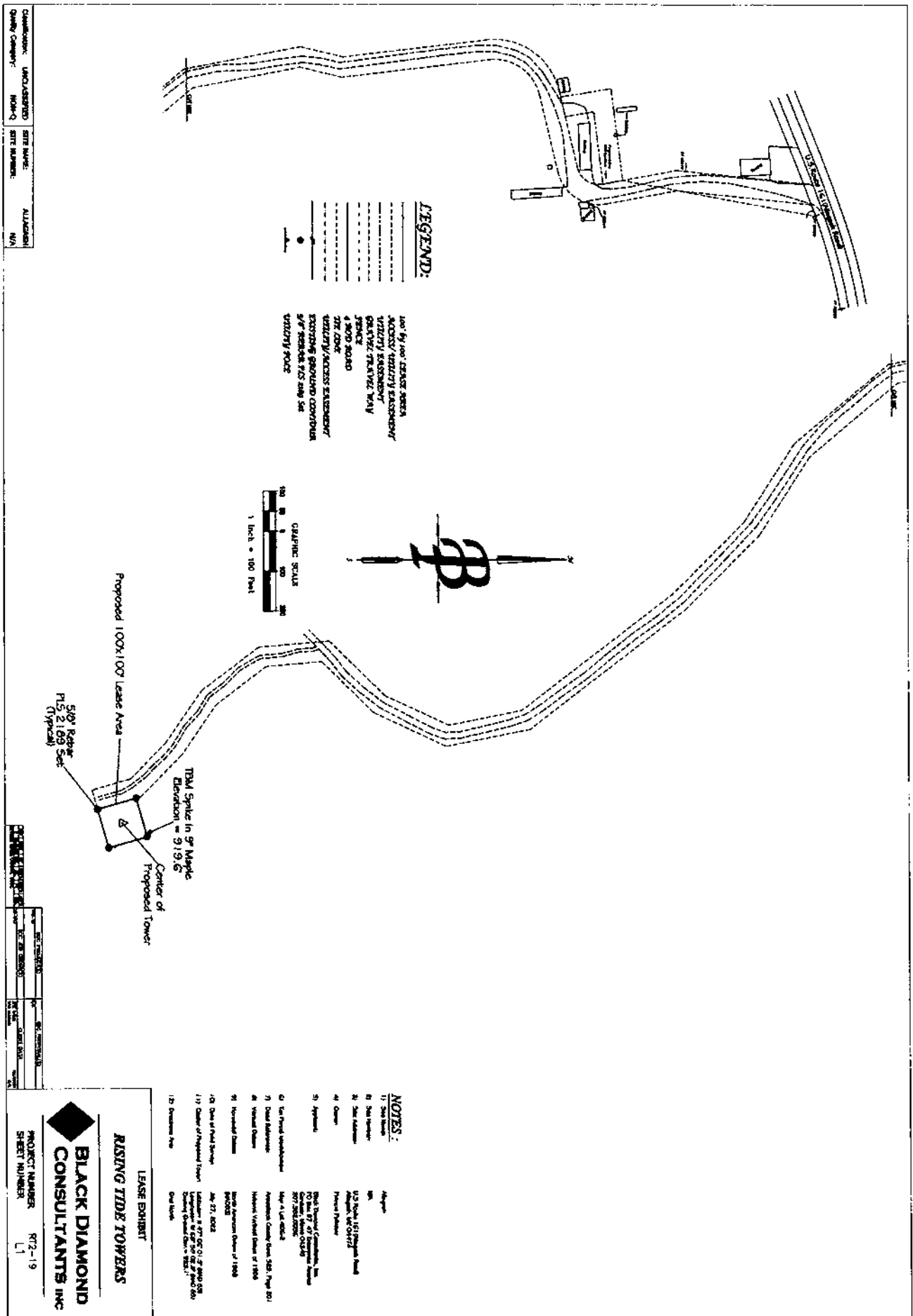
Thence Westerly along a curve to the right, having a radius of 105.0 feet, and a length of 159.43 feet to a point;

Thence S 76°31'59" W, 198.84 feet to a point;

Thence Southerly along a curve to the left, having a radius of 115.00 feet, and a length of 167.22 feet to a point;

Thence S 06°46'43" E, 371.31 feet to a point;
 Thence S 13°23'22" W, 107.83 feet to a point;
 Thence S 10°57'28" E, 273.19 feet to a point;
 Thence S 39°58'23" E, 288.27 feet to a point;
 Thence S 57°13'11" E, 232.49 feet to a point;
 Thence S 44°55'44" E, 262.17 feet to a point;
 Thence S 37°29'54" E, 490.63 feet to a point;
 Thence S 11°12'10" E, 213.79 feet to a point;
 Thence S 24°43'38" W, 200.04 feet to a point;
 Thence S 44°38'47" W, 184.02 feet to a point;
 Thence S 04°56'00" E, 139.21 feet to a point;
 Thence S 37°13'03" E, 158.43 feet to a point;
 Thence S 55°09'46" E, 153.18 feet to a point;
 Thence S 45°12'46" E, 144.38 feet to a point;
 Thence S 15°53'54" E, 113.08 feet to a point;
 Thence S 74°06'06" W, 50.00 feet to a point;
 Thence N 15°53'54" W, 100.00 feet to a point;
 Thence N 45°12'46" W, 126.95 feet to a point;
 Thence N 55°09'46" W, 156.72 feet to a point;
 Thence N 37°13'03" W, 179.44 feet to a point;
 Thence N 04°56'00" W, 176.77 feet to a point;
 Thence N 44°38'47" E, 196.81 feet to a point;
 Thence N 24°43'38" E, 175.05 feet to a point;
 Thence N 11°12'10" W, 185.90 feet to a point;
 Thence N 37°29'54" W, 475.70 feet to a point;
 Thence N 44°55'44" W, 253.54 feet to a point;
 Thence N 57°13'11" W, 234.69 feet to a point;
 Thence N 39°58'23" W, 308.79 feet to a point;
 Thence N 10°57'28" W, 296.91 feet to a point;
 Thence N 13°23'22" E, 109.73 feet to a point;
 Thence N 06°46'43" W, 362.42 feet to a point;
 Thence Easterly along a curve to the right, having a radius of 165.0 feet,
 and having a length of 239.92 feet to a point;
 Thence N 76°31'59" E, 198.81 feet to a point;
 Thence Northerly along a curve to the left, having a radius of 55.0 feet,
 and having a length of 83.51 feet to a point;
 Thence N 10°29'34" W, 188.06 feet to a point;
 Thence N 05°59'30" E, 318.76 feet to a point;
 Thence N 69°36'36" E, 55.81 feet along the Southerly side line of U.S. Route 161
 to the point of beginning

Bearings based on Grid North.



Attest: Angela M. Curdlett
Register of Deeds
(N) Arrostook County