

After Recording, Mail To:
T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance
Site No: SE03580A

APN: 282304-9114-01

MEMORANDUM OF LEASE

This Memorandum of Site Access Telecommunications Lease ("Memorandum") dated 10/16, 2017 is entered into between BW RRI III, LLC, a Delaware limited liability company ("Landlord") and T-Mobile West LLC, a Delaware limited liability company ("Tenant") regarding a portion of the real property described in Exhibit "A", attached hereto and incorporated herein by this reference.

Landlord's and Tenant's respective predecessors-in-interest entered into that certain Site Access Telecommunications Lease dated July 1, 2002, as amended by that certain First Amendment to Site Access Telecommunications Lease dated July 19, 2017, entered into by Landlord and Tenant (collectively, the "Lease"). A memorandum of the Lease has not been previously recorded. The Lease has been amended to, among other terms, grant Tenant the option to extend the Term for three (3) successive five (5) year periods on the same terms and conditions as set forth in the Lease. Unless the Lease is earlier terminated or not renewed pursuant to the terms of the Lease, the Lease will expire on August 31, 2032.

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

IN WITNESS WHEREOF, the parties have executed this Memorandum on the day and year written above ("Effective Date").

LANDLORD: BW RRI III, LLC

By:

Printed Name:

Title:

Date:


Andrew Alexander
Authorized Representative
9/27/2017


TENANT: T-MOBILE WEST LLC

By:

Printed Name:

Title:

Date:


Philip Hankins
Sr. Area Director
Network Engineering & Operations
10/06/17

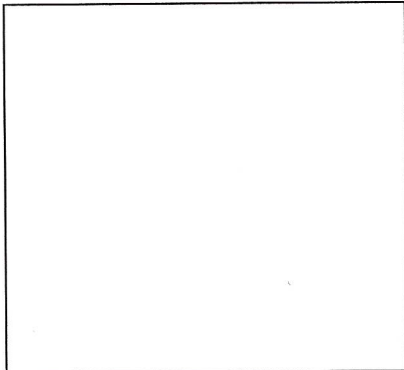


[Notary block for Landlord]

State of Ohio)
) ss.
County of Franklin)

I certify that I know or have satisfactory evidence that Andrew Alexander is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Representative of BW RRI III, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-27-17



Sheri Smith
Notary Public
Print Name Sheri Smith
My commission expires 5-28-2022



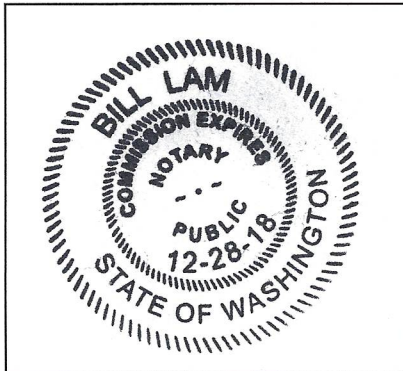
SHERI SMITH
Notary Public, State of Ohio
My Commission Expires 05-28-2022

[Notary block for Tenant]

State of WA)
) ss.
County of KING)

I certify that I know or have satisfactory evidence that PHILIP HANKINS is the person who appeared before me, and said person acknowledged that he/~~she~~ signed this instrument, on oath stated that he/~~she~~ was authorized to execute the instrument and acknowledged it as the SR. AREA DIRECTOR of T-Mobile West LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/6/17




Notary Public
Print Name BILL LAM
My commission expires 12/28/18

EXHIBIT A
to
Memorandum of Lease
Property Legal Description

The Property is legally described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EAST OF PACIFIC HIGHWAY SOUTH;

EXCEPT THE NORTH 318.4 FEET THEREOF; AND

EXCEPT THE SOUTH 30 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT;
THENCE SOUTH 88°59'10" EAST ALONG THE SOUTH LINE THEREOF 155 FEET;
THENCE NORTH 1°00'50" EAST 181 FEET;
THENCE NORTH 88°59'10" WEST 116.06 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PACIFIC HIGHWAY SOUTH (SAID RIGHT OF WAY BEING A 5,679.55 FOOT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL AT SAID POINT BEARING SOUTH 75°54'36" EAST);
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY AN ARC DISTANCE OF 185.15 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 282304-9114-01

Commonly referred to as: 16838 International Blvd., Seattle, WA 98188