

SBA Structures, LLC
Legal Compliance Dept.
8051 Congress Ave.
Boca Raton, FL 33487-1307

Site No. AL21772-A Bankhead

TENANT ESTOPPEL CERTIFICATE

SBA Structures, LLC, a Delaware limited liability company (“Tenant”) hereby certifies to Clifton L. Moody and VCP Capital Ventures 1, LLC, the following:

1. That the undersigned is the Tenant under that certain Option and Ground Lease Agreement, dated February 10, 2005, by and between Wendell Moody and Vickie Moody (“Original Landlord”), and New Cingular Wireless PCS, LLC, a Delaware limited Liability company, d/b/a Cingular Wireless (“Original Tenant”).
2. That pursuant to the Lease, Tenant has leased approximately 10,000 square feet, along with easements for utilities and ingress and egress, to be used for the installation, construction and maintenance of communication facilities located at 5879 Highway 278, Haleyville, AL 35565 (the “Premises”).
3. That the Lease is in full force and effect and there are no amendments, modifications or supplements thereto, except that certain Memorandum of Option and Lease Agreement dated February 10, 2005, by and between Wendell Moody and Vickie Moody, and New Cingular Wireless PCS, LLC, a Delaware limited Liability company, d/b/a Cingular Wireless, recorded April 2, 2005, in Book 470, Page 561; Assignment Agreement dated June 1, 2005, by New Cingular Wireless PCS, LLC, a Delaware limited liability company, d/b/a Cingular Wireless, to AAT Communications Corp., a New York corporation, recorded, June 28, 2005, in Book 474, Page 497; Memorandum of Assignment dated October 31, 2006, by and between SBA Site Management, LLC, a Florida limited liability company f/k/a AAT Communications Corp., a New York corporation, and SBA Structures, Inc., recorded February 11, 2013, in Book 575, Page 117, all recorded in the Official Records for Winston County, Alabama (all of the aforesaid documents together constituting the “Lease”).
4. That the current monthly rent is \$732.05 and has been paid through the month of June, 2025. All rent with respect to the Lease has been paid by the Tenant to Landlord when due and is current. The current term of the Lease commenced on June 6, 2025, and expires on June 5, 2030, with no additional renewal terms.
5. There are no offsets or credits against rentals payable under the Lease, and no free periods of rent or other concessions have been granted to Tenant.

6. That all space and improvements leased by Tenant have been completed and furnished in accordance with the provisions of the Lease. Tenant has accepted and taken possession of the Premises and is in occupancy thereof, and Tenant is not aware of any defects in the Premises.

7. That Landlord has satisfied all commitments made to induce Tenant to enter into the Lease, and Landlord is not in any respect in default in the performance of the terms and provisions of the Lease.

8. That Tenant is not in any respect in default under the Lease. Tenant is not insolvent and is able to pay its debts as they mature.

The undersigned hereby certifies that he is duly authorized to sign, acknowledge and deliver this Estoppel Certificate.

Dated: June 24, 2025

TENANT

**SBA Structures, LLC, a Delaware limited
liability company**

By: 
Edward G. Roach

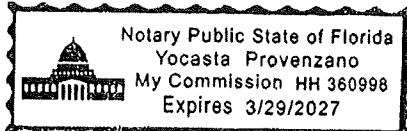
Its: Vice President and Associate General Counsel

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [] online notarization, this 24th day of June, 2025, by Edward G. Roach, Vice President and Associate General Counsel SBA Structures, LLC, a Delaware limited liability company , on behalf of the company, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the State and County aforesigned.



Signature + Notary Public
Printed Name: Yocasta Provenzano