

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

**Spire Tower US, LLC  
8551 NW 30th Terrace  
Miami, FL 33122**

**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE (the “Memorandum of Lease”) is made effective as of the date of the last party’s execution below, by and between Williamson County, Texas, a political subdivision of the state of Texas (“Landlord”), and Spire Tower US, LLC, a Delaware limited liability company (“Tenant”).

A Tower Site Lease Agreement was executed between Landlord and Univision Radio Broadcasting Texas, LP (“Original Tenant”) effective as of April 1, 2023 (the “Lease”).

Following Landlord and Original Tenant’s execution of the Lease, Landlord, Original Tenant and Tenant executed a Consent to Lease Assignment dated effective April 16, 2024 whereby Landlord consented to Original Tenant’s assignment of the Lease to Tenant.

Following execution of the above-mentioned Consent to Lease Assignment, Landlord and Tenant are parties to the Lease, pursuant to which Landlord leases the Leased Premises to Tenant. The Leased Premises are more particularly described in Exhibit A attached hereto.

The parties mutually agree:


1. The Lease is for a Term commencing April 1, 2023 and ending March 31, 2028.
2. Tenant has an option to renew the Lease for two periods of five years each.

The purpose of this Memorandum of Lease is to give record notice of the existence of the Lease and of the rights created thereby, all of which are hereby confirmed. This Memorandum of Lease is entered into pursuant to the provisions of the Lease and is subject to all of the terms, covenants and conditions contained therein, all of which are incorporated by reference herein. This Memorandum of Lease is not intended to and shall not change any of the terms and conditions of the Lease, and to the extent of any inconsistencies between the provisions of this Memorandum of Lease and the Lease, the terms of the Lease shall control.

[Signatures are on the following page.]

**LANDLORD:**

**Williamson County, Texas  
a political subdivision of the state of Texas**

By: 

Name: Bill Gravel, Jr.  
Title: As Presiding Officer of the  
Williamson County  
Commissioners Court

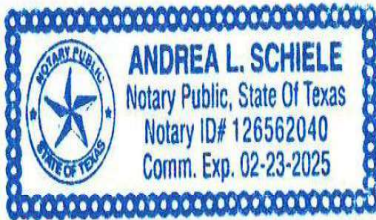
STATE OF Texas )  
 ) ss.  
COUNTY OF Williamson )

The foregoing instrument was acknowledged before me this 4th day of June, 2024, by Bill Gravel Jr. as County Judge of Williamson County, a \_\_\_\_\_, on behalf of Williamson County, Texas.

Witness my hand and official seal  
My commission Expires: 02/23/2025



\_\_\_\_\_  
Notary Public



[Signatures continue on following page]

**TENANT:**

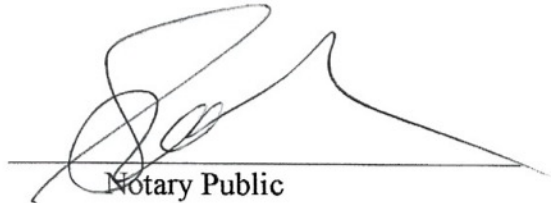
**Spire Tower US, LLC,  
a Delaware limited liability company**

By: *Veronica Rodriguez*  
Its: Assistant Secretary  
Name: Veronica Rodriguez

STATE OF NEW YORK                    )  
  ) ss.  
COUNTY OF NEW YORK                )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2024, by Veronica Rodriguez as Assistant Secretary of Spire Tower US, LLC, a Delaware limited liability company, on behalf of such company.

Witness my hand and official seal  
My commission Expires: 5/27/2028

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

Property located at 155 Carlson Cove, Georgetown, Texas 78626 and being described as:



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## METES AND BOUNDS DESCRIPTION

### FOR

A 0.157 ACRE, OR 6,829 SQUARE FOOT, TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 103.5913 ACRE TRACT OF LAND, CONVEYED TO WILLIAMSON COUNTY, TEXAS, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 2332, PAGE 141, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.157 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00:

**COMMENCING** at ½" iron rod found on a point in the east right-of-way line of RockRide Ln, a variable width public right-of-way, said point being the easternmost southeast corner of a called 3.14 acre tract, recorded in Document No. 9739302 of said Official Records, same being a west corner of said 103.5913 acre tract, from which a ½" iron rod found for the northeast corner of said 3.14 acre tract, same being the south west corner of a called 5.24 acre tract, recorded in Document No. 2014056419 of the Official Public Records of Williamson County, Texas, also being a point in the north right-of-way line of SE Inner Loop, a 120-foot public right-of-way, recorded in Document No. 2006081859, of said Official Public Records, bears N 21°02'03" W, 348.42 feet;

**THENCE S 49°24'35" E**, departing the south boundary line of said 3.14 acre tract, along the east right-of-way line of said RockRide Ln, same being the west boundary line of the Remnant Portion of said 103.5913 acre tract, a distance of **30.67 feet**, to a calculated point in the north boundary line of a called 2.692 acre tract, recorded in Document No. 2022006446 of said Official Public Records;

**THENCE N 68°19'44" E**, departing the east right-of-way line of said RockRide Ln, along the north boundary line of said 2.692 acre tract, same being the south boundary line of the Remnant Portion of said 103.5913 acre tract, a distance of **762.22 feet**, to a ½" iron rod found for an angle point of said 2.692 acre tract;

**THENCE N 19°09'20" W**, departing the north boundary line of said 2.692 acre tract, through the interior of the Remnant Portion of said 103.5913 acre tract, a distance of **270.64 feet**, to a calculated angle point for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing through the interior of said 103.5913 acre tract, for the southerly, westerly, northerly and easterly boundary lines hereof, the following four (4) courses and distances:

1. **N 89°23'04" W**, a distance of **60.93 feet**, to a calculated angle point, for the southwest corner hereof,
2. **N 00°36'56" E**, a distance of **112.08 feet**, to a calculated angle point, for the northwest corner hereof, from which an iron rod with aluminum cap marked "WILLIAMSON COUNTY" found on a point of curvature in the east right-of-way line of said SE Inner Loop, bears N 20°22'51" W, 722.37 feet,
3. **S 89°23'04" E**, a distance of **60.93 feet**, to a calculated angle point, for the northeast corner hereof, and
4. **S 00°36'56" W**, a distance of **112.08 feet**, to the **POINT OF BEGINNING**, and containing 0.157 acres in Williamson County, Texas, said tract being described in accordance with a survey made on the ground and a survey map prepared by Geonet of Texas, LLC, under the supervision of Josue B. Miranda Ortiz, Registered Professional Land Surveyor, License No. 6637, State of Texas, Job No. 10036-23, on March 23, 2023.

Prepared by: Geonet of Texas, LLC  
Date: March 23, 2023.  
Job No.: 10036-23  
TBPELS Firm Registration No. 10194782



