

**Prepared by and Return to:**

American Tower  
10 Presidential Way  
Woburn, MA 01801  
Attn: Land Management / Justin White  
ATC Site No: Alafaya  
ATC Site Name: 302683

**Prior Recorded Lease**

**Reference:**

Book 6078, Page 3231  
Dated August 31, 2000  
State of Florida  
County of Orange

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**SECOND MEMORANDUM OF LEASE**

This Second Memorandum of Lease (the “**Second Memorandum**”) is made and entered into as of the date on which the last of the parties has executed this Second Memorandum (the “**Effective Date**”), by and between Orange County, Florida, a political subdivision of the State of Florida (“**Landlord**”) and SpectraSite Communications, LLC, a Delaware limited liability company (“**Tenant**”).

**NOTICE** is hereby given of the Lease (as defined and described below) for the purpose of recording and giving notice of the existence of said Lease. To the extent that notice of such Lease has previously been recorded, then this Second Memorandum shall constitute an amendment of any such prior recorded notice(s).

1. **Parent Parcel and Lease.** Landlord is the owner of certain real property being described in **Exhibit A** attached hereto and by this reference made a part hereof (the “**Parent Parcel**”). A certain Site Lease dated January 25, 2000, a memorandum of which was recorded on August 31, 2000 in Official Record Book 6078, Page No. 3231, Public Records of Orange County, Florida (as the same may have been amended, renewed, extended, restated, and/or modified from time to time, collectively, the “**Lease**”), pursuant to which Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public, all as more particularly described in the Lease (such leasehold and easement rights and interests, collectively, the “**Leased Premises**”), which Leased Premises is also described on **Exhibit A, Exhibit A** hereby supersedes and replaces Exhibit[s] A and B of that certain Memorandum of Site Lease Agreement recorded on August 31, 2000 in Official Record Book 6078, Page 3231, Public Records of Orange County, Florida.
2. **Expiration Date.** Subject to the terms, provisions, and conditions of the Lease, and assuming the exercise by Tenant of all renewal options contained in the Lease, the final expiration date of the Lease would be January 24, 2030. Notwithstanding the foregoing, in no event shall Tenant be required to exercise any option to renew the term of the Lease.
3. **Leased Premises Description.** Landlord shall have the right, exercisable by Landlord at any time during the original or renewal terms of the Lease, to cause an as-built survey of the Leased Premises to be prepared at Landlord’s cost and, thereafter, to replace, in whole or in part, the description(s) of the Leased Premises set forth on **Exhibit A** with a legal description or legal descriptions based upon such as-built survey. Upon Landlord’s request, Tenant shall execute and return any documents reasonably necessary to effectuate such replacement, including, without limitation, amendments to this Second Memorandum and to the Lease.

4. **Effect/Miscellaneous.** This Second Memorandum is not a complete summary of the terms, provisions and conditions contained in the Lease. In the event of a conflict between this Second Memorandum and the Lease, the Lease shall control. Landlord hereby grants the right to Tenant to complete and execute on behalf of Landlord any government or transfer tax forms necessary for the recording of this Second Memorandum. This right shall terminate upon recording of this Second Memorandum.
5. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein; To Landlord at: Orange County Real Estate Management Division – Manager – P.O. Box 1393, Orlando, Florida 32802, with copy to: Orange County – County Attorney – P.O. Box 1393, Orlando, Florida 32802; To Tenant at: SpectraSite Communications, LLC, c/o American Tower, Attn: Land Management, 10 Presidential Way, Woburn, MA 01801, and also with copy to: SpectraSite Communications, LLC, c/o American Tower, Attn: Legal Dept., 116 Huntington Avenue, Boston, MA 02116. Any of the parties hereto, by thirty (30) days prior written notice to the other in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.
6. **Counterparts.** This Second Memorandum may be executed in multiple counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument.
7. **Governing Law.** This Second Memorandum shall be governed by and construed in all respects in accordance with the laws of the state or commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws or provisions of such state or commonwealth.

[SIGNATURES FOLLOW ON NEXT PAGE]

**WITNESS**

Signature: [Handwritten Signature]  
By: JUSTIN WHITE  
10 PRESIDENTIAL WAY  
Address: WOBURN, MA 01801

**TENANT**

**SpectraSite Communications, LLC**  
a Delaware limited liability company

Signature: [Handwritten Signature]  
Print Name: Jennifer Bernazani-Ludlum  
**Senior Counsel**  
Its: \_\_\_\_\_  
Date: 9/10/2025

Signature: [Handwritten Signature]  
By: Jennifer Morris  
Address: 10 Presidential Way  
Woburn, MA 01801

**WITNESS AND ACKNOWLEDGEMENT**

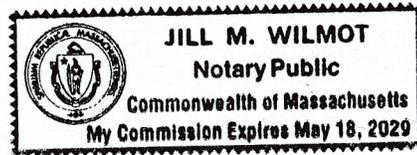
Commonwealth of Massachusetts

County of Middlesex

On this 10<sup>th</sup> day of SEPTEMBER, 2025, before me, the undersigned notary public, personally appeared JENNIFER BERNAZANI-LUDLUM (name), SENIOR COUNSEL (title) for SpectraSite Communications, LLC, a Delaware limited liability company, provided to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purposes.

WITNESS my hand and official seal.

[Handwritten Signature]  
Notary Public  
Print Name: Jill M. Wilmot  
My commission expires: 5-18-2029



[SEAL]

IN WITNESS WHEREOF, Landlord and Tenant have each executed this Second Memorandum as of the day and year set forth below.

**LANDLORD  
ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

Date: \_\_\_\_\_

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

Printed Name: \_\_\_\_\_

*[SIGNATURES FOLLOWS ON NEXT PAGE]*

**EXHIBIT A**

*This Exhibit A may be replaced at Landlord's option as described below.*

**PARENT PARCEL**

*Landlord shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon.*

The Property consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Property being described below.

**West 2800 feet of South 1530 feet of Section 02-23-31 (Less that point lying northeasterly of Alafaya Trail) and South 140 feet of East 2521.75 feet of Section 02-23-31 and that part of Section 1-23-31 lying south of Alafaya Trail and North 1210 feet of West 1000 feet of NW ¼ of Section 12-23-31 and all of Section 3-23-31 (Less Road R/W) and (Less PT in Section 3 DESC: Beginning NW Corner of SW ¼ of Section 3 then North 136.40 feet South 09 degrees East 498.27 feet South 80 degrees West 2 feet South 09 degrees East 256.96 feet southerly 38.19 feet South 81 degrees West 5 feet southerly 62.35 feet North 83 degrees East 5 feet southerly 124.12 feet North 88 degrees East 2 feet southerly 764.63 feet North 1575.91 feet to POB PER BCC Resolution 98-SW03) and (Less PT for R/W per BCC Resolution 98-SW-03).**

### **LEASED PREMISES**

*Landlord shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Landlord.*

The Leased Premises consists of that portion of the Property as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's (and Tenant's customers) existing improvements on Property; or (iii) the legal description or description below.

(see attached one (1) document totaling two (2) pages)

**LEGAL DESCRIPTION:  
 EASTERN WATER RECLAMATION FACILITY**

"Leased Premises"

A Parcel of Land lying within the Northwest  $\frac{1}{4}$  of Section 3, Township 23 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest  $\frac{1}{4}$  of Section 3, Township 23 South, Range 31 East; thence North 89 degrees 46 minutes 40 seconds East along the South line of the Northwest  $\frac{1}{4}$  of said Section 3 a distance of 180.62 feet to a point on the Easterly Right of Way line of Curry Ford Road, said Right of Way having a variable width; thence North 09 degrees 30 minutes 55 seconds West along said Easterly Right of Way line a distance of 320.30 feet to the centerline of said 30.00 feet wide easement; thence North 80 degrees 29 minutes 05 seconds East along the centerline of said 30.00 feet wide easement a distance of 228.66 feet to a point on a curve concave Northwesterly having a radius of 819.00 feet, a delta angle of 32 degrees 14 minutes 56 seconds, a chord bearing of North 64 degrees 21 minutes 37 seconds East and a chord distance of 454.91 feet; thence along the arc of said curve a distance of 460.97 feet to a point lying on the centerline of said 30.00 feet wide easement; thence North 48 degrees 14 minutes 09 seconds East along the centerline of said 30.00 feet wide easement a distance of 361.81 feet to a point on a curve concave Southeasterly having a radius of 1,200 feet, a delta angle of 17 degrees 26 minutes 54 seconds, a chord bearing of North 56 degrees 57 minutes 36 seconds East and a chord distance of 364.03 feet; thence along the arc of said curve a distance of 365.44 feet to a point lying on the centerline of said 30.00 feet wide easement; thence North 65 degrees 41 minutes 02 seconds East a distance of 38.27 feet to a point; thence North 24 degrees 18 minutes 58 seconds West a distance of 36.27 feet to a point lying on the South line of a Communication Lease Parcel, said point being the POINT OF BEGINNING; thence South 65 degrees 41 minutes 02 seconds West a distance of 50.00 feet; thence North 24 degrees 18 minutes 58 seconds West a distance of 100.00 feet; thence North 65 degrees 41 minutes 02 seconds East a distance of 100.00 feet; thence South 24 degrees 18 minutes 58 seconds East a distance of 100.00 feet; thence South 65 degrees 41 minutes 02 seconds West a distance of 50.00 degrees to the POINT OF BEGINNING;

Containing 10,000.00 Square Feet or 0.23 Acre More or Less.

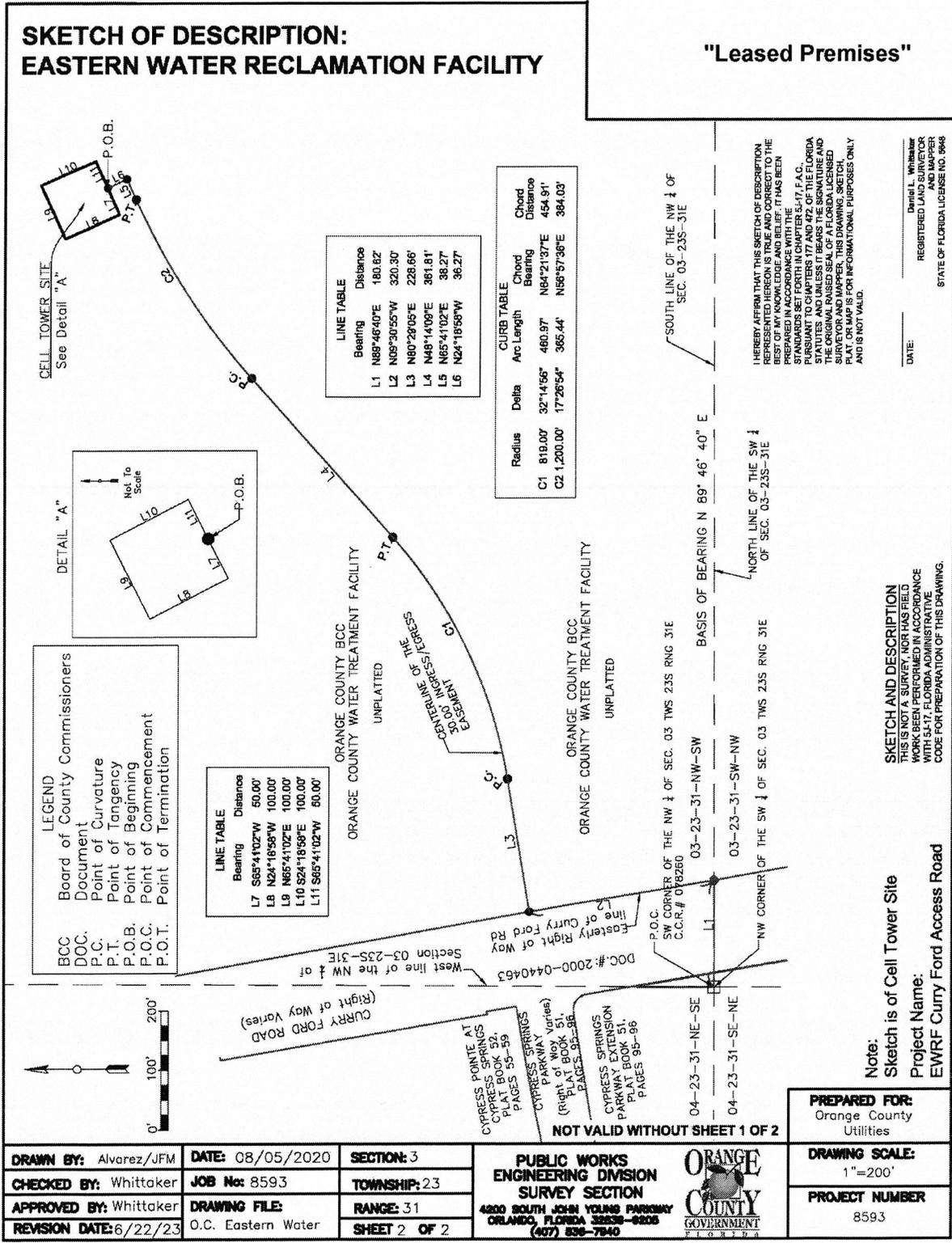
NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NW  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 23 South, RANGE 31 East AS BEING NORTH 89°46'40" EAST (ASSUMED).
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
5. THIS IS NOT A SURVEY.
6. THIS IS A LEGAL DESCRIPTION FOR ORANGE COUNTY EASTERN WATER RECLAMATION FACILITY CELL TOWER SITE.

Project Name: EWRP Curry Ford Access Road

NOT VALID WITHOUT SHEET 2 OF 2

<b>DRAWN BY:</b> Alvarez/JFM	<b>DATE:</b> 8/05/2020	<b>SECTION:</b> 03	 PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4300 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-2605 (407) 838-7640	<b>PREPARED FOR:</b> Orange County Utilities
<b>CHECKED BY:</b> Whittaker	<b>JOB No:</b> 8593	<b>TOWNSHIP:</b> 23		<b>DRAWING SCALE:</b> NTS
<b>APPROVED BY:</b> Whittaker	<b>DRAWING FILE:</b>	<b>RANGE:</b> 31		<b>PROJECT NUMBER</b>
<b>REVISION DATE:</b> 6/22/23	8593 Eastern Water	<b>SHEET 1 OF 2</b>		8593



**ACCESS AND UTILITY EASEMENT**

*Landlord shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Landlord.*

(See attached one (1) document totaling two (2) pages)

**LEGAL DESCRIPTION:  
 CENTERLINE OF THE 30' INGRESS/  
 EGRESS EASEMENT**

**"Access and Utility easement"**

**A Parcel of Land lying within the Northwest 1/4 of Section 3, Township 23 South, Range 31 East, Orange County, Florida, being a 30 foot wide easement, lying 15 feet left and right of the following described centerline:**

**Commencing at the Southwest corner of the Northwest 1/4 of Section 3, Township 23 South, Range 31 East, Orange County, Florida; thence North 89 degrees 46 minutes 40 seconds East along the South line of the Northwest 1/4 of said Section 3 a distance of 180.62 feet to a point on the Easterly Right of Way line of Curry Ford Road, said Right of Way line having a variable width; thence North 09 degrees 30 minutes 55 seconds West along said Easterly Right of Way line a distance of 320.30 feet to the centerline of said 30.00 foot wide easement, said point being the POINT OF BEGINNING of the centerline of said easement; thence North 80 degrees 29 minutes 05 seconds East along the centerline of said 30.00 foot wide easement a distance of 228.66 feet to a point of curvature concave Northwesterly having a radius of 819.00 feet, a central angle of 32 degrees 14 minutes 56 seconds, a chord bearing of North 64 degrees 21 minutes 37 seconds East and a chord distance of 454.91 feet; thence along the arc of said curve a distance of 460.97 feet to a point lying on the centerline of said 30.00 foot wide easement; thence North 48 degrees 14 minutes 09 seconds East along the centerline of said 30.00 foot wide easement a distance of 361.81 feet to a point of curvature, concave Southeasterly having a radius of 1,200 feet, a central angle of 14 degrees 16 minutes 27 seconds, a chord bearing of North 55 degrees 22 minutes 22 seconds East and a chord distance of 298.18 feet; thence along the arc of said curve a distance of 298.96 feet to a point lying on the centerline of said 30.00 foot wide easement; thence North 35 degrees 16 minutes 57 seconds West a distance of 118.68 feet to a point lying on the centerline of said 30.00 foot wide easement; thence run North 63 degrees 54 minutes 07 seconds East a distance of 82.67 feet to a POINT OF TERMINATION of said centerline and easement. The side lines of said easement to be shortened or prolonged to meet at angle points, right of way.**

**Containing 46,554.14 Square Feet or 1.07 Acre More or Less.**

**NOTES:**

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 3, TOWNSHIP 23 South, RANGE 31 East AS BEING NORTH 89°46'40" EAST (ASSUMED).
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.
5. THIS IS NOT A SURVEY.

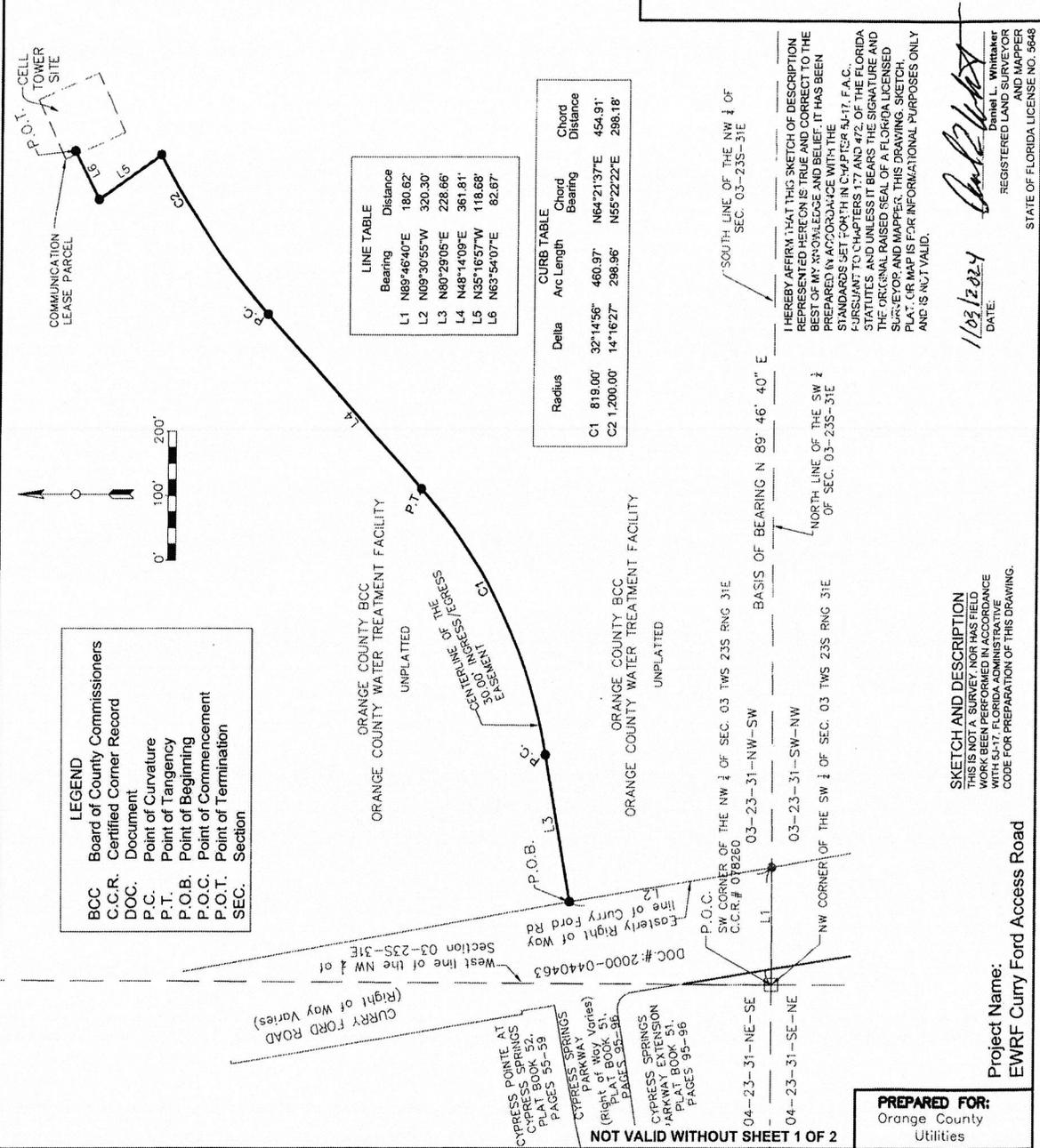
Project Name: EWRF Curry Ford Access Road

NOT VALID WITHOUT SHEET 2 OF 2

DRAWN BY: Alvarez/JFM		DATE: 8/05/2020	SECTION: 03	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4300 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-8000 (407) 836-7940	ORANGE COUNTY GOVERNMENT	PREPARED FOR: Orange County Utilities
CHECKED BY: Whittaker		JOB No: 8593	TOWNSHIP: 23			DRAWING SCALE: NTS
APPROVED BY: Whittaker		REVISIONS: 01/03/2024	RANGE: 31			PROJECT NUMBER: 8593
REVISION DATE: -		SHEET 1 OF 2				

**SKETCH OF DESCRIPTION:  
 CENTERLINE OF THE 30' INGRESS/  
 EGRESS EASEMENT**

**"Access and Utility Easement"**



**LINE TABLE**

Bearing	Distance
L1 N89°46'40"E	180.62'
L2 N09°30'55"W	320.30'
L3 N80°29'05"E	228.66'
L4 N48°14'09"E	361.81'
L5 N35°16'57"W	118.68'
L6 N63°54'07"E	82.67'

**CURB TABLE**

Delta	Arc Length	Chord Bearing	Chord Distance
C1 819.00'	32°14'56"	N64°21'37"E	454.91'
C2 1,200.00'	14°16'27"	N65°22'22"E	298.18'

**LEGEND**  
 Board of County Commissioners  
 Certified Corner Record  
 Document  
 Point of Curvature  
 Point of Tangency  
 Point of Beginning  
 Point of Commencement  
 Point of Termination  
 Section

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTERS 17 AND 472 OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

1/03/2024  
 DATE:  
 Daniel L. Whittaker  
 REGISTERED LAND SURVEYOR  
 AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 5648

**SKETCH AND DESCRIPTION**  
 THIS IS NOT A SURVEY. NOIR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH THE ADMINISITRATIVE CODE FOR PREPARATION OF THIS DRAWING.

Project Name:  
 EWRF Curry Ford Access Road

<b>DRAWN BY:</b> Alvarez/JFM	<b>DATE:</b> 08/05/2020	<b>SECTION:</b> 3	<b>PUBLIC WORKS                  ENGINEERING DIVISION                  SURVEY SECTION</b> 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32838-9208 (407) 836-7940	<b>PREPARED FOR:</b> Orange County Utilities
<b>CHECKED BY:</b> Whittaker	<b>JOB No:</b> 8593	<b>TOWNSHIP:</b> 23		<b>DRAWING SCALE:</b> 1"=200'
<b>APPROVED BY:</b> Whittaker	<b>REVISIONS:</b> 01/03/2024	<b>RANGE:</b> 31		<b>PROJECT NUMBER</b> 8593
<b>REVISION DATE:</b> ...		<b>SHEET 2 OF 2</b>		