

MEMORANDUM OF LAND LEASE

THIS MEMORANDUM OF LAND LEASE is made as of the 1st Day of March 2021, by and between **the City of Grand Junction**, a Colorado home rule municipality, 250 N. 5th Street, Grand Junction, CO, 81501("Landlord" or "City") and **Optimus Communications, LLC**, 288 28 Road, Grand Junction, CO 81503 ("Lessee").

WHEREAS, the parties have this day entered into a lease of land more specifically described in Exhibit A; and

WHEREAS, the parties wish to memorialize the said lease in conformity with C.R.S. § 38-10-108.

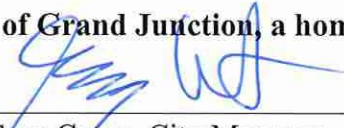
NOW THEREFORE, with respect to said lease the parties represent that:

1. The parties to said lease are as above-named.
2. The leased land is located in Mesa County, Colorado, as described in Exhibit A.
3. The term of the lease is 25-years.
4. The consideration for the lease is the payment of rent in monthly installments of \$250 each, commencing March 1, 2021.

WHEREFORE, this Memorandum of Land Lease is:

Signed as of the day and year first written above:

City of Grand Junction, a home rule municipality,

By: 
Greg Caton, City Manager

Dated: 2/23/2021

Optimus Communications, LLC, a limited liability company,

By: 
Mark McGowan, Managing Member

Dated: 3/2/2021

STATE OF COLORADO)

:ss

COUNTY OF MESA)

The foregoing MEMORANDUM OF LAND LEASE was acknowledged before me on ~~March 23,~~ ^{February 23,} 2021, by GREG CANTON, as City Manager of the City of Grand Junction, and by ~~MARK McGOWAN,~~ ^{as} ~~as Manager of Optimus Communications, LLC~~

Witness my hand and official seal.

My commission expires: July 31, 2021.



Selestina Sandoval

Notary Public

Exhibit A

A parcel of land situate in the NE 1/4 Section 32, Township 11 South, Range 97 West of the 6th Principal Meridian, Mesa County, Colorado being described as follows;
Commencing at the center of the concrete base of an existing tower;
thence N45°00'00"E a distance of 282.84 feet to the Point of Beginning;
thence S00°00'00"W a distance of 40.00 feet;
thence N90°00'00"W a distance of 582.97 feet more or less to the rim of Grand Mesa;
thence N57°46'03"W a distance of 91.50 feet along said rim;
thence N06°59'46"W a distance of 166.13 feet along said rim;
thence N37°46'07"E a distance of 146.29 feet along said rim;
thence N04°56'41"E a distance of 70.93 feet along said rim;
thence N90°00'00"E a distance of 548.89 feet to the Point of Beginning;
Said parcel contains 5.88 acres more or less.

CENTER OF BASE

LATITUDE = 39°02'57.05"N

LONGITUDE = 180°15'06.20"W

