MARGINAL NOTATION FORM

Book	94	Page	597

DeSoto County Chancery Clerk's Office
W.E. "Sluggo" Davis, Chancery Clerk

Instrument Type	Book	Page	Lot & SD	Date	Deputy Clerk
ASN	180	678		03/17/2015	MC
asn	181	415		04/08/2015	dm

P BK 94 PG 597

SHORT FORM LEASE

MS 0389 SITE

This Short Form Lease made this the 10th day of June, 2002, by and between **STATELINE PROPERTIES, LLC**, hereinafter called Lessor, and **CELLULAR SOUTH REAL ESTATE, INC.**, a Mississippi corporation, hereinafter referred to as CSRE/Lessee, and the heirs, legal representatives, successors, and assigns, of the respective parties.

W I T N E S S E T H :

The Lessor, in consideration of the covenants of CSRE/Lessee, does hereby lease and demise unto CSRE/Lessee, and CSRE/Lessee hereby agrees to take and lease from Lessor, for the term hereinafter specified, the premises described in Exhibit A which is incorporated by reference.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease executed for the purposes of recordation among the Land Records in the office of the Chancery Clerk of DeSoto County, Mississippi, and the Long Form Lease Agreement between the Lessor and CSRE/Lessee (designated Long Form Lease Agreement herein) dated even date herewith, sets out specifically the rents and the terms, covenants and conditions agreed to by and between the parties relative to the Lease of the property described herein, and all the terms and conditions contained in said Long Form Lease Agreement are incorporated herein just as fully and completely as if said terms and conditions were set forth herein, including but not limited to the easement for utilities and ingress and egress set out therein over LESSOR'S adjacent lands to the public road.

The term of the Lease which is effective as of the date of execution, and upon exercise of all options by CSRE/Lessee, is for a maximum of 25 years from effective date as set out in the Long Form Lease Agreement. CSRE/Lessee's interest may be pledged as security by CSRE/Lessee to secure debts and obligations to CSRE/Lessee's lenders. The land is not subject to marital rights or homestead rights of any non-signing person.

IN WITNESS WHEREOF, the Lessor and CSRE/Lessee execute this agreement on the date first set forth above.

LESSOR: STATELINE PROPERTIES, LLC

BY: [illegible]
TITLE: Manager Stateline Properties LLC

Address: 8727 Northwest Drive
Southaven, Mississippi 38671
Telephone: (662) 393-4955

LESSEE: CELLULAR SOUTH REAL ESTATE, INC.

BY: Tony Kent
TITLE: Vice President Engineering & Operations
Attention: Hu Meena
125 South Congress Street, Suite 1100
Jackson, MS 39201-3304
(601) 355-1522

STATE OF MISSISSIPPI
COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of June, 2002, within my jurisdiction, the within named Tony Kent, who acknowledged that he is VP of Engineering & Operations for **CELLULAR SOUTH REAL ESTATE, INC**, a Mississippi corporation, and that for an on behalf of the said corporation and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Maggie L Hendricks
NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 17, 2004

MAGGIE L. HENDRICKS, HINDS CO. MS. NOTARY PUBLIC

STATE MS.-DESOTO CO.
JUN 21 9 55 AM '02

BK 94 PG 597
W.E. DAVIS CH. CLK.

P BK 94 PG 598

STATE OF MISSISSIPPI
COUNTY OF

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19 day of June, 2002, within my jurisdiction, the within named Jon A Reeves, who acknowledged that (he) (she) is Manager of **Stateline Properties, LLC**, a Mississippi limited liability company, and that for an on behalf of the said limited liability company, and as its act and deed (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Dianne Ross
NOTARY PUBLIC

My Commission Expires:
5/24/03

INDEXING INSTRUCTIONS: SE¼ of Section 18, Township 1 South, Range 8 West, DeSoto County, Mississippi

PREPARED BY:
P. David Andress (MS Bar # 8911)
1400 Trustmark Building
248 East Capitol Street
Jackson, MS 39201
Phone: (601) 960-6892 Fax: (601) 960-6902

DIANNE J. ROSS
MY COMMISSION EXPIRES MAY 24, 2003
NOTARY PUBLIC
DESOTO CO., MISSISSIPPI

DIANNE J. ROSS
MY COMMISSION EXPIRES MAY 24, 2003
NOTARY PUBLIC
DESOTO CO., MISSISSIPPI

EXHIBIT A

Property Description

EXHIBIT "A"

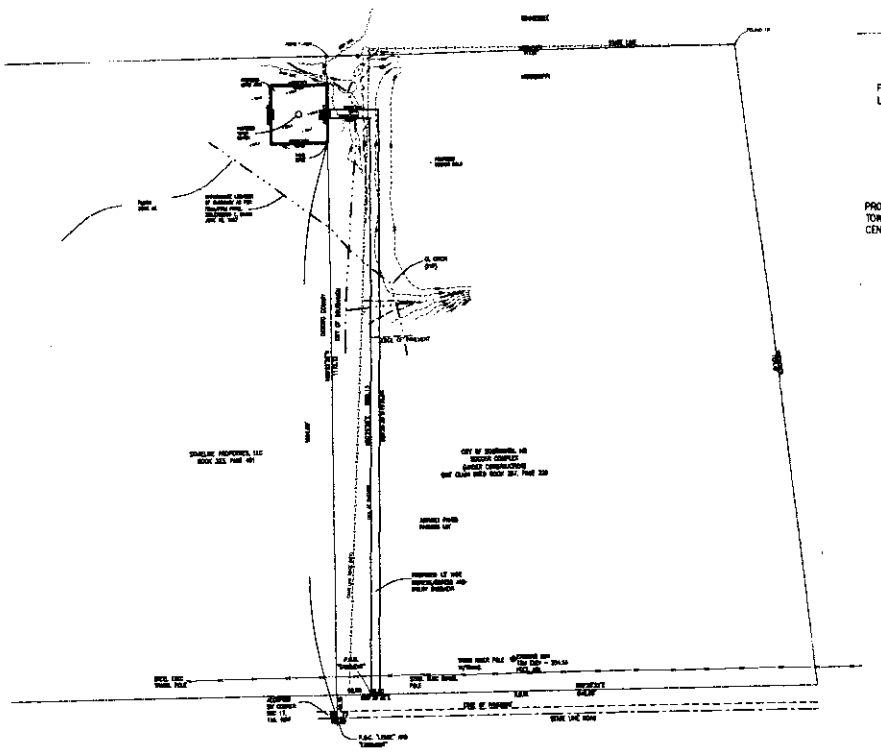
Property Description

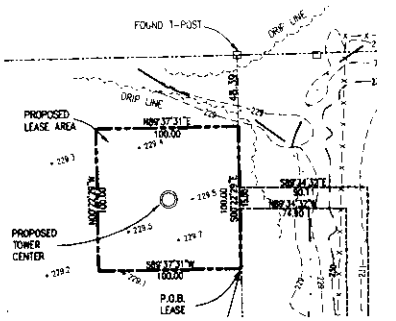
The Leased Premises:
Being a portion of that certain property identified as parcel #1800 0-00001.00, of the records of the Tax Assessor for DeSoto County, Mississippi, and being a portion of the lands, parcel and tract, containing 46.38 acres, more or less, being situated in Section 18, Township 1 South, Range 8 West, DeSoto County, Mississippi, as described in that certain Deed, as recorded in the Office of the Chancery Clerk for DeSoto County, Mississippi, in Deed Book 323, at Page 491. Said portion being an area approximately 100' x 100' (10,000 square feet) with a 30' wide easement from Stateline Road to the said 100' x 100' portion, to wit:

A 46.38 acre, more or less, tract of land being located in the Southeast Quarter of Section 18, Township 1 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to wit:

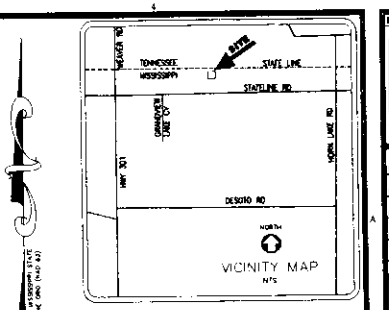
Beginning at the Southwest corner of Section 18, Township 1 South, Range 8 West; thence East 2633.58 feet along the center line of Stateline Road to the Southeast corner of the Whitehurst Tract; thence North 1 degree, 11 minutes West, 40.00 feet along the East line of said Whitehurst Tract to a point in the North right-of-way of Stateline Road and the point of beginning of the following parcel; thence North 1 degree, 11 minutes West, 1103.53 feet to the Northeast corner of the Whitehurst Tract and a point in the Mississippi-Tennessee State line; thence North 88 degrees, 35 minutes East, 2697.40 feet along said State Line to the Northeast corner of Section 18; thence South 1 degree, 11 minutes East, 1112.16 feet along the East line of said section to a point in the North right-of-way of said road; thence South 88 degrees 46 minutes West, 2697.4 feet to the point of beginning, LESS AND EXCEPT Lots 1-11 of the Southampton Village Subdivision as recorded in Plat Book 40, Page 49 of the DeSoto County Chancery Clerk's Office, said tract contains 46.38 acres, more or less. All bearings are magnetic. Said property being located in the Southeast Quarter.

This description describes the proposed site and easements. Upon receipt of a more detailed and professionally prepared survey by a registered engineer, this description may be replaced.





COMPOUND DETAIL
SCALE: 1"=40'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

A TELEPHONE PEDESTAL IS LOCATED .3083 FEET EAST AND 18 FEET SOUTH OF THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 WEST

BENCHMARK

TOP OF SEWER MANHOLE AS SHOWN
ELEVATION: 234.54 FEET MSL

SITE COORDINATES
PROPOSED CENTERLINE OF TOWER (NAD83)
LATITUDE: 34°59'42.48" NORTH
LONGITUDE: 90°04'43.43" WEST
CONVERGENCE: 00°08'45.85"
ELEVATION: 229 FT (GROUND)

LEGAL DESCRIPTION
PROPOSED LEASE AREA

BEING PART OF THE PROPERTY CONVEYED TO THE PROPERTY CONVEYED TO STATELINE PROPERTIES, LLC , BY WARRANTY DEED IN BOOK 323, PAGE 491, CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 WEST, THENCE ALONG THE EAST LINE OF STATELINE PROPERTIES, LLC PARCEL, RUN NORTH 00 DEGREES 22 MINUTES 29 SECONDS WEST A DISTANCE OF 1004.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 31 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 29 SECONDS WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 31 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF SAID STATELINE PROPERTIES, LLC TRACT; SAID POINT BEING 48.39 FEET SOUTH 00 DEGREES 22 MINUTES 29 SECONDS EAST FROM A "T" POST FOUND AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 22 MINUTES 29 SECONDS EAST ALONG SAID LINE A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

LEGAL DESCRIPTION
PROPOSED 15 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT

BEING PART OF THE PROPERTY CONVEYED TO THE CITY OF SOUTHAVEN, MISSISSIPPI BY QUIT CLAIM DEED IN BOOK 287, PAGE 229, CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI AND BEING PART OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ACCEPTED SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 8 WEST; THENCE NORTH 00 DEGREES 22 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID CITY TRACT A DISTANCE OF 40.36 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE LINE ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 28 MINUTES 22 SECONDS EAST A DISTANCE OF 40.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 28 SECONDS EAST A DISTANCE OF 1005.13 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 74.90 FEET TO A POINT IN THE WEST LINE OF SAID CITY TRACT; THENCE NORTH 00 DEGREES 22 MINUTES 28 SECONDS WEST ALONG SAID LINE A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST A DISTANCE OF 90.11 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 28 SECONDS WEST A DISTANCE OF 1019.88 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING
CONTAINING 16425 SQUARE FEET OR 0.38 ACRES MORE OR LESS.

SYMBOL LEGEND

- POWER POLE
- METAL TRAFFIC POLE
- LIGHT POLE
- ELECTRIC BOX
- ANCHOR GUY
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- WATER METER/WATER SHUTOFF
- FIRE HYDRANT
- CURB INLET
- DRAIN INLET
- STORM SEWER MANHOLE
- MONITOR WELL
- FOUND IRON PIN/NAIL/SPIKE
- SET IRON PIN/NAIL/SPIKE
- FOUND CONCRETE R.O.W. MONUMENT

ABBREVIATIONS

EP	EDGE OF PAVEMENT
ROW	RIGHT OF WAY
℄	CENTERLINE
RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
℄	SUBJECT PROPERTY LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
POB	POINT OF BEGINNING
HCR	HANDICAP RAMP
HC	HANDICAP PARKING/ACCESS

LINE LEGEND

- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- DRAINAGE/STORM SEWER LINE
- FENCE
- SUBJECT PROPERTY BOUNDARY
- LEASE AREA BOUNDARY
- EASEMENT AREA BOUNDARY

FLOOD HAZARD STATEMENT

BY GRAPHIC DETERMINATION, THE SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA PER FEMA \ FIRM MAP NUMBER 28033C0030 E DESOTO COUNTY, TENNESSEE, EFFECTIVE DATE JUNE, 19, 1997.

THE SUBJECT PROPERTY LIES WITHIN DESIGNATED ZONE X, WITHIN 100 YR. FLOODPLAIN

THE 100-YEAR FLOOD ELEVATION AT THE PROPOSED TOWER SITE IS APPROXIMATELY 235 FEET, MSL.

PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

I, [illegible] PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF PICKERING FIRM, INC., HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, CONDUCTED THE SURVEY OF THE DESCRIBED SUBLEASE AREA AND THAT THE PLAT HEREON DRAWN IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS ADOPTED BY THE STATE OF MISSISSIPPI.

Surveyor 1974 STATE OF MISSISSIPPI

11/05/01

TITLE RESEARCH DISCLAIMER

ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. AS OF THE DATE OF THIS SURVEY, THE SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

REVISIONS

PROJECT # 18928
DATE NOV. 5, 2001
FIELD BOOK W.U.
DRAWN BY ALM
CHECKED BY WHW

Pickering Firm Incorporated

CELLULAR SOUTH REAL ESTATE, INC
"NORTH HORN LAKE"
LOCATED IN: DESOTO COUNTY, MISSISSIPPI
"SURVEY"
PREPARED FOR CELLULAR SOUTH
CELLULAR SOUTH SITE NUMBER: MS0389

SHEET NUMBER
1 of 1

DRAWING NAME
S:\18928\18SURVY1
SURVEY/TOPOGRAPHIC

P BK 94 PG 101