

Upon Recording, Return to:

Tirso M. Carreja, Jr., Esq.
Shutts & Bowen LLP
4301 W. Boy Scout Boulevard
Suite 300
Tampa, Florida 33607

STATE OF FLORIDA)
)
COUNTY OF CHARLOTTE)

MEMORANDUM OF TOWER LEASE AGREEMENT

This Memorandum of Tower Lease Agreement (the "Memorandum") is made this 9 day of September, 2025, between Charlotte County, Florida, a political subdivision of the State of Florida, with its principal offices located at 18500 Murdock Circle, Port Charlotte, Florida 33948, hereinafter designated LESSOR and Cellco Partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Tower Lease Agreement (the "Agreement") on September 9, 2025, for an initial term of five (5) years, commencing on the Commencement Date. The Agreement shall automatically be extended for four (4) additional five (5) year terms unless the LESSEE terminates it at the end of the then-current term by giving the LESSOR written notice of the intent to terminate at least three (3) months prior to the end of the then-current term.
2. Pursuant to the Agreement, LESSOR leases to LESSEE a portion of that certain space (the "Tower Space") on the tower constructed by LESSOR, hereinafter referred to as the "Tower," located at 11990 State Road 31, Punta Gorda, Charlotte County, Florida 33950, and being further described in O.R. Book 4263, Page 133, of the Public Records of Charlotte County, Florida (the entirety of LESSOR's property is referred to hereinafter as the "Property"); together with approximately four hundred fifty (450) square feet of ground space (the "Land Space") sufficient for the installation of LESSEE's equipment; together with the non-exclusive right for ingress and egress from a public right-of-way, seven (7) days a week, twenty-four (24) hours a day, over and across the Property, to and from the Premises ("the Access Easement") together with the non-exclusive right for the installation and maintenance of utility wires, poles, cables, conduits, fiber, and pipes on, through, over, and/or under the Property (the "Utility Easement") and, together with the Access Easement, the "Easement"); and together with any further rights of way (the "Furth Rights of Way")

Lessee Site Name: Puntagorda
Lessee Site No.: 5000909344

over and through the Property between the Land Space and the Tower Space for the installation and maintenance of utility wires, poles, cables, conduits, and pipes. The Property, Tower Space, Land Space, Easements and Further Rights of Way, if any, are substantially described in Exhibit A, attached hereto and made a part hereof and are collectively referred to hereinafter as the "Premises".

3. The "Commencement Date" shall be upon full execution of the Lease.
4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

<Signatures On Following Page>

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first written hereinabove.

LESSEE:

Cellco Partnership d/b/a Verizon Wireless

By: 

Title: Senior Director Network Engineering

Date: 7-22-25

LESSOR

**BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA**

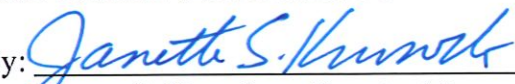
ATTEST:

Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Joseph M. Tiseo, Chairman

By: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: 
Janette S. Knowlton, County Attorney
LR25-0395 421

STATE OF FLORIDA

COUNTY OF CHARLOTTE

ACKNOWLEDGMENT

I, _____, a Notary Public for said County and State, do hereby certify that _____, appeared before me this day by means of _____ physical presence or _____ online notarization, and is either _____ personally known to me or _____ produced _____ as identification and acknowledged that he/she is the _____ of Charlotte County, Florida, and that he/she, as _____, being authorized to do so, executed this Memorandum on behalf of Charlotte County, Florida.

WITNESS my hand and official Notarial Seal, this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

ACKNOWLEDGMENT

I, Doris P. Roosen, a Notary Public for said County and State, do hereby certify that Keith Murray, appeared before me this day by means of ✓ physical presence or _____ online notarization, and is either ✓ personally known to me or _____ produced _____ as identification and acknowledged that he is the Senior Director Network Engineering of Cellco Partnership d/b/a Verizon Wireless, and that he, as Senior Director Network Engineering, being authorized to do so, executed this Memorandum on behalf of Cellco Partnership d/b/a Verizon Wireless.

WITNESS my hand and official Notarial Seal, this 22nd day of July, 2025.



Doris P. Roosen
Notary Public DORIS P. ROOSEN
My Commission Expires: 6/24/2029

EXHIBIT A
Page 1 of 4
Legal Descriptions

Parent Tract:

DESCRIPTION OF PARENT TRACT

(PER OFFICIAL RECORD BOOK 4283, PAGES 133-138 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA;

THENCE N00°31'45"E, ON THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 3925.87 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF HERCULES GRADE EASEMENT, BEING A 90 FOOT WIDE STRIP OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGES 2046 THROUGH 2057, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;

THENCE ON THE NORTH LINE OF SAID HERCULES GRADE EASEMENT AND ITS WESTERLY EXTENSION, N83°24'19"E, A DISTANCE OF 576.20 FEET TO THE POINT OF BEGINNING;

THENCE N06°35'41"W A DISTANCE OF 120.00 FEET;

THENCE N83°24'19"E A DISTANCE OF 120.00 FEET;

THENCE S06°35'41"E A DISTANCE OF 120.00 FEET TO THE AFOREMENTIONED NORTH LINE OF HERCULES GRADE EASEMENT;

THENCE S83°24'19"W ON SAID NORTH LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 14,400 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.

EXHIBIT A
Page 2 of 4
Legal Descriptions

LESSOR's Property:

DESCRIPTION OF PROPOSED VERIZON WIRELESS LEASE AREA

A PARCEL OF LAND BEING A PORTION OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE ON A GRID BEARING OF N00°31'45"E ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 3925.67 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF HERCULES GRADE EASEMENT, BEING A 90 FOOT WIDE STRIP OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGES 2048-2067 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;

THENCE N83°24'18"E ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID HERCULES GRADE EASEMENT, A DISTANCE OF 578.20 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4283, PAGES 133-138 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;

THENCE N08°35'41"W ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 88.00 FEET;

THENCE N83°24'18"E A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING;

THENCE N08°35'41"W A DISTANCE OF 15.00 FEET;

THENCE N83°24'18"E A DISTANCE OF 30.00 FEET;

THENCE S08°35'41"E A DISTANCE OF 15.00 FEET;

THENCE S83°24'18"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN CHARLOTTE COUNTY, FLORIDA, CONTAINING 450.00 SQUARE FEET, MORE OR LESS.

EXHIBIT A
Page 3 of 4
Legal Descriptions, continued

LESSEE's Premises:
(Rights of Way and Utilities)

**DESCRIPTION OF
PROPOSED 10 FOOT WIDE
NON-EXCLUSIVE UTILITY EASEMENT**

A PARCEL OF LAND BEING A PORTION OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 28 EAST, CHARLOTTE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19;

THENCE ON A GRID BEARING OF N00°31'45"E, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 3923.67 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF HERCULES GRADE EASEMENT, BEING A 90 FOOT WIDE STRIP OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGES 2048-2057 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;

THENCE N83°24'19"E ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 80.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 31 (100 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE N83°24'19"E ALONG THE NORTH LINE OF SAID HERCULES GRADE EASEMENT, A DISTANCE OF 545.81 FEET;

THENCE S06°35'41"E A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID HERCULES GRADE EASEMENT;

THENCE S83°24'18"W ALONG SAID PARALLEL LINE, A DISTANCE OF 347.08 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19, SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 31;

THENCE N00°31'45"E ALONG SAID PARALLEL LINE AND EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.08 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN CHARLOTTE COUNTY, FLORIDA, CONTAINING 5,464.36 SQUARE FEET, MORE OR LESS.

EXHIBIT A
Page 4 of 4
Depiction of LESSEE's Premises (Land Space)

