

(Above 3" Space for Recorder's Use Only)

Upon Recording Return to:

The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487
Attn: Daniel Marinberg

Site Name: Nitch
Site Number: US-NV-5018
Commitment #: VTB-146949-C

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease ("**Memorandum**") evidences an Option and Lease Agreement (the "**Agreement**") between **Eagle Valley Land Holdings, LLC**, a Nevada limited liability company ("**Landlord**"), whose address is HC74 Box 262-2, Pioche, NV 89043, and **The Towers, LLC**, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, Florida 33487 ("**Tenant**"), dated February 8th, 2024 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Pursuant to the Agreement, Landlord has granted Tenant an exclusive option to lease the Premises (the "**Option**"). The Option commenced as of the Effective Date and shall continue in effect for a period of two (2) years from the Effective Date.

Landlord ratifies, restates and confirms the Agreement and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Agreement. The Agreement provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with nine (9) renewal option(s) of an additional five (5) years each, and further provides:

1. Landlord may assign the Agreement only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;

3. Under certain circumstances, Landlord may not subdivide the Property without Tenant's prior written consent; and

4. The Agreement restricts Landlord's ability to utilize or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of the Communications Facilities (as defined in the Agreement).

This Memorandum is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURES BEGIN ON NEXT PAGE]



IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

WITNESSES:

Kayla S.
Name: Kayla TINDER

Name: _____

STATE OF NEVADA
COUNTY OF CLARK

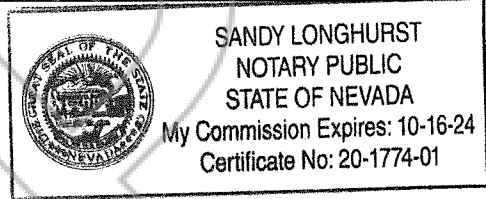
This instrument was acknowledged before me on February 8th, 2024 by Shelli Lange (name of signatory) as managing member (title of signatory) of Eagle Valley Land Holdings, LLC.

Sandy Longhurst
Notary Public
Print Name: Sandy Longhurst
My Commission Expires: 10-16-2024

LANDLORD:

Eagle Valley Land Holdings, LLC
a Nevada limited liability company

By: Shelli Lange
Name: Shelli Lange
Title: Managing Member
Date: February 8, 2024



WITNESSES:

Name: _____

Name: _____

TENANT:

The Towers, LLC
a Delaware limited liability company

By: (See Next Page)
Name: _____
Title: _____
Date: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

This instrument was acknowledged before me on _____, 20____, by _____ (name of signatory) as _____ (title of signatory) of The Towers, LLC.

Notary Public
Print Name: _____
My Commission Expires: _____

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

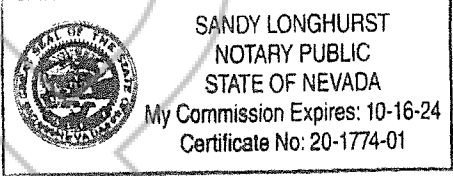
WITNESSES:

Kaylas
Name: Kayla Tinder

Name: _____
STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on February 8th, 2024 by Shelli Lange (name of signatory) as managing member (title of signatory) of Eagle Valley Land Holdings, LLC.

[Signature]
Notary Public
Print Name: Sandy Longhurst
My Commission Expires: 10-16-2024



LANDLORD:

Eagle Valley Land Holdings, LLC
a Nevada limited liability company

By: [Signature]
Name: Shelli Lange
Title: Managing Member
Date: February 8, 2024

WITNESSES:

Nicky
Name: Nicolas Verjan
Edmond Davis
Name: Edward Davis

TENANT:

The Towers, LLC
a Delaware limited liability company

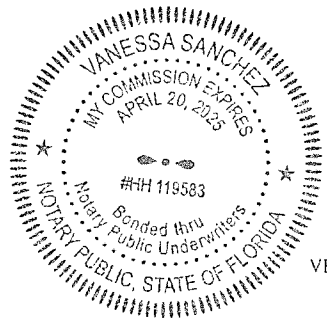
By: [Signature]
Name: Tim Tuck
Title: Vice President - Lease Administration
Date: 2-20-2024

Leasing Ops DS
RW

STATE OF FLORIDA
COUNTY OF PALM BEACH

This instrument was acknowledged before me on February 20, 2024, by Tim Tuck (name of signatory) as VP-LA (title of signatory) of The Towers, LLC.

[Signature]
Notary Public
Print Name: Vanessa Sanchez
My Commission Expires: April 20, 2025



[Signature]
VB Site ID: US-NV-5018
VB Site Name: Nitch

EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)

Handwritten signature

will The Property
(~~may~~ be updated by Tenant upon receipt of final legal description from title)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NV, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED WITHIN THE SW1/4 NE1/4 OF SEC. 35, T. 2N., R. 69 E., M.D.M., COUNTY OF LINCOLN, STATE OF NEVADA AS SHOWN ON RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT, PLAT BOOK B, PAGE 410, DATED NOV. 27, 2001, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SW1/4 NE1/4, SAID POINT BEING THE CN1/16 OF SAID SEC. 35 AND THE POINT OF BEGINNING;
THENCE N 89°07'53" E ALONG THE NORTHERLY BOUNDARY OF SAID SW1/4 NE1/4 A DISTANCE OF 1316.47 FEET TO THE NE CORNER OF SAID SW1/4 NE1/4, SAID POINT BEING THE NE1/16 OF SAID SEC. 35;
THENCE S. 01°56' 43" E ALONG THE EASTERLY BOUNDARY OF SAID SW 1/4 NE 1/4 A DISTANCE OF 742.07 FEET TO A POINT;
THENCE N. 78°15'59" W. A DISTANCE OF 333.17 FEET TO AN ANGLE POINT;
THENCE S. 24°22'22" W. ALONG A FENCE LINE A DISTANCE OF 125.17 FEET TO AN ANGLE POINT IN SAID FENCE LINE;
THENCE N 65°10'41" W. A DISTANCE OF 52.98 FEET TO AN ANGLE POINT IN SAID FENCE LINE;
THENCE N. 89°51'35" W. A DISTANCE OF 358.76 FEET TO A POINT;
THENCE N. 02°34'06" E. A DISTANCE OF 40.05 FEET TO A POINT;
THENCE N. 86°39'49" W. A DISTANCE OF 534.00 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID SW 1/4 NE 1/4;
THENCE N. 02°18'05" W. ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 674.20 FEET TO THE SAID CN1/16 AND POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND SITUATED WITH THE SW 1/4 NE 1/4 OF SEC. 35, T. 2 N., R. 69 E., M.D.M., COUNTY OF LINCOLN, STATE OF NEVADA AS SHOWN ON RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT PLAT BOOK B, PAGE 410, DATED NOV 27, 2001, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SW 1/4 NE 1/4, SAID POINT BEING THE CN 1/16 OF SAID SEC. 35 AND THE POINT OF BEGINNING;
THENCE S. 02°10'05" E. ALONG THE WESTERLY BOUNDARY OF SAID SW 1/4 NE 1/4 A DISTANCE OF 674.20 FEET;
THENCE S. 86°39'49" E. A DISTANCE OF 534.00 FEET TO A FENCE CORNER;
THENCE S. 02°34'06" W. ALONG A FENCE LINE A DISTANCE OF 40.05 FEET;
THENCE S. 89°51'35" E. LEAVING SAID FENCE LINE A DISTANCE OF 74.22 FEET TO A FENCE CORNER;
THENCE N. 60°58'27" W. ALONG A FENCE LINE A DISTANCE OF 62.63 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 00623111

THIS BEING THE SAME PROPERTY CONVEYED TO EAGLE VALLEY LAND HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY FROM JOHN CROSTHWAIT A/K/A JOHN V. CROSTHWAIT AND PATRICIA CROSTHWAIT A/K/A PATRICIA J. CROSTHWAIT, HUSBAND AND WIFE IN A DEED DATED JULY 21, 2010 AND RECORDED AUGUST 11, 2010 AS INSTRUMENT NO. 0136275
TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO EAGLE VALLEY LAND HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY FROM JOHN CROSTHWAIT A/K/A JOHN V. CROSTHWAIT AND PATRICIA

CROSTHWAIT A/K/A PATRICIA J. CROSTHWAIT, HUSBAND AND WIFE AND RECORDED ON AUGUST 11, 2010 IN BOOK 257 0384, PAGE .

Parcel ID: 00623111
Property Commonly Known as: 0 SR-322, NV 89043

Handwritten signature
VB Site ID: US-NV-5018
VB Site Name: Nitch

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

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COPY

EXHIBIT 4

Memorandum of Lease

(Attached)

COPY