

**RECORDED AT REQUEST OF, AND
WHEN RECORDED RETURN TO:**

**Bonnie Bolz Merkt, Esq.
c/o Maria Martella, Florida Registered Paralegal
Holland & Knight LLP
515 E. Las Olas Boulevard
Suite 1200
Fort Lauderdale, Florida 33301**

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT is entered into on _____, 201_, by the City of Coconut Creek, a municipal corporation, with an address at 5555 Regency Lakes Boulevard, Coconut Creek, Florida 33073 (hereinafter referred to as "**Owner**" or "**Landlord**") and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless, a Delaware limited partnership, with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "**Tenant**").

1. Owner and Tenant entered into a Lease Agreement ("**Agreement**") dated as of _____, 201_, effective upon full execution of the parties ("**Effective Date**") for the purpose of Tenant installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.

2. The term of Tenant's tenancy under the Agreement is for ten (10) years commencing the first day of the month immediately following the date that is one hundred twenty (120) days after full execution of this Agreement (the "**Commencement Date**") and terminating on the day immediately preceding the tenth (10th) anniversary of the Commencement Date, with two (2) successive five (5) year options to renew.

3. The Land that is the subject of the Agreement is described in Exhibit "1" attached hereto. The portion of the Land being leased to Tenant (the "**Premises**") and all necessary access and utility easements (together with the Premises, the "**Property**") are also described in Exhibit "1" attached hereto.

[Signatures appear on the following page.]

OWNER Site I.D.: Regency Lakeside Park
SITE MANAGEMENT I.D.
TENANT Site I.D. : Coconut Creek Lakeside Park/69405

In witness whereof, the parties have executed this Memorandum of Agreement as of the day and year first written above.

LANDLORD:

The City of Coconut Creek, a municipal corporation

By: _____

Name: Rebecca A. Tooley

Title: Mayor

Date: _____

TENANT:

Verizon Wireless Personal Communications LP d/b/a
Verizon Wireless

By: 

Name: Aparna Khurjekar

Title: Vice President – Field Network

Date: 12/17/15

OWNER Site I.D.: Regency Lakeside Park
SITE MANAGEMENT I.D.
TENANT Site I.D. : Coconut Creek Lakeside Park/69405

STATE OF _____

COUNTY OF _____

On _____, 201____, before me, _____,
Notary Public, personally appeared Rebecca A. Tooley, Mayor, for the City of Coconut Creek, a municipal corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public (SEAL)

My commission expires: _____

STATE OF NORTH CAROLINA

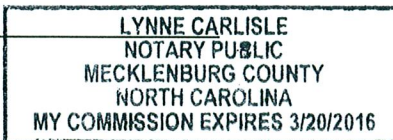
COUNTY OF MECKLENBURG

On December 17, 2015, before me, Lynne Carlisle,
Notary Public, personally appeared Aparna Khurjekar, Vice President – Field Network, for Verizon Wireless Personal Communications LP d/b/a Verizon Wireless, a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Lynne Carlisle
Notary Public (SEAL)

My commission expires: _____



MEMORANDUM OF AGREEMENT
EXHIBIT 1
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to the Memorandum of Agreement dated _____, 201_, by and between the City of Coconut Creek, a municipal corporation, as Landlord, and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless, a Delaware limited partnership, as Tenant.

LEGAL DESCRIPTION OF LAND

The Land is described and/or depicted as follows:

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of Tract "A", "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", according to the plat thereof, as recorded in Plat Book 144, Page 33 of the Public Records of Broward County, Florida; thence N 89°36'20" E along the South line of said Tract "A" and along a boundary line of said Parcel "A", a distance of 214.48 feet; thence S 00°23'40" E continuing along said South line and said boundary line of Parcel "A", a distance of 30.00 feet; thence N 89°36'20" E continuing along said South line and said boundary line of Parcel "A", a distance of 426.56 feet to the POINT OF BEGINNING; thence continuing N 89°36'20" E along said South line of Tract "A" and the Easterly projection thereof, and along said boundary line of Parcel "A", a distance of 144.31 feet to a point of intersection with a line 76.41 feet East of and parallel with the East line of said Tract "A"; thence N 00°24'45" W along said parallel line and along said boundary line of Parcel "A", a distance of 285.03 feet to a point of intersection with the South line of Tract 61, Block 85, "THE PALM BEACH FARMS CO. PLAT NO. 3"; thence N 89°36'21" E along said South line and along said boundary line of Parcel "A", a distance of 254.66 feet; thence S 00°24'54" E, a distance of 99.99 feet; thence N 89°36'21" E, a distance of 438.79 feet to a point of intersection with a curve to the right whose radius point bears S 89°36'21" W; thence Southerly and Westerly along the arc of said curve having a radius of 428.86 feet, a central angle of 76°58'25", an arc distance of 576.15 feet to a point of reverse curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 119.14 feet, a central angle of 70°53'51", an arc distance of 147.42 feet to a point of tangency; thence S 05°40'55" W, a distance of 5.58 feet to a point on a curve; thence Westerly along the arc of a curve to the left whose radius point bears S 05°43'25" W, having a radius of 2000.0 feet, a central angle of 06°07'09", an arc distance of 213.60 feet; thence S 89°36'16" W, a distance of 200.00 feet; thence N 00°24'43" W along said parallel line, a distance of 330.41 feet to the POINT OF BEGINNING.

Said lands situate in the City of Coconut Creek, Broward County, Florida.

Containing 357,192 Square Feet / 8.20 Acres, more or less.

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record.

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DESCRIPTION OF THE PROPERTY

The Premises is described as follows:

A parcel of land being a portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23 of the Public Records of Broward County, Florida, and lying in the City of Coconut Creek, Broward County, Florida, said parcel more particularly described as follows:

COMMENCING at the Southwest corner of Tract "A", SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", according to the plat thereof, as recorded in Plat Book 144, Page 33 of the Public Records of Broward County, Florida; thence North 89°36'20" East along the South line of said Tract "A" and along a boundary line of said Parcel "A", a distance of 214.48 feet; thence South 00°23'40" East continuing along said South line of Tract "A" and said boundary line of Parcel "A", a distance of 30.00 feet; thence North 89°36'20" East continuing along said South line and the Easterly projection thereof, and along said boundary line of Parcel "A", a distance of 570.87 feet to a point of intersection with a line 76.41 feet East of and parallel with the East line of said Tract "A"; thence North 00°24'45" West along said parallel line and along a West line of said Parcel "A", a distance of 197.03 feet; thence departing said line, North 89°35'15" East a distance of 15.50 feet to the POINT OF BEGINNING; thence North 00°24'45" West a distance of 20.00 feet; thence North 89°35'15" East a distance of 15.00 feet; thence South 00°24'45" East a distance of 20.00 feet; thence South 89°35'15" West a distance of 15.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 300 Square Feet.

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Tenant's access and utility right(s)-of-way is described as follows:

A 25.00 FOOT WIDE INGRESS EGRESS EASEMENT LYING IN PARCEL "A", "REGENCY LAKES AT COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A"; THENCE N89°36'20"E ALONG A BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 214.48 FEET; THENCE S51°45'17"E, A DISTANCE OF 577.19 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF "NORTHWEST 63rd ROAD" AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING; THENCE N00°24'45"W, A DISTANCE OF 40.72 FEET TO A POINT OF CURVATURE; THENCE NORTHEREASTLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 36°14'12", AN ARC DISTANCE OF 23.72 FEET TO A POINT OF TANGENCY; THENCE N35°49'27"E, A DISTANCE OF 9.85 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 36°14'12", AN ARC DISTANCE OF 23.72 FEET TO A POINT OF TANGENCY; THENCE N00°24'45"W, A DISTANCE OF 155.39 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 90°01'05", AN ARC DISTANCE OF 58.92 FEET TO A POINT OF TANGENCY; THENCE N89°36'20"E, A DISTANCE OF 69.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 90°01'05", AN ARC DISTANCE OF 58.92 FEET TO A POINT OF TANGENCY; THENCE N00°24'45"W, A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 90°01'06", AN ARC DISTANCE OF 58.92 FEET TO THE CURVE'S END AND THE POINT OF TERMINUS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

[Continued on the following page.]

OWNER Site I.D.: Regency Lakeside Park
SITE MANAGEMENT I.D. CFLCOC10-4
TENANT Site I.D. : Coconut Creek Lakeside Park/69405

MEMORANDUM OF AGREEMENT
EXHIBIT 1
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A 20.00 foot wide strip of land lying in a portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23 of the Public Records of Broward County, Florida, and lying in the City of Coconut Creek, Broward County, Florida, the sidelines of said strip lying 10.00 feet on each side of the following described centerline:

COMMENCING at the Southwest corner of Tract "A", SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", according to the plat thereof, as recorded in Plat Book 144, Page 33 of the Public Records of Broward County, Florida; thence North 89°36'20" East along the South line of said Tract "A" and along a boundary line of said Parcel "A", a distance of 214.48 feet; thence South 51°45'17" East a distance of 577.19 feet to a point on the North right-of-way line of Northwest 63rd Road as shown on said Plat of "REGENCY LAKES AT COCONUT CREEK", said point being the point of beginning of the centerline of a 25 foot wide ingress/egress easement as recorded in Official Records Book 28964, Page 1437, Broward County, Florida Public Records; thence proceed along the centerline of said easement the following courses: North 00°24'45" West a distance of 40.72 feet to the point of curvature (p.c.) of a curve concave Southeasterly, having a radius of 37.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 36°14'12", a distance of 23.72 feet to the point of tangency (p.t.); thence North 35°49'27" East a distance of 9.85 feet to the p.c. of a curve concave Northwesterly, having a radius of 37.50 feet; thence Northerly along the arc of said curve, through a central angle of 36°14'12", a distance of 23.72 feet to the p.t.; thence North 00°24'45" West a distance of 155.39 feet to the p.c. of a curve concave Southeasterly, having a radius of 37.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°01'05", a distance of 58.92 feet to the p.t.; thence North 89°36'20" East a distance of 69.28 feet to the p.c. of a curve concave Northwesterly, having a radius of 37.50 feet; thence Northeasterly and Northerly along the arc of said curve, through a central angle of 90°01'05", a distance of 58.92 feet to the p.t.; thence North 00°24'45" West a distance of 210.00 feet to the p.c. of a curve concave Southeasterly, having a radius of 37.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 06°10'48", a distance of 4.04 feet to the POINT OF BEGINNING of the herein described centerline; thence departing the aforesaid centerline of the 25 foot wide ingress/egress easement as recorded in Official Records Book 28964, Page 1437, proceed South 89°35'15" West a distance of 14.21 feet to the POINT OF TERMINATION of the herein described centerline.

Said strip containing an area of 284.2 Square Feet, more or less.