

SECOND AMENDMENT TO LEASE AGREEMENT
(BU 828548)

THIS SECOND AMENDMENT TO LEASE AGREEMENT (“Second Amendment”) is dated as of the date of City’s signature, and made effective as of the date of the last party to sign, by and between CITY OF PEMBROKE PINES, a Florida municipal corporation (“City”), and CCTM2 LLC, a Delaware limited liability company (“Tenant”).

WHEREAS, City and T-Mobile South LLC, a Delaware limited liability company (“T-Mobile”), entered into a Lease Agreement dated July 9, 2008 (as amended and assigned, the “Agreement”), whereby City leased to T-Mobile a portion of land being described as a 480 square feet portion of that property (said leased portion being the “Premises”) located at 901 NW 155th Avenue (Tax Parcel #514009030050), Pembroke Pines, Broward County, State of Florida, and being further described in Book 23686, Page 234 in the Broward County Clerk’s Office (“Clerk’s Office”), together with those certain access, utility and/or maintenance easements and/or rights of way granted in the Agreement. Notice of the Agreement is provided by, and the Premises is described in that certain Memorandum of Lease (“Memorandum”) recorded on August 21, 2008, in Book 45626, Page 475 in the Clerk’s Office; and

WHEREAS, Tenant is successor in interest in the Agreement to T-Mobile; and

WHEREAS, City and Tenant entered into that First Amendment to Lease Agreement dated April 2, 2014, which expanded the size of the Premises to be approximately 1,152 square feet, among other changes, as evidenced by that Amended and Restated Memorandum of Lease Agreement dated April 2, 2014, and recorded in Instrument 112876698 in the Clerk’s Office; and

WHEREAS, the term of the Agreement commenced on March 28, 2008, and has an original term, including all Renewal Terms (as defined in the Agreement), that will expire on March 27, 2033 (“Original Term”), and City and Tenant now desire to amend the terms of the Agreement to provide for additional Renewal Terms beyond the Original Term, and to make other changes.

NOW THEREFORE, in exchange for the mutual promises contained herein, City and Tenant agree to amend the Agreement as follows:

1. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement. The recitals in this Second Amendment are incorporated herein by this reference.

2. Section 5.01 of the Agreement is amended by replacing “three (3)” with “five (5)”, thereby adding two (2) additional five (5)-year Renewal Terms to the Agreement beyond the Original Term, and extending its total term to March 27, 2043, unless sooner terminated as provided in the Agreement. This Agreement shall be renewable upon mutual consent and written agreement by the parties.

3. To the extent required under the Agreement, if at all, City hereby consents to Tenant subleasing or licensing a portion of the Premises to Verizon Wireless (“Verizon”) for all uses

permitted under the Agreement, including, without limitation, installing, operating and maintaining communications equipment, cables and shelters. Verizon shall have the same rights of ingress and egress to the Premises, and the provision of utilities thereto, in the same manner and to the same extent as City granted and conveyed to Tenant under the Agreement.

4. City hereby leases to Tenant that certain 360 square feet of land shown and described in Exhibit A attached hereto as the "Crown Additional Lease Area", and described as the "Crown Additional Lease Area" by metes and bounds on Exhibit B attached hereto, and same shall hereafter be part of the Premises leased to Tenant under the Agreement ("Additional Land"). The Premises, from and after the date of this Second Amendment, shall be that approximately 1,512 square feet, as same is cumulatively shown as the "Crown New Overall Lease Area" on Exhibit A attached hereto, and described as the "Crown New Overall Lease Area" by metes and bounds on Exhibit B attached hereto. The Agreement is hereby amended to reflect such increase in the size of the Premises and Exhibit A and Exhibit B attached hereto shall supplement any and all existing descriptions of the Premises.

5. The description and location of the easements and rights of way granted in the Agreement for access and utilities are amended to reflect that "Crown 20' Wide Non-Exclusive Ingress, Egress and Utility Easement" shown in Exhibit A attached hereto and described as the "Crown 20 Foot Wide Non-Exclusive Ingress, Egress and Utility Easement" by metes and bounds on Exhibit B attached hereto, and City does hereby grant same to Tenant for those uses provided for in the Agreement. Exhibit A and Exhibit B attached hereto shall replace any and all existing descriptions of the easements and rights of way for access and utilities granted in the Agreement; provided, however, in the event the location(s) of any of Tenant's or its subtenants' or licensees' existing utilities and/or access routes are not depicted or described on Exhibit A or Exhibit B, Tenant's easement rights over such area(s) shall remain in full force and effect.

6. Tenant shall commence payment of additional rent to City for the Additional Land in the amount of Four Thousand Eight Hundred Dollars (\$4,800.00) per year ("Additional Land Rent"), on the first day of the first month following commencement of construction within the Additional Land, which Additional Land Rent shall be prorated for the then current year of the Agreement. The Additional Land Rent shall escalate at the same time and in the same manner as the rent set forth in the Agreement. In the event that the sublease or license with Verizon expires or terminates, Tenant may terminate its lease of the Additional Land by providing City thirty (30) days prior written notice of such termination, and in the event of such termination, Tenant's obligation to pay Additional Land Rent shall cease. Upon such termination, Tenant shall, within a reasonable time, vacate the Additional Land and restore the Additional Land to its original condition, reasonable wear and tear excepted, and same shall no longer be part of the Premises.

7. Section 16 of the Agreement is amended by deleting Tenant's and City's notice addresses and inserting the following:

City: Charles F. Dodge, City Manager
City of Pembroke Pines
601 City Center Way, 4th Floor
Pembroke Pines, FL 33025

Copy to:

Samuel S. Goren, Esq.
Goren, Cheroft, Doody & Ezrol, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, FL 33308

Tenant:

CCTM2 LLC
c/o Crown Castle USA Inc.
General Counsel
Attn: Legal-Real Estate Department
2000 Corporate Drive
Canonsburg, Pennsylvania 15317-8564

8. As additional consideration for amending the Agreement in accordance with this Second Amendment, Tenant agrees to pay to City Twenty Thousand Dollars (\$20,000.00) within sixty (60) days of full execution of this Second Amendment by both parties.

9. Representations, Warranties and Covenants of City. City represents, warrants and covenants to Tenant as follows:

(a) City is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of City's obligations under the Agreement as amended hereby. City has complied with all applicable laws in entering into this Second Amendment, including, without limitation, any laws requiring prior public notice or opportunity for bidding on same, and Tenant is relying on such compliance in entering into this Second Amendment.

(b) Tenant is not currently in default under the Agreement, and to City's knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Agreement.

(c) City agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Agreement as amended hereby, and ensure Tenant's continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the Agreement as amended hereby.

(d) City acknowledges that the Premises, as defined, shall include any portion of City's property on which communications facilities or other Tenant improvements exist on the date of this Second Amendment.

10. In all other respects, the remainder of the Agreement shall remain in full force and effect. Any portion of the Agreement that is inconsistent with this Second Amendment is hereby amended to be consistent with this Second Amendment. All of the provisions hereof shall inure to the benefit of and be binding upon City and Tenant, and their personal representatives, heirs, successors and assigns. This Second Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, it being understood that all parties need not sign the same counterparts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Second Amendment to be duly executed on the day and year first written above.

CITY:

City of Pembroke Pines,
a Florida municipal corporation

By: _____(SEAL)

Title: _____

Print Name: _____

Date: _____

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Second Amendment to be duly executed on the day and year first written above.

TENANT:

CCTM2 LLC,
a Delaware limited liability company

By: _____ (SEAL)
Print Name: Matthew Norwood
Title: Dir Nat'l RE Ops
Date: 03/13/2024

EXHIBIT A

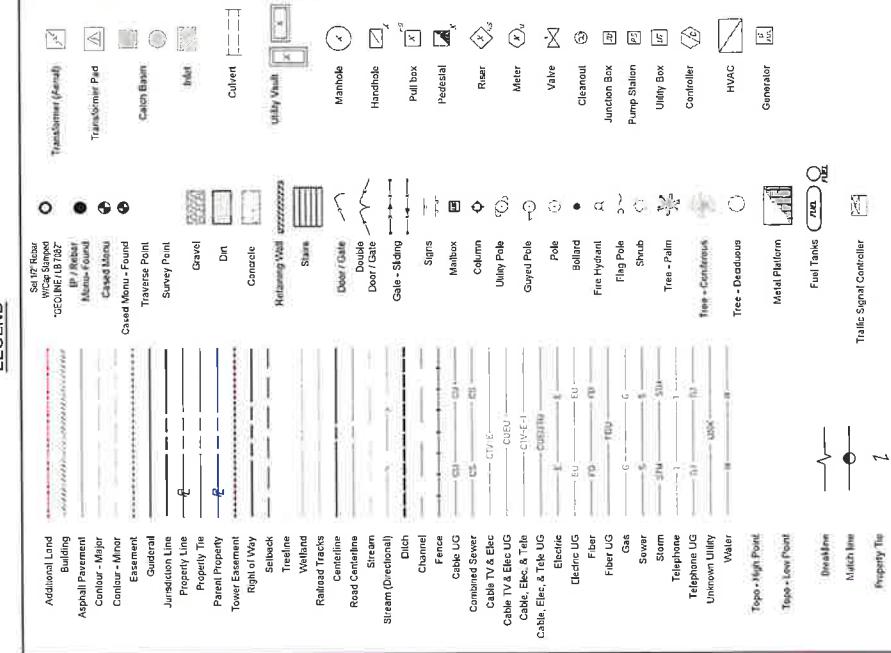
[ATTACHED HERETO]

Site Name: Town Gate Park
BU: 828548
PPAB 9793528v2

TOWER SURVEY
828548

TOWN GATE PARK
901 NW 155TH AVENUE
PEMBROKE PINES, FLORIDA 33026
BROWARD COUNTY

LEGEND



CONTENTS
VICINITY MAP NTS

SURVEY PROCEDURES & EQUIPMENT

Islands As Required By Florida
Instruments Used
Sokia Sel 550R3
Chromex GPO GPS Receiver

COORDINATES

ABBREVIATIONS

PEMBROKE PINES, FLORIDA 33026
BROWARD COUNTY
LOCATED IN:
SECTION 9, TOWNSHIP 51 SOUTH, RANGE 40 EAST
TOWER SURVEY

SHEET: COVER SHEET

PROPERTY INFORMATION

5

PARENT PARK
(A) CITY OF PEMBROKE PINES
PARCEL ID: 514 09 03 0050
OFFICIAL RECORD BOOK 23686, PAGE 234
901 NW 155TH AVENUE
PEMBROKE PINES, FLORIDA 33026

ADJACENT PARCELS

TOYGATE AT PEMBROKE FINES MASTER
ASSOCIATION, INC
PARCEL ID 5140 09 05 2530

PARKVIEW HOMEOWNERS ASSOCIATION, INC.
PARCEL ID 5140 99 07 1060

SCHOOL BOARD OF PEMBROKE COUNTY
PARCEL ID 5140 00 01 0001

SCHOOL BOARD OF PEMBROKE COUNTY
PARCEL ID 5140 00 01 0002

TOWNGATE
PLAT BOOK 156, PAGE 11
BACHEL ¹⁹⁷⁷

POINT OF BEGINNING
CROWN LEASE AREA
CROWN NEW OVERALL
LEASE AREA

TOWNGATE
PLAT BOOK 156, PAGE 11
PARCEL "E"

1

**CROWN
CASTLE**
SURVEY PERFORMED FOR:

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DRIVER

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UBIDA 33026

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ANGLE 40 EAST

הנִזְקָנָה

RAVE

111

VIEW

111

TOWER SURVEY

CROWN LEASE AREA

DEUD BY THE CIENT

GROWN ADDITIONAL LEASE AREA

CROWDVIEW OVERALL | PLEASE AREA

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

INTRODUCTION TO THE STUDY OF LITERATURE

SHEET 1 - 2011

EXHIBIT B

Page 1 of 2

CROWN ADDITIONAL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 42.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 42.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST, ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LEASE AREA; THENCE NORTH 62°07'40" EAST ALONG SAID SOUTHWESTERLY PROJECTION FOR 12.00 FEET TO THE MOST WESTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO SAID POINT OF BEGINNING. CONTAINING 360 SQUARE FEET, MORE OR LESS.

CROWN NEW OVERALL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO THE POINT OF

EXHIBIT B

Page 2 of 2

BEGINNING; THENCE SOUTH 27°52'20" EAST FOR 30.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 16.00 FEET; THENCE NORTH 27°52'20" WEST FOR 42.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST FOR 30.00 FEET; THENCE NORTH 62°07'40" EAST FOR 28.00 FEET; THENCE SOUTH 27°52'20" EAST FOR 42.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,512 SQUARE FEET (0.03 ACRES), MORE OR LESS.

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERNLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERNLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 15.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 10.00 FEET; THENCE NORTH 55°12'55" WEST FOR 34.46 FEET; THENCE SOUTH 62°26'29" WEST FOR 254.80 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 155TH AVENUE (60' WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAT) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 5,985 SQUARE FEET (0.14 ACRES), MORE OR LESS.

Prepared out of State.

Return to:

Crown Castle
8020 Katy Freeway
Houston, Texas 77024

Cross Index with Book 45626, Page 475;
Instrument 112876698

Tax Map #: 514009030050

MEMORANDUM OF SECOND AMENDMENT TO LEASE AGREEMENT

THIS MEMORANDUM OF SECOND AMENDMENT TO LEASE AGREEMENT (“Amended Memorandum”) is dated as of the date of City’s signature, and made effective as of the date of the last party to sign, by and between CITY OF PEMBROKE PINES, a Florida municipal corporation (“City”), with a mailing address of 601 City Center Way, Pembroke Pines, FL 33025, and CCTM2 LLC, a Delaware limited liability company (“Tenant”), with a mailing address of c/o Crown Castle USA Inc., 2000 Corporate Drive, Canonsburg, Pennsylvania 15317-8564.

WHEREAS, City and T-Mobile South LLC, a Delaware limited liability company (“T-Mobile”), entered into a Lease Agreement dated July 9, 2008 (as amended and assigned, the “Agreement”), whereby City leased to T-Mobile a portion of land being described as a 480 square feet portion of that property (said leased portion being the “Premises”) located at 901 NW 155th Avenue (Tax Parcel #514009030050), Pembroke Pines, Broward County, State of Florida, and being further described in Book 23686, Page 234 in the Broward County Clerk’s Office (“Clerk’s Office”), together with those certain access, utility and/or maintenance easements and/or rights of way granted in the Agreement. Notice of the Agreement is provided by, and the Premises is described in that certain Memorandum of Lease (“Memorandum”) recorded on August 21, 2008, in Book 45626, Page 475 in the Clerk’s Office; and

WHEREAS, Tenant is successor in interest in the Agreement to T-Mobile; and

WHEREAS, City and Tenant entered into that First Amendment to Lease Agreement dated April 2, 2014, which expanded the size of the Premises to be approximately 1,152 square feet, among other changes, as evidenced by that Amended and Restated Memorandum of Lease Agreement dated April 2, 2014, and recorded in Instrument 112876698 in the Clerk’s Office; and

Site Name: Town Gate Park

BU: 828548

PPAB 9793528v2

WHEREAS, the term of the Agreement commenced on March 28, 2008, and has an original term, including all Renewal Terms (as defined in the Agreement), that will expire on March 27, 2033 ("Original Term"), and City and Tenant now desire to amend the terms of the Agreement to provide for additional Renewal Terms beyond the Original Term, and to make other changes; and

WHEREAS, City and Tenant made and entered into a Second Amendment to Lease Agreement of even date herewith ("Second Amendment") and pursuant to the terms of, and for that consideration recited in, the Second Amendment, the parties wish to hereby amend certain provisions of the Agreement, and provide this Amended Memorandum as notice thereof, as follows:

1. City does hereby lease and grant unto Tenant, its successors and assigns, the Premises for two (2) additional five (5) year Renewal Terms beyond the Original Term, such that the Original Term and all Renewal Terms of the Agreement may last for a term of thirty-five (35) years, expiring on March 27, 2043, unless sooner terminated as provided in the Agreement. This Agreement shall be renewable upon mutual consent and written agreement by the parties.

2. City hereby leases to Tenant that certain 360 square feet of land shown and described in Exhibit A attached to the Second Amendment and attached hereto as the "Crown Additional Lease Area", and described as the "Crown Additional Lease Area" by metes and bounds on Exhibit B attached to the Second Amendment and attached hereto, and same shall hereafter be part of the Premises leased to Tenant under the Agreement ("Additional Land"). The Premises, from and after the date of the Second Amendment, shall be that approximately 1,512 square feet, as same is cumulatively shown as the "Crown New Overall Lease Area" on Exhibit A attached to the Second Amendment and attached hereto, and described as the "Crown New Overall Lease Area" by metes and bounds on Exhibit B attached to the Second Amendment and attached hereto. The Agreement is hereby amended to reflect such increase in the size of the Premises and Exhibit A and Exhibit B attached to the Second Amendment and attached hereto shall supplement any and all existing descriptions of the Premises.

3. The description and location of the easements and rights of way granted in the Agreement for access and utilities are amended to reflect that "Crown 20' Wide Non-Exclusive Ingress, Egress and Utility Easement" shown in Exhibit A attached to the Second Amendment and attached hereto and described as the "Crown 20 Foot Wide Non-Exclusive Ingress, Egress and Utility Easement" by metes and bounds on Exhibit B attached to the Second Amendment and attached hereto, and City does hereby grant same to Tenant for those uses provided for in the Agreement. Exhibit A and Exhibit B attached to the Second Amendment and attached hereto shall replace any and all existing descriptions of the easements and rights of way for access and utilities granted in the Agreement; provided, however, in the event the location(s) of any of Tenant's or its subtenants' or licensees' existing utilities and/or access routes are not depicted or described on Exhibit A or Exhibit B, Tenant's easement rights over such area(s) shall remain in full force and effect.

4. This Amended Memorandum contains only selected provisions of the Second Amendment, and reference is made to the full text of the Agreement and the Second Amendment

for their full terms and conditions, which are incorporated herein by this reference. Except as otherwise provided in the Second Amendment and this Amended Memorandum, the terms and conditions of the Agreement remain in full force and effect. This Amended Memorandum may be executed in two or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, it being understood that all parties need not sign the same counterparts. A copy of the Agreement and its amendments are located at the office of the Tenant.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

WITNESSES:

Sign: _____

CITY:

City of Pembroke Pines,
a Florida municipal corporation

Print Name: _____

By: _____

Sign: _____

Name: _____

Print Name: _____

Title: _____

Date: _____

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by _____, the _____ of City of Pembroke Pines, a Florida municipal corporation. He/She is personally known to me or has produced _____ as identification.

Given under my hand this _____ day of _____, 2024.

Notary Public

Printed Name

My Commission Expires: _____
My Commission Number: _____

IN WITNESS WHEREOF, City and Tenant have signed this instrument under seal, and have caused this Amended Memorandum to be duly executed on the day and year first written above.

WITNESSES:

Sign: Carrie

Print Name: CARRIE GORE

Sign: Amanda Burrell

Print Name: Amanda Burrell

TENANT:

CCTM2 LLC,
a Delaware limited liability company

By: M.N.

Name: Matthew Norwood

Dir Nat'l RE Ops

Title: _____

Date: 03/13/2024

STATE OF Texas)

COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 13th day of March, 2024, by Matthew Norwood, the Dir Nat'l RE Ops of CCTM2 LLC, a Delaware limited liability company. He/She is personally known to me or has produced as identification.

Given under my hand this 13th day of March, 2024.

Blaine Traylor

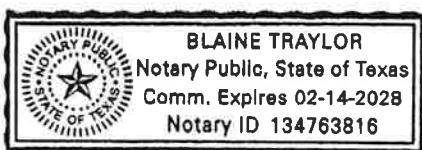
Notary Public

Blaine Traylor

Printed Name

My Commission Expires: 02-14-2028

My Commission Number: 134763816



Site Name: Town Gate Park

BU: 828548

PPAB 9793528v2

EXHIBIT A

[ATTACHED HERETO]

Site Name: Town Gate Park
BU: 828548
PPAB 9793528v2

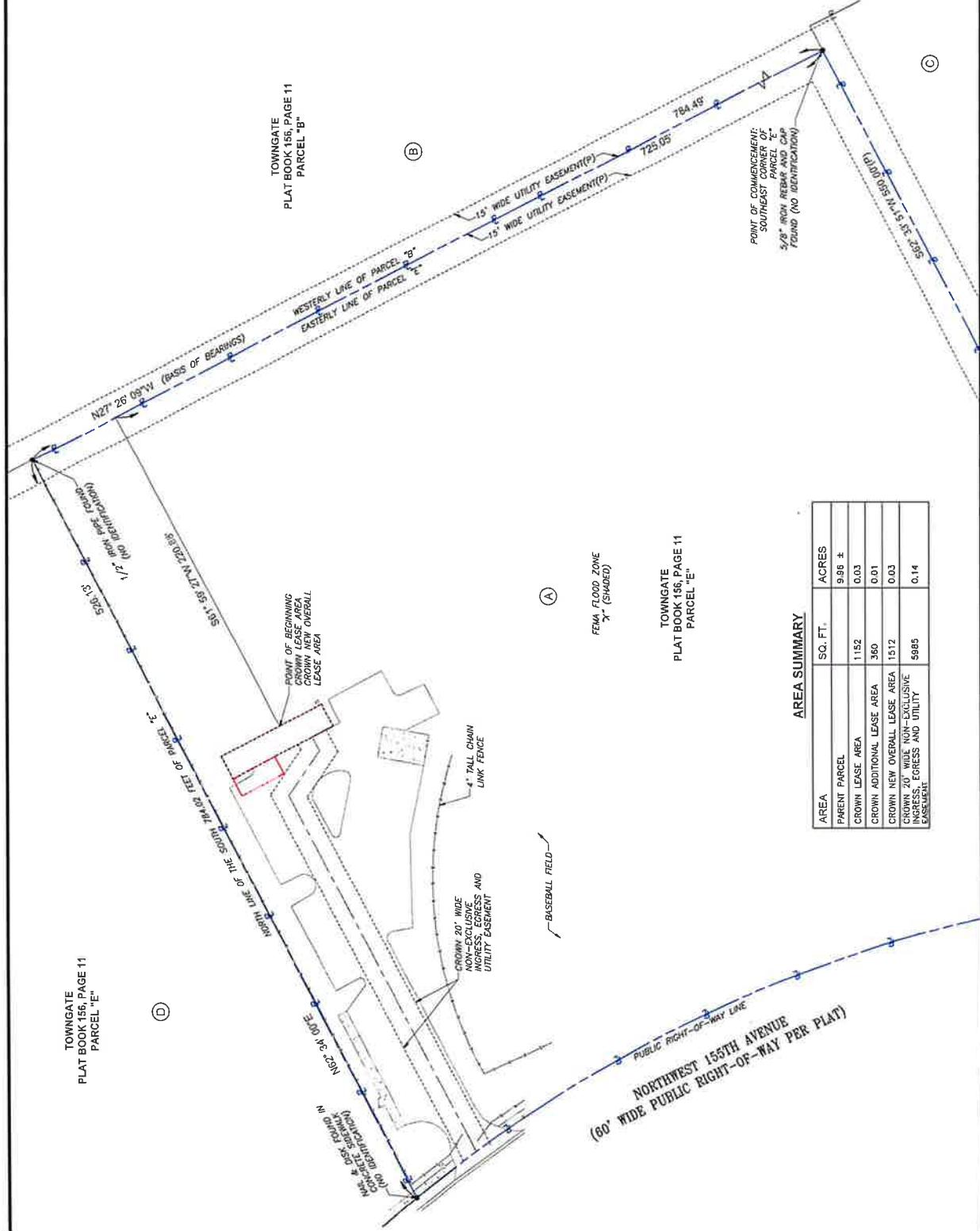
PROPERTY INFORMATION**PARENT PARCEL**

(A) CITY OF PEMBROKE PINES
PARCEL ID: 5140 09 03 0030
OFFICIAL RECORD BOOK 2686, PAGE 234
801 NW 155TH AVENUE
PEMBROKE PINES, FLORIDA 33026

ADJACENT PARCELS

- (B) TOWNGATE AT PEMBROKE PINES MASTER
ASSOCIATION, INC. INC.
PARCEL ID: 5140 09 05 7530
- (C) PARKVIEW HOMEOWNERS ASSOCIATION, INC.
PARCEL ID: 5140 09 27 1050
- (D) SCHOOL BOARD OF BROWARD COUNTY
PARCEL ID: 5140 09 03 0031

TOWNGATE
PLAT BOOK 156, PAGE 11
PARCEL "E"



CROWN CASTLE
1500 Carnegie Drive
Canonsburg, PA 15317
RECORD DATE: _____
RECORD NUMBER: _____
SURVEY PERFORMED FOR:

TOWER SURVEY

SHEET: PROPERTY OVERVIEW

TOWNGATE
PLAT BOOK 156, PAGE 11
PARCEL "E"

SCHOOL BOARD OF BROWARD COUNTY
PARCEL ID: 5140 09 03 0051

- 150 -

1951, 37

FEET OF
THE SOUTH TERRACE
LINE OF THE
PARADE

58° 26' 25" N 29° 48' S

NORTHWEST 155TH AVENUE
(60' WIDE PUBLIC
RIGHT-OF-WAY PER PLAT)

TOWNGATE
PLAT BOOK 156, PAGE 11
PARCEL "E"

1

The logo for Crown Castle, featuring the company name in a bold, sans-serif font. The 'C' and 'C' in 'CROWN' and 'CASTLE' are stylized to overlap, and the 'C' in 'CROWN' is also partially overlaid by the 'C' in 'CASTLE'. Below the text is a stylized 'CC' monogram where the two 'C's are intertwined.

www

111

100

1100 11th Street, N.W. Washington, D.C.

COUNCIL

DOUTH, RANGE 40 EAST

SURVEY

ACCESS OVERVIEW

EASEMENT ACCESS OVERVIEW

A scale bar with markings at 0, 15, and 30 FT.

SCALE

SURVEY

ACCESS OVERVIEW

TOWNGATE
PLAT BOOK 156, PAGE 11
PARCEL "E"

SCHOOL BOARD OF BROWARD COUNTY
PARCEL ID: 5140 09 03 0051

SET 1/2" IRON REBAR
AND CAP STAMPED
10°E 28.00 10°E 10.00

SET 1 1/2" IRON REBAR
AND CUP STAMPED
GEOLINE LB 7082
EIGHT 11

SET 1/2" IRON REBAR
1/2" X 10' X 10' X 10' X 10'
ACME IRON CO.
TODD, INC. LTD.
EQUITY, LTD.

EDGE OF PAVEMENT

WIDE
20° HIGH
CROWN 50% UTM
CROWN CYCLE ALGID
NON-CROWN EQUINOX
NON-CROWN EQUINOX

GRASS MEDIAN

10 FT

LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|--------------|--------|
| L6 | S02°07'40" W | 12.00' |
| L7 | N02°07'40" E | 12.00' |

TOWNGATE
PLAT BOOK 156, PAGE 11
PARCEL "E"

PARENT PARCEL
CITY OF PEMBROKE PINES
PARCEL ID: 5140 09 03 0050
OFFICIAL RECORD BOOK 23066, PAGE 234

1

SURVEY PERFORMED FOR:
**CROWN
CASTLE**

TOWER SITE INFORMATION:
NAME: TOWER GATE PARK
BUN: 625846
ADDRESS: 901 NW 156TH AVE
SECTION: PEMBROKE PINES, FL
COUNTY: BROWARD COUNTY
SITE LOCATED IN: SECTION 6, TOWNESHIP 51, SECTION 1, S1, SOUTHW. R.
SECTION Q, TOWNESHIP 51, SOUTHW. R.

SHEET: SITE OVERVIEW

SHEET: SITE OVERVIEW

CROWN RELEASE AREA

AS PROVIDED BY THE CLIENT)

CONTINUING EDUCATION

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

CROWN ADDITIONAL EASE AREA

GROWING NEW OVERBALANCED AREA

| | | | |
|--|-------------|-----------------|--|
| SURVEY PERFORMED FOR: | | CROWN CASTLE | |
| 1500 Corporate Drive Canonsburg, PA 15331 | | DRAWN BY | |
| DATE | DESCRIPTION | | |
| | | | |
| SITE INFORMATION: | | | |
| Name: TOWN GATE PARK | | | |
| BLK: 8285 1NW - 155TH AVENUE | | | |
| Address: 901 NW PEMBROKE PINES, FLORIDA 33026 | | | |
| County: BROWARD COUNTY | | | |
| SITE LOCATED IN: SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST | | | |
| TOWER SURVEY | | | |
| SHEET: LEGAL DESCRIPTIONS | | | |

SHEET: LEGAL DESCRIPTIONS

EXHIBIT B

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CROWN ADDITIONAL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 42.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 42.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST, ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROJECTION OF THE NORTHWESTERLY LINE OF SAID LEASE AREA; THENCE NORTH 62°07'40" EAST ALONG SAID SOUTHWESTERLY PROJECTION FOR 12.00 FEET TO THE MOST WESTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO SAID POINT OF BEGINNING. CONTAINING 360 SQUARE FEET, MORE OR LESS.

CROWN NEW OVERALL LEASE AREA

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO THE POINT OF

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BEGINNING; THENCE SOUTH 27°52'20" EAST FOR 30.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 16.00 FEET; THENCE NORTH 27°52'20" WEST FOR 42.00 FEET; THENCE SOUTH 62°07'40" WEST FOR 12.00 FEET; THENCE NORTH 27°52'20" WEST FOR 30.00 FEET; THENCE NORTH 62°07'40" EAST FOR 28.00 FEET; THENCE SOUTH 27°52'20" EAST FOR 42.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,512 SQUARE FEET (0.03 ACRES), MORE OR LESS.

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

THAT PART OF THE SOUTH 784.02 FEET OF PARCEL "E", AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF, TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON REBAR AND CAP (ILLEGIBLE) AT THE SOUTHEAST CORNER OF PARCEL "E", TOWNGATE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 27°26'09" WEST ALONG THE EASTERLY LINE OF SAID PARCEL "E" FOR 725.05 FEET; THENCE SOUTH 61°59'27" WEST FOR 220.88 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A 16 FOOT BY 72 FOOT LEASE AREA; THENCE SOUTH 27°52'20" EAST ALONG SAID NORTHEASTERLY LINE FOR 30.00 FEET TO THE MOST EASTERLY CORNER OF SAID LEASE AREA; THENCE SOUTH 62°07'40" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LEASE AREA FOR 16.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LEASE AREA; THENCE NORTH 27°52'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LEASE AREA FOR 15.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHWESTERLY OF SAID SOUTHEASTERLY LINE AND THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 62°07'40" WEST ALONG SAID PARALLEL LINE FOR 10.00 FEET; THENCE NORTH 55°12'55" WEST FOR 34.46 FEET; THENCE SOUTH 62°26'29" WEST FOR 254.80 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 155TH AVENUE (60' WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAT) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 5,985 SQUARE FEET (0.14 ACRES), MORE OR LESS.