

	<b>MEMORANDUM OF LEASE</b>
<b>Document Number</b>	
	<b>Recording Information</b>
	Michael Best & Friedrich, LLP Thomas O. Gartner, Esq. 790 N. Water Street, Suite 2500 Milwaukee, WI 53202
	Tax Key No.: 499-0036-110

Premises I.D.: MKE 208 C. Lincoln Court

Premises Location: 2325 South Howell Avenue, Milwaukee, Wisconsin 53217

This Memorandum of Lease is entered into effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025 by and between the Housing Authority of the City of Milwaukee, a Wisconsin public body corporate and politic ("Lessor"), and T-Mobile Central LLC, a Delaware limited liability company ("Lessee"). Lessor and Lessee hereby acknowledge and confirm that they have entered into a certain Lease Agreement dated November 20, 2013 ("Lease") affecting certain real estate and improvements thereon, if any, located at the above-described location and legally described on Exhibit A and certain access and utility easements appurtenant thereto ("Premises"). The location of Lessee's facilities on the roof of the building located on the Premises is depicted on the Site Plan depicted on Exhibit B. Some of the terms of the Lease are as follows:

1. The initial term of the Lease is for a period of five (5) years commencing on November 20, 2013, The Term of the Lease shall automatically renew for four (4) additional successive and consecutive periods of five (5) years each ("Renewal Terms"), subject to termination by Lessee in accordance with the terms of the Lease.

2. The Lease contains various provisions for the benefit of Lessee relating to interference with the operation of its equipment and restrictions on use of the real estate and improvements thereon, if any, for other communications devices.

3. Although this Memorandum of Lease does not include all of the terms and provisions of the Lease, constructive knowledge of all such terms and provisions is provided hereby and any person or entity interested in the real estate and improvements, if any, shall be deemed to have actual knowledge thereof and the duty to inquire regarding the specific terms and provisions of the Lease. Nothing contained herein shall be deemed to amend or modify the Lease in any way whatsoever and, in the event of any inconsistency between the terms of the Lease and this Memorandum of Lease, the terms and provisions of the Lease shall supersede and control.

4. This Memorandum of Lease may be executed by the parties hereto on any number of separate counterparts, and all such counterparts so executed constitute one agreement binding on all the parties hereto notwithstanding that all the parties hereto are not signatories to the same counterpart.

5. On October 1, 2002 Lessor and Telecorp Realty, L.L.C., a predecessor of Lessee, entered into a Memorandum of Lease for the Premises which was recorded with the Milwaukee County Register of Deeds on October 25, 2002 as Document No. 8374605 (the "Prior Memorandum"). The Prior Memorandum is hereby terminated and superseded in all respects by this Memorandum of Lease.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum of Lease effective as of the date first written.

LESSEE:

T-Mobile Central

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

LESSOR:

Housing Authority of the City of Milwaukee

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF WISCONSIN                     )  
   ) ss.  
COUNTY OF MILWAUKEE                 )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ and \_\_\_\_\_ of the Housing Authority of the City of Milwaukee, a Wisconsin public body corporate and politic, and personally known to me to be the same person(s) whose names(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such \_\_\_\_\_ and \_\_\_\_\_, they signed and delivered said instrument as \_\_\_\_\_ and \_\_\_\_\_ of said Wisconsin public body, as their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he or she is the \_\_\_\_\_ of Teleorp Realty, L.L.C., a Delaware limited liability company, and that said instrument was signed on behalf of said limited liability company, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

This document was drafted by:  
Thomas O. Gartner, Esq,  
Michael Best & Friedrich LLP  
790 N. Water Street, Suite 2500  
Milwaukee, WI 53202

## **EXHIBIT A**

### **Legal Description**

The East 115 feet of the West 300 feet of the South 40 feet and the East 195 feet of Lot 16 and the East 310 feet of Lot 17, all in Block 2, Assessment Subdivision No. 38, being a Subdivision of a part of the West 1/2 of the Northwest 1/4 of Section 9, Township 6 North, Range 22 East. EXCEPTING therefrom land conveyed in Warranty Deed recorded as Document No. [6428283](#) described as follows: The West 115 feet of the East 310 feet of the South 40 feet of Lot 16 and the West 115 feet of the East 310 feet of the Lot 17, all in Block 2, in Assessment Subdivision No. 38, being a Subdivision of a part of the West 1/2 of the Northwest 1/4 of Section 9, Township 6 North, Range 22 East. Said lands being in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

**Address: 2325 South Howell Avenue, Milwaukee, WI 53207**

**Tax Key No.: 499-0036-110**

## Site Plan

## Site Plan

