

**This Instrument Prepared by:**

Connie Schiraldi  
VCI Group, Inc.  
1101 N. Lake Destiny Rd.  
Suite 130  
Maitland, FL 32751

**After Recording Return to:**

Blair Littlejohn, Esquire  
School Board of Palm Beach County, Florida  
3318 Forest Hill Blvd. C-302  
West Palm Beach, Florida 33406

Site No. MI03XC158  
Site Name: Boca Raton High School

**Site Specific**

**Memorandum to Master Lease Agreement/Gift Agreement/Agreement  
Respecting Construction and Placement of Telecommunications Facilities**

This Memorandum of Agreement ("Memorandum") dated \_\_\_\_\_, 2007, evidences that a Master Lease Agreement (the "Agreement") dated July 31, 1996 (the "Effective Date"), was made and entered into between the **SCHOOL DISTRICT OF PALM BEACH COUNTY, Florida** ("Landlord") and **SPRINT SPECTRUM REALTY COMPANY, LP.**, a Delaware limited partnership, successor in interest to Sprint Spectrum, LP ("Sprint" or "Tenant").

The Agreement provides in part that Sprint has the right to enter upon certain real property owned by Landlord and located at Boca Raton High School, 1501 N.W. 15<sup>th</sup> Court, City of Boca Raton, County of Palm Beach, State of Florida, as further described in the Agreement (the "Site") for the purpose of performing investigations and tests and, upon finding the Site appropriate, to lease the Site for the purpose of installing, operating and maintaining a communications facility and other improvements. The Site is further described in Exhibit A attached hereto.

The term of Sprint's lease and tenancy under the Agreement is 5 years commencing October 28, 1996 ("Term Commencement Date"), and is subject to 2 renewal terms of 5 years each that may be exercised by Tenant.

The parties have executed this Memorandum as of the day and year first above written.

[SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Site Name: Boca Raton High School  
Site ID #: MI03XC158

Signed and delivered  
in the presence of:

ATTEST:

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, by it  
governing body,  
THE SCHOOL BOARD OF PALM BEACH COUNTY,  
FLORIDA, a corporate body politic

By: \_\_\_\_\_  
Arthur C. Johnson, Superintendent

By: \_\_\_\_\_  
William G. Graham, Chairman

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: Blair M. S. 8/23/07  
School Board Attorney

STATE OF FLORIDA                     )  
  ) SS:  
COUNTY OF PALM BEACH    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by William G. Graham, and Arthur C. Johnson, as the Chairman and Superintendent, respectively, of The School Board of Palm Beach County, Florida, a corporate body politic, freely and voluntarily on behalf of said corporate body politic. They are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
Print Name

Site Name: Boca Raton High School  
Site ID #: MI03XC158

Signed and delivered  
in the presence of:  
WITNESSES:

SPRINT SPECTRUM REALTY COMPANY, L.P., a Delaware  
limited partnership

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
David Wong  
Area Manager Site Development

STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF PALM BEACH    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David Wong, Area Manager Site Development, of Sprint Spectrum Realty Company, L.P., a Delaware limited partnership, freely and voluntarily on behalf of said limited partnership. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2007.

My Commission Expires:

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Print Name

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF LEASE PARCEL**

**LEASE SITE LEGAL DESCRIPTION:**

A PORTION OF PART 2 OF BOCA COMMUNITY HIGH SCHOOL AS SAID PART 2 IS DESCRIBED IN A SURVEY PREPARED BY BURDETTE & ASSOCIATES ON AUGUST 29, 1995, SHEETS 1 THROUGH 7 OF 7, SAID SITE ALSO BEING A PORTION OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT L BLOCK 30, COUNTRY CLUB VILLAGE SECTION 1, AS RECORDED IN PLAT BOOK 28, PAGE 204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-46 AND THE NORTHEAST CORNER OF PART 1 OF THE PREVIOUSLY DESCRIBED BOCA COMMUNITY HIGH SCHOOL; THENCE NORTH 88°46'40" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID PART 1, A DISTANCE OF 796.48 FEET, TO THE NORTHWEST CORNER OF SAID PART 1 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93220-2411, SHEETS 12 THROUGH 14 OF 17; THENCE NORTH 22°37'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 35.25 FEET; THENCE NORTH 44°04'54" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.65 FEET, TO THE SOUTHWEST CORNER OF THE PREVIOUSLY DESCRIBED PART 2 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-46; THENCE CONTINUE NORTH 44°04'54" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.66 FEET; THENCE SOUTH 88°58'55" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.89 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 01°01'05" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88°58'55" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°01'05" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°58'55" WEST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,290 SQUARE FEET OR 0.275 ACRES MORE OR LESS.

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**EXHIBIT "A" (continued)**

**LEGAL DESCRIPTION OF 20 FOOT INGRESS/EGRESS ACCESS**

**PROPOSED 20 FOOT INGRESS/EGRESS EASEMENT TO LEASE SITE:**

A 20 FOOT WIDE STRIP FOR INGRESS/ EGRESS EASEMENT PURPOSES, SAID STRIP BEING A PORTION OF PART 2 OF BOCA COMMUNITY HIGH SCHOOL AS SAID PART 2 IS DESCRIBED IN A SURVEY PREPARED BY BURDETTE & ASSOCIATES ON AUGUST 29, 1995, SHEETS 1 THROUGH 7 OF 7, SAID STRIP ALSO BEING A PORTION OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THE PROPOSED 20 FOOT WIDE STRIP LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 30, COUNTRY CLUB VILLAGE, SECTION E, AS RECORDED IN PLAT BOOK 28, PAGE 204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-46 AND THE NORTHEAST CORNER OF PART 1 OF THE PREVIOUSLY DESCRIBED BOCA COMMUNITY HIGH SCHOOL; THENCE NORTH 88°46'40" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID PART 1, A DISTANCE OF 796.48 FEET, TO THE NORTHWEST CORNER OF SAID PART 1 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 93220-2411, SHEETS 12 THROUGH 14 OF 17; THENCE NORTH 22°37'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 35.25 FEET; THENCE NORTH 44°04'54" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 91.65 FEET, TO THE SOUTHWEST CORNER OF THE PREVIOUSLY DESCRIBED PART 2 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-46; THENCE CONTINUE NORTH 44°04'54" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.66 FEET; THENCE SOUTH 88°58'55" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.89 FEET, TO THE SOUTHWEST CORNER OF THE LEASE SITE; THENCE CONTINUE SOUTH 88°58'55" EAST, ALONG THE SOUTH LINE OF SAID LEASE SITE, A DISTANCE OF 40.00 FEET, TO THE SOUTHEAST CORNER OF SAID LEASE SITE; THENCE NORTH 01°01'05" EAST, ALONG THE EAST LINE OF SAID LEASE SITE, A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE SOUTH 88°58'55" EAST, A DISTANCE OF 38.79 FEET; THENCE SOUTH 01°01'05" WEST, A DISTANCE OF 71.54 FEET, TO A POINT ON A LINE PARALLEL WITH AND 17.75 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE 75 FOOT WIDE FLORIDA POWER AND LIGHT RIGHT-OF-WAY, AS SAID RIGHT-OF-WAY IS DESCRIBED IN OFFICIAL RECORD BOOK 811, PAGE 240 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°46'40" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 809.37 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PART 2, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 15TH AVENUE AND THE POINT OF TERMINATION OF SAID CENTERLINE, SAID POINT OF TERMINATION LYING NORTH 88°50'29" WEST AT A DISTANCE OF 57.29 FEET ALONG THE EASTERLY LINE OF SAID PART 2 FROM THE SOUTHEAST CORNER OF SAID PART 2.