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NEBRASKA  
RECORDER OF DEEDS  
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BOOK 354 PAGE 480  
GLEN JESSEN 378

ATTENTION: CLERK

STATE OF Nebraska  
COUNTY OF Saunders

(Recorder's Use Above this Line)

*Glen*

## MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into this 7<sup>th</sup> day of April, 2003, by and between Alan Jessen, Glen Jessen, Gary Jessen, and Betty Jean Jessen, ("Lessor") with an address at 1762 Austin Lane, Fremont, NE 68025, and Nextel WIP Lease Corp., a Delaware corporation, dba Nextel Partners with an address at 4500 Carillon Point, Kirkland, WA 98033, Attn: Lease Administrator ("Lessee").

1. Lessor and Lessee entered into that certain Option and Ground Lease Agreement dated the 1<sup>th</sup> day of April, 2003, (the "Lease") for certain real property and easements as described in Exhibit A attached hereto (collectively, the "Premises"), which are a portion of that certain parcel of real property located in the County of Saunders, State of Nebraska, described in Exhibit B attached hereto (the "Land").
2. The Lease commenced on April 7, 2003 for an initial term of five (5) years, with options to renew for five (5) additional five (5) year terms.
3. The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed. In the event of a conflict between the terms of this Memorandum or the addition of any terms in this Memorandum which are not contained in the Lease, the Lease shall control. The terms of the Lease are incorporated herein by reference.

IN WITNESS WHEREOF, the parties have executed this Memorandum under seal as of the dates forth in the respective acknowledgments.

### LESSOR:

Alan Jessen, Glen Jessen, Gary Jessen, and Betty Jean Jessen

By: Alan Jessen  
Name: Alan Jessen

By: Glen Jessen  
Name: Glen Jessen

**LESSEE:**

**Nextel WIP Lease Corp.,  
a Delaware corporation d/b/a Nextel Partners**

By: Denise J. Swerland  
Name: Denise J. Swerland  
Title: Assistant Secretary

STATE OF NEBRASKA

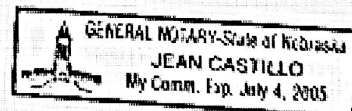
COUNTY OF Dodge

On March 28, 2003, before me, Jean Castillo, Notary Public, personally appeared Alan Jessen, Glen Jessen, Gary Jessen, and Betty Jean Jessen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are 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 persons, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jean Castillo  
Notary Public

(SEAL)



My commission expires: 7-4-05

STATE OF WASHINGTON

COUNTY OF KING

On April 7, 2003, before me, Debra L. Raffle, Notary Public, personally appeared Denise J. Swerland, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Secretary of Nextel WIP Lease Corp., d/b/a Nextel Partners, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the entity upon behalf of which she acted, executed the instrument.

WITNESS my hand and official seal.

Debra L. Raffle  
Notary Public

(SEAL)

My commission expires: 3-29-04



**EXHIBIT A**

**Description of Premises**

A \_\_\_\_\_' by \_\_\_\_\_' tract of land to be taken from the following legal description and as shown on the attached site sketch. Exact legal description to be determined by survey.



**EXHIBIT B****Description of Land**

The Southeast Quarter (SE $\frac{1}{4}$ ) of Section 25, Township 17 North, Range 7 East of the 6th P.M., Saunders County, Nebraska; excepting that part of the North Half of the Southeast Quarter of Section 25, Township 17 North, Range 7 East of the 6th P.M., Saunders County, Nebraska, described as commencing at the Northeast corner of the North Half of the Southeast Quarter of Section 25; thence N 90-00-00 W (assumed bearing) on the North line of the North Half of the Southeast Quarter, a distance of 672.96 feet to the point of beginning; thence continuing N 90-00-00 W, on the North line of the North Half of the Southeast Quarter, a distance of 704.04 feet; thence S 00-00-00 E, a distance of 309.54 feet; thence S 90-00-00 E, on a line parallel to the North line of the North Half of the Southeast Quarter, a distance of 706.04 feet; thence N 00-22-13 W, a distance of 309.55 feet to the point of beginning.