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Fee Amt: \$22.00 Page 1 of 4
Scott County Iowa
Rita A. Vargas Recorder
File **2005-00043041**

Recording requested by,
and when recorded, mail to:

Harold N. Adams, Esq.
P.O. Box 6750
306 W. Church St.
Champaign, IL 61826-6750

MEMORANDUM OF LEASE AGREEMENT

This MEMORANDUM OF LEASE AGREEMENT ("Memorandum") is made effective as of November 1, 2005, between **RCPA Development Co., L.L.C., an Iowa limited liability company**, ("Landlord") and **iPCS Wireless, Inc. a Delaware corporation** ("Tenant").

WITNESSETH THAT:

Landlord, on the terms and conditions set forth in an unrecorded document dated November 1, 2005, and entitled "Building and Roof Lease Agreement" (the "Lease"), which terms and conditions are incorporated herein by reference, has leased to Tenant an exclusive lease to certain real property, together with all easements, rights and appurtenances attached thereto, more particularly described as Exhibit "A" attached to this Memorandum (the "Property").

The initial term of the Lease begins on November 1, 2005, and ends on August 31, 2009 ("Lease Term"), unless terminated sooner or extended in accordance with the Building and Roof Lease Agreement. The Lease provides for three (3) additional five (5) year renewal terms (each, an "Extended Term"). The Lease shall automatically be extended for each Extended Term by Tenant unless Landlord receives written notice from Tenant before expiration of the Lease Term or any Extended Term indicating their intent not to extend the Lease.

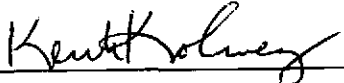
In the event of any inconsistency between this Memorandum and the Lease, the Lease shall control.

This Memorandum and the Lease shall bind and inure to the benefit of the parties and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed, or caused their duly authorized representatives to execute, this Memorandum as of the date first above written.

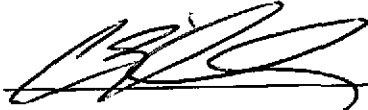
Landlord

RCPA Development Co., L.L.C
An Iowa limited liability company

By: 
Its: _____

Tenant

iPCS Wireless, Inc.,
a Delaware corporation

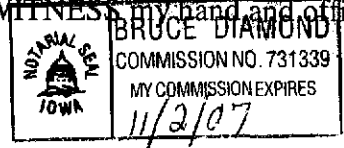
By: 
Its: _____

ACKNOWLEDGMENT

State of Iowa)
) ss.
County of Scott)

On December 1, 2005, before me, Bruce Diamond, a Notary Public for the State of Iowa, personally appeared Kent Kelvey, personally known to me or proved to me on the basis of satisfactory evidence to be Managing Member of RCPA Development Co., L.L.C., an Iowa limited liability company, and the person whose name is subscribed to the within instrument, and acknowledged to me that he or she executed the same in his or her authorized capacities, and that by his or 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.



Bruce Diamond
Notary Public

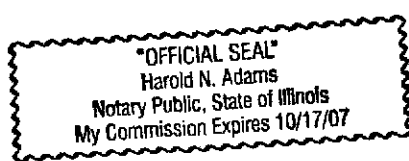
(SEAL)

ACKNOWLEDGMENT

State of Illinois)
) ss.
County of Cook)

On December 9th, 2005, before me, Harold N. Adams, a Notary Public for the State of Illinois personally appeared CRAIG KINLEY, personally known to me or proved to me on the basis of satisfactory evidence to be the Vice President of Engineering and Network Operations and the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacities, and that by his 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.



Harold N. Adams
Notary Public

(SEAL)

EXHIBIT A

Lots 1, 2 and 3 in Block 57 in LeClaire's Second Addition to the Town (now City) of Davenport, Scott County, Iowa, excepting therefrom that part conveyed by Warranty Deed dated December 30, 1981 and recorded as Document No. 253-82 in the Office of the Recorder of Scott County, Iowa.