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INSTRUMENT NUMBER  
2001- 08955

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*Sharon J. [Signature]*  
REGISTER OF DEEDS

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Proof [Signature]  
Fee \$ 35.50  
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351437

**MEMORANDUM OF THE OPTION AND SITE LEASE AGREEMENT**

THIS MEMORANDUM OF THE OPTION AND SITE LEASE AGREEMENT (this "Memorandum") is entered into as of the 15<sup>th</sup> day of March, 2001, between Chandler Storage Center, ("Lessor"), whose address is 1506 Chandler Road West, Bellevue, Nebraska 68147, and Qwest Wireless, L.L.C., a Delaware limited liability company, whose address is 1860 Lincoln Street, 14<sup>th</sup> Floor, Denver, CO 80295, and maintaining an office at 910 North 43<sup>rd</sup> Avenue, Omaha, Nebraska 68131 ("Lessee").

**Recitals**

- A. Lessor has a fee simple interest in the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").
- B. Lessor and Lessee are parties to the Option and Site Lease Agreement, dated September 21, 1999 (the "Lease").
- C. Pursuant to the Lease, Lessor leases to Lessee, and Lessee leases from Lessor, the real property described on Exhibit B attached hereto (the "Site").
- D. Further, pursuant to the provisions of the Lease, Lessor and Lessee have agreed to execute and record a memorandum of the Lease as set forth herein.
- E. Any capitalized term used in this Memorandum which is not defined in this Memorandum has the meaning set forth for such term in the Lease.

**Agreement**

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows:

- 1. Lease. Lessor leases to Lessee and Lessee leases from Lessor the Site, together with the right of ingress and egress thereto, pursuant to the terms and conditions of the Lease.
- 2. Term. The initial term of the Lease is five (5) years and commenced on August 1, 2000.
- 3. Other Provisions. The terms of this Memorandum are not intended to vary with the terms and conditions of the Lease. This Memorandum is subject to all of the terms and conditions of the Lease, and any amendments, renewals, or extensions of the Lease. In the event of any conflict between the provisions of this Memorandum and the provisions of the Lease, the Lease shall control.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum as of the date first set forth above.

**Chandler Storage Center**

By: Charles Faulk 2-19-01  
Its: Partner

**Qwest Wireless, L.L.C., a Delaware limited liability company**

By: A. J. Segale  
Name: Anthony J. Segale  
Title: Regional Executive Director - Midwest

**DRAFTED BY:**

Qwest Wireless, L.L.C.  
910 North 43<sup>rd</sup> Avenue, Second Floor  
Omaha, Nebraska 68131

**RECORD AND RETURN TO:**

Qwest Wireless, L.L.C.  
910 North 43<sup>rd</sup> Avenue, Second Floor  
Omaha, Nebraska 68131

STATE OF Nebraska )  
 ) ss.  
 COUNTY OF Douglas )

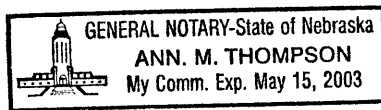
I certify that I know or have satisfactory evidence that Charles Faulk is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal of officer)

Ann M. Thompson  
 Notary Public in and for the State of Nebraska,

My commission expires: May 15, 2003.



MINNESOTA  
 STATE OF COLORADO )  
 ) ss.  
 COUNTY OF RANSLEY )

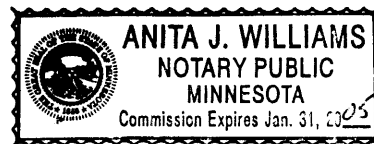
I certify that I know or have satisfactory evidence that Anthony J. Segale is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (him/her) as the Regional Executive Director - Midwest of Qwest Wireless, L.L.C. , a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

(Seal of officer)

Anita J. Williams  
 Notary Public in and for the State of Colorado,

My commission expires: Jan. 31, 2005.



**EXHIBIT A**  
**Description of Lessor's Property**

**Legal Description:**

Parcel A of Tax Lot 5B1A, 4B2 and 4A, located in the Northeast 1/ 4 of Section 15, Township 14 North, Range 13 East of the 6<sup>th</sup> Principal Meridian, Bellevue, Sarpy County, Nebraska .

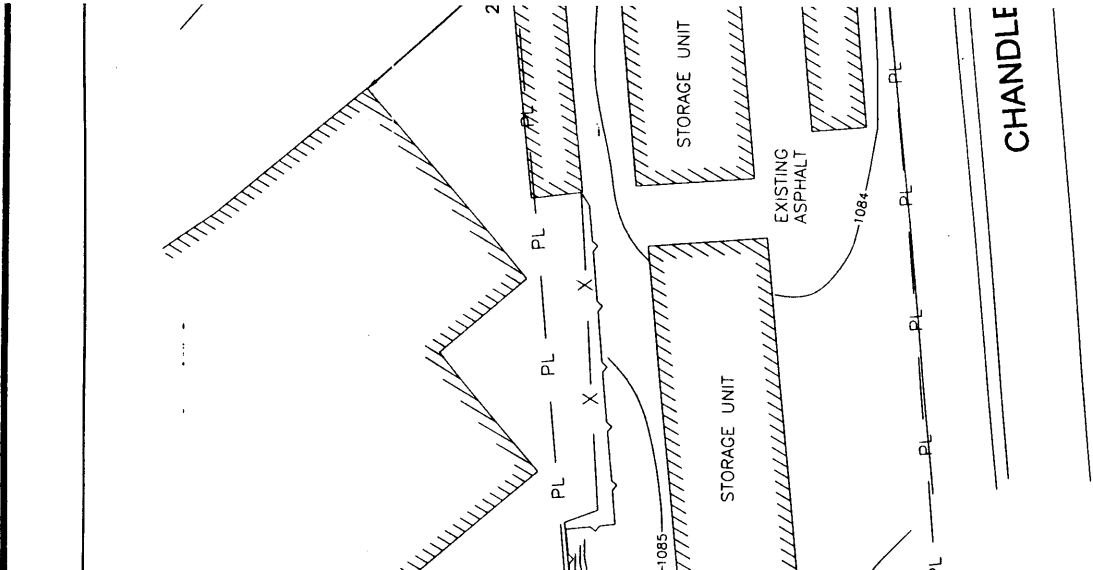
**PID (Property Identification Number):** 010973745

**Also known as:** 1506 Chandler Road West, Bellevue, Nebraska 68147

**EXHIBIT B**  
**Description of Site**

Site Plan Drawings attached as Exhibit B-1 and Exhibit B-2

SITE # OMA017A  
MEMORANDUM (Rev 8/9/00)  
01/16/01

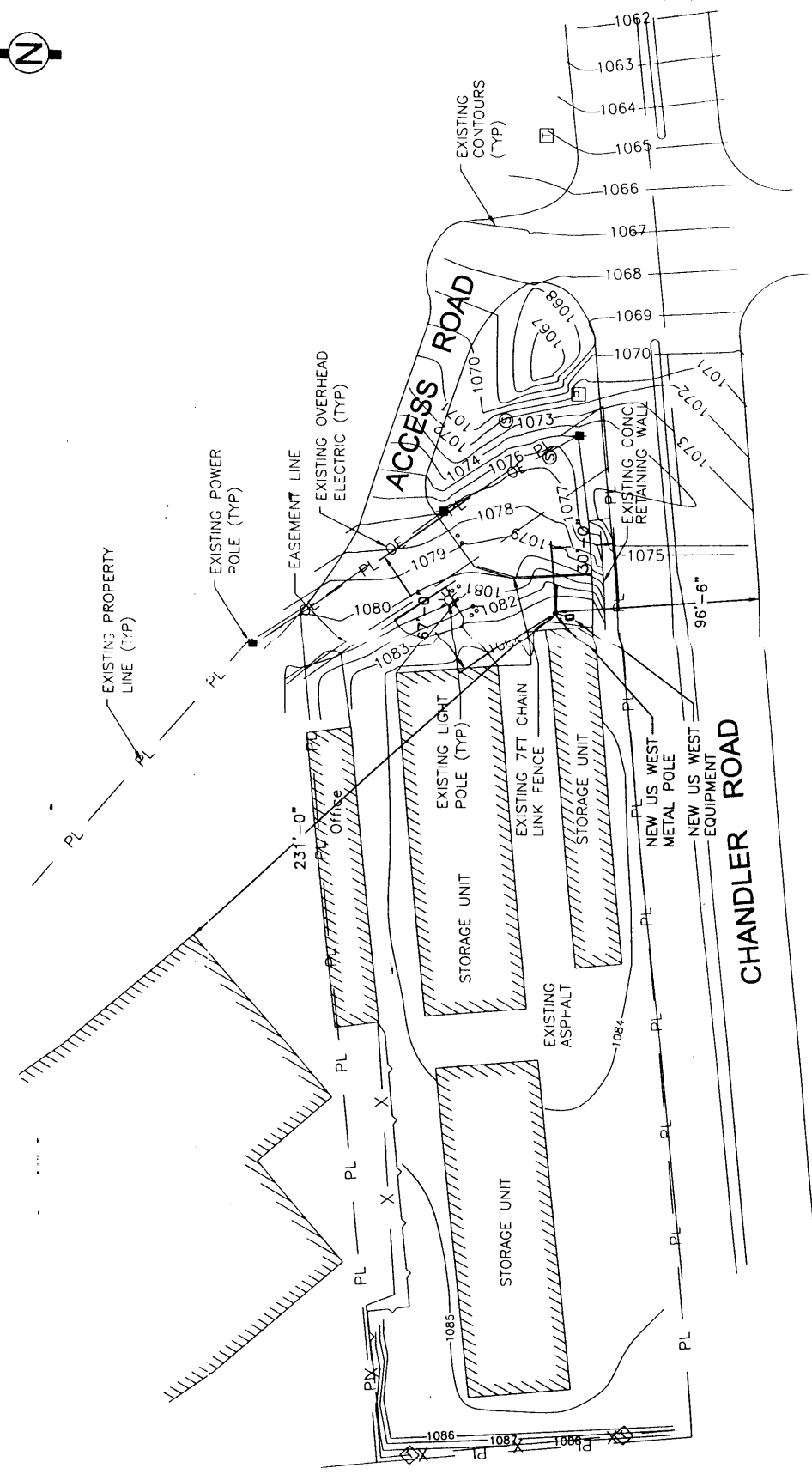


# Exhibit B-1

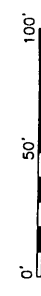
**USWEST**

DATE	REVISIONS	BY	DESCRIPTION
10/1/01	1	JD	ISSUED FOR PERMIT
10/1/01	2	JD	REVISED PER COMMENTS
10/1/01	3	JD	REVISED PER COMMENTS
10/1/01	4	JD	REVISED PER COMMENTS
10/1/01	5	JD	REVISED PER COMMENTS
10/1/01	6	JD	REVISED PER COMMENTS
10/1/01	7	JD	REVISED PER COMMENTS
10/1/01	8	JD	REVISED PER COMMENTS
10/1/01	9	JD	REVISED PER COMMENTS
10/1/01	10	JD	REVISED PER COMMENTS

SITE INFORMATION	
1506 CHANDLER ROAD BELLEVUE, WA OMA-017	
DESIGN TYPE	METAL POLE MOUNTED ANTENNAS AND OUTDOOR EQUIPMENT
SHEET TITLE	SITE PLAN
SHEET NUMBER	7-3
REV	2



AREA OF PROPERTY:  
APPROX. 66,650 SQ FT



SITE PLAN

2001-08955 F

Exhibit B-2

USWEST

NO.	DATE	REVISIONS	BY	REVISIONS
1		ISSUED FOR PERMITS	SP	
2		REVISIONS	SP	
3		REVISIONS	SP	
4		REVISIONS	SP	
5		REVISIONS	SP	
6		REVISIONS	SP	
7		REVISIONS	SP	
8		REVISIONS	SP	
9		REVISIONS	SP	
10		REVISIONS	SP	

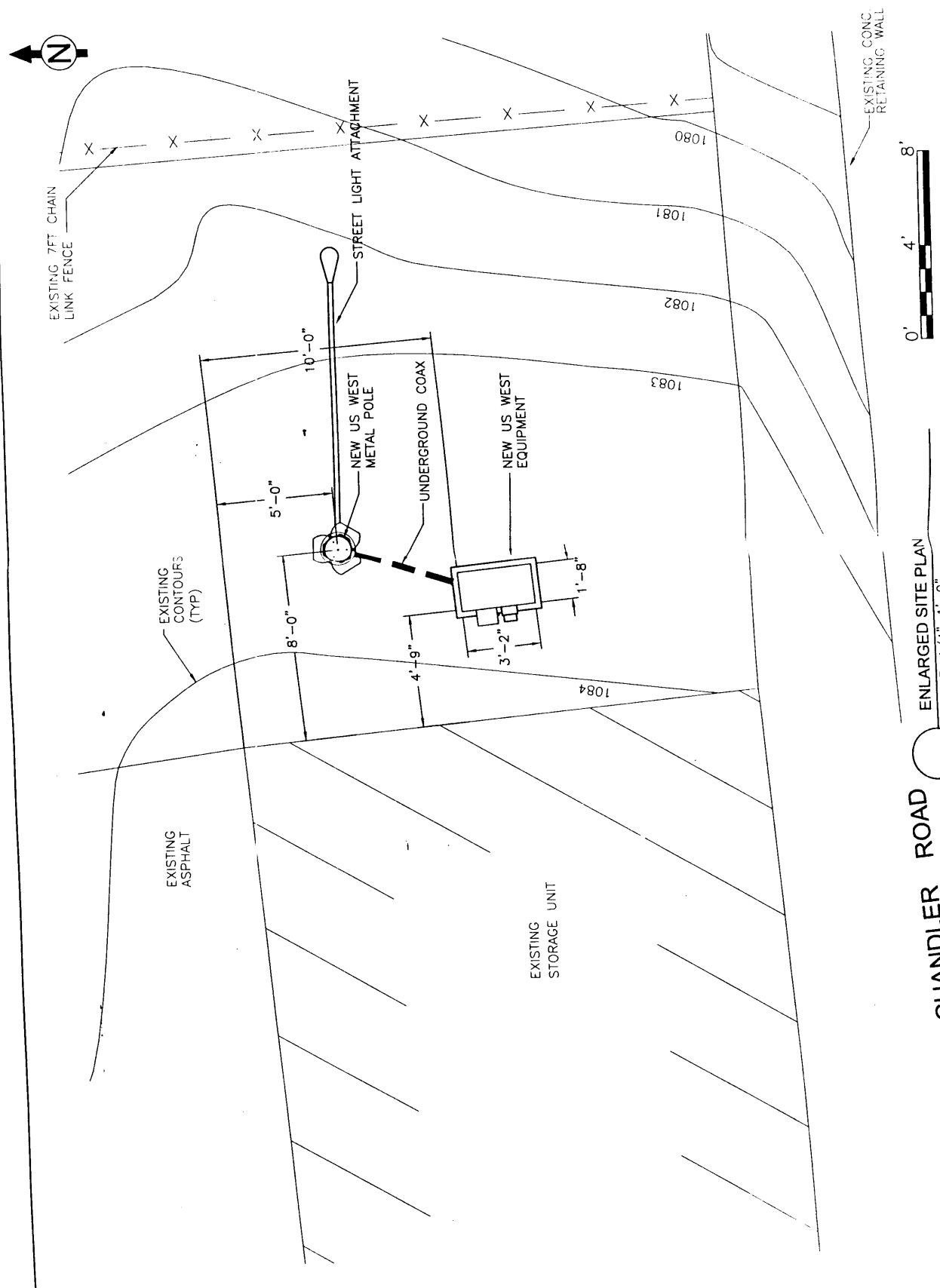
SITE INFORMATION  
1508 CHANDLER ROAD  
BELLEVUE, NE  
OMA-017

DESIGN TYPE  
METAL POLE MOUNTED  
ANTENNAS AND OUTDOOR  
EQUIPMENT

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
Z-4  
REV  
2

PLAT DATE: JUNE 22, 2000



CHANDLER ROAD  
ENLARGED SITE PLAN  
SCALE: 1/4"=1'-0"