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GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

THIS INSTRUMENT DRAFTED BY,  
FILED FOR RECORD AT REQUEST OF  
AND WHEN RECORDED RETURN TO:  
U S WEST NewVector Group, Inc.  
Attn: Real Estate  
2510 Mendelssohn Avenue North  
Golden Valley, MN 55427

03674 MB  
FEE 20.50 R 1-14-10 FB 01-60000  
DEL C/O COMP  
LEASER SCANNED FV

ORIGINAL

MEMORANDUM OF OPTION AND LEASE AGREEMENT

This Memorandum dated this 13<sup>th</sup> day of MARCH, 1996, by and between Jerald L. Rohwer and Alan J. Rohwer, 20929 F Street, Omaha, Nebraska 68022 (hereinafter "Lessor") and Omaha Cellular Telephone Company, c/o U S WEST NewVector Group, Inc., 3350 161st Avenue S.E., P.O. Box 91211, Bellevue, Washington 98009-9211 (hereinafter "Lessee"), is a record of that Option and Lease Agreement (hereinafter "Agreement") between Lessor and Lessee dated MARCH 13, 1996, which Agreement includes in part the following terms:

INITIAL  
AJR  
FIFTEEN  
AJR

- Leased Premises. The Agreement pertains to real property which is described in Exhibit "A" (hereinafter "Property"), which is attached hereto and incorporated herein by this reference.
- Term of Agreement and Options to Extend. The ~~initial~~ term of the Agreement is for a ~~five~~-year <sup>15</sup> period commencing on the date the Option is exercised by Lessee. ~~Lessee has options to extend the Agreement term for four (4) consecutive five year (5) periods.~~

INITIAL  
AD

3. Successors and Assigns. The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

4. Ratification of Lease. The parties by this Memorandum intend to record a reference to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

**LESSOR:**

By: Gerald L. Rohwer  
Gerald L. Rohwer

By: Alan J. Rohwer  
Alan J. Rohwer

**LESSEE: Omaha Cellular Telephone Company**

By: U S WEST NewVector Group, Inc., as Managing General Partner

By: A. D. C.

Manager Cell Site Properties

Its: \_\_\_\_\_

MOL002

9-1-93

ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 5 day of March, 1996, by Jerald L. Rohwer and by Alan J. Rohwer.

GIVEN under my hand and official seal this 5 day of March, 1996.

Stan Beckwith  
Notary Public in and for the State of Nebraska  
residing at Omaha  
My appointment expires: Nov. 14, 1997



ACKNOWLEDGMENT

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

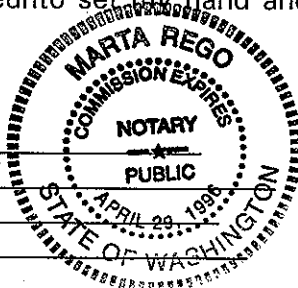
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 1996 by Anne Dolbin

as Mgr. Cell Site Properties of U S WEST NewVector Group, Inc., as managing general partner of Omaha Cellular Telephone Company, on behalf of the partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public in and for the State of WA  
residing at King Co.  
My appointment expires: 4/29/96



OMANORTHGRETNA

**EXHIBIT A**

Property Description:

*NE NW*

Parcel A: The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 14, Range 10 East of the 6th P.M., Douglas County, Nebraska.

Parcel B: The East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 14 Range 10, East of the 6th P.M., Douglas County, Nebraska.

Premises Description:

