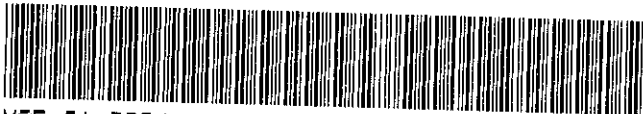




MISC 2004040166



MAR 31 2004 07:52 P 6

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
3/31/2004 7:52:04 AM



2004040166

Memorandum of Agreement

Sprint Site #: OM60XC455

Sprint Site Name: Govig Grading

This Memorandum of Agreement ("Memorandum") dated February 20, 2004 evidences that a lease was made and entered into by a written Site Agreement (the "Agreement") dated January 21, 2004, between Eugene A. Govig and Robin D. Govig ("Owner"), who has a mailing address of 6622 Country Squire Lane, Omaha, NE 68152 and Sprint Spectrum L.P., a Delaware limited partnership ("Sprint PCS"), who has a mailing address of Sprint National Lease Management, 6391 Sprint Parkway, Mailstop KSOPHT0101-Z2650, Overland Park, Kansas 66251-2650, with a copy to: Sprint Law Department, 6391 Sprint Parkway, Mailstop KSOPHT0101-Z2020, Overland Park, Kansas 66251-2020, Attn.: Sprint PCS Real Estate Attorney.

The Agreement provides in part that Owner leases to Sprint PCS certain real property owned by Owner and located at 4383 Iazard Road, City of Omaha, County of Douglas, State of Nebraska, together with non-exclusive easements for reasonable access thereto, for placement of an underground grounding system, and for access to the appropriate source of electric and telephone facilities (the "Site"). The Site is described as:

All of Lots 9, 10 and 11, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N1/2) of the vacated alley adjacent thereto on the South;

And,

That part of Lots 12, 13 and 14, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, lying Westerly of the Westerly line of the abandoned Missouri Pacific Railroad right-of-way, together with the South Half (S1/2) of the vacated alley adjacent thereto on the North, EXCEPT the South 13.00 feet of said Lot 12 taken for Cuming Street right-of-way;

And,

That part of the abandoned Missouri Pacific Railroad right-of-way lying within Lots 6, 7, 8, 12, 13, 14 and 15, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska

The Site is further described in Exhibit A attached hereto. The term of the Agreement is 5 years commencing on January 21, 2004 which term is subject to 4 additional 5-year extensions that may be exercised by Sprint PCS.

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

Owner Initials: AK EG
Sprint PCS Initials: [Signature]

Ⓟ min 35.00 10-40580
FB _____
C/O _____ COMP B
SCAN _____ FV _____
6/10
✓ 370455-3572 ✓

OWNER

Eugene A. Govig

By: _____



Name: _____

EUGENE A GOVIG

Title: _____

OWNER

Address: _____

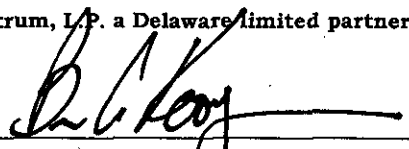
6622 Country Squire Ln
Omaha Nebr 68152

See Exhibit B1 for continuation of Owner signatures

SPRINT PCS

Sprint Spectrum, L.P. a Delaware limited partnership

By: _____



Name: _____

Brian C. Kooyman
Manager, Outsourcing

Title: _____

Address: _____

15500 W. 113th St.
Lenexa, KS 66219

Date: _____

1/21/04

Exhibit B-1

**ADDENDUM TO
Memorandum of Agreement
Continuation of Owner Signatures**

By: Robin D. Govig

Name: Robin D Govig

Title: Robin D Govig

Address: 6622 Country Sawire Ln
Omaha Neb 68152

Date: 2-20-04

By: _____

Name: _____

Title: _____

Address: _____

Date: _____

By: _____

Name: _____

Title: _____

Address: _____

Date: _____

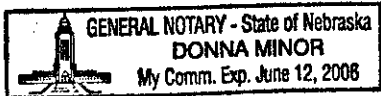
OWNER NOTARY BLOCK:

STATE OF Nebraska

COUNTY OF Douglas

The foregoing instrument was (choose one) attested or acknowledged before me this 20th day of February, 2004, by (choose one) Eugene & Robin Corio as an individual, _____, as _____ of _____, a _____ corporation, on behalf of the corporation, or _____, partner or agent on behalf of _____, a _____ partnership.

(AFFIX NOTARIAL SEAL)



My commission expires: 6-12-06

Donna Minor
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC STATE OF Nebraska

Donna Minor
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)
COMMISSION NUMBER:

STATE OF

COUNTY OF

The foregoing instrument was (choose one) attested or acknowledged before me this _____ day of _____, 20____, by (choose one) _____ as an individual, _____, as _____ of _____, a _____ corporation, on behalf of the corporation, or _____, partner or agent on behalf of _____, a _____ partnership.

(AFFIX NOTARIAL SEAL)

(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC STATE OF

My commission expires:

(PRINTED, TYPED OR STAMPED NAME OF NOTARY)
COMMISSION NUMBER:

BO

SPRINT PCS NOTARY BLOCK:

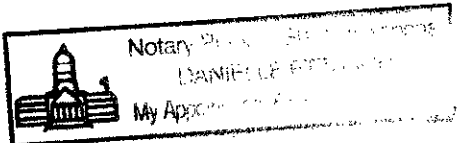
STATE OF Kansas

COUNTY OF Johnson

The foregoing instrument was acknowledged before me this 21st day of January, 2004, by Brian C. Kooyman **Manager, Outsourcing**, as _____ of Sprint Spectrum L.P., a Delaware limited partnership, who executed the foregoing instrument on behalf of the partnership.

Danielle Etzbach
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC STATE OF _____

(AFFIX NOTARIAL SEAL)



My commission expires:



(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of Sprint Spectrum L.P., a Delaware limited partnership, who executed the foregoing instrument on behalf of the partnership.

(AFFIX NOTARIAL SEAL)

(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC STATE OF _____

My commission expires:

(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

BD AL. RG.

EXHIBIT A
To Memorandum of Agreement

Site Description

Site located at 4383 IZARD Road, situated in the City of Omaha, County of Douglas, State of Nebraska commonly described as follows:

Insert Legal Description:

All of Lots 9, 10 and 11, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (1/2) of the vacated alley adjacent thereto on the South;

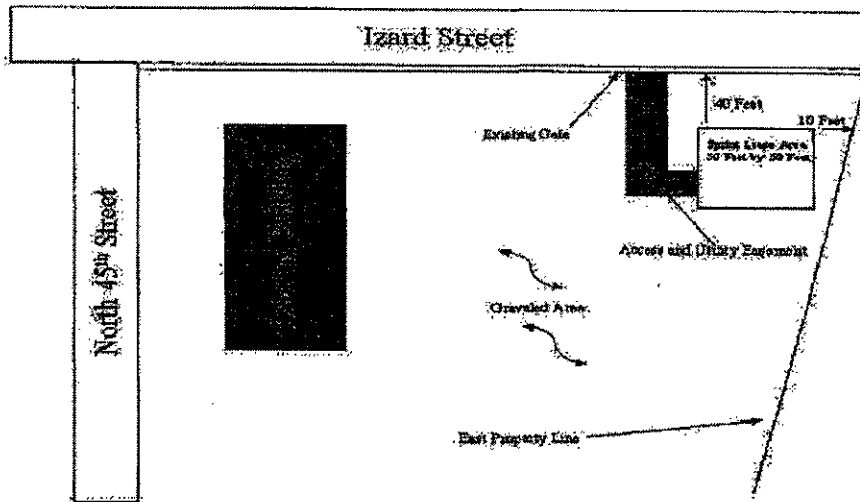
And,

That part of Lots 12, 13, and 14, in Block 4, in WALNUT HILL, an addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, lying Westerly of the Westerly line of the abandoned Missouri Pacific Railroad Right-of-Way, together with the South Half (S1/2) of the vacated alley adjacent thereto on the North, EXCEPT the South 13.00 feet of said Lot 12 taken for Cuming Street right-of-way;

And,

That part of the abandoned Missouri Pacific right-of-way lying within Lots 6,7,8,12,13,14 and 15, in Block 4, in WALNUT HILL, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

Insert Site Plan:



Owner Initials: AB RG
Sprint PCS Initials: BIO