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RECORDED  
SIOUX COUNTY IOWA

2007 APR 2 AM 10:59

FILE 2007 CARD 1495

Anita K. Van Bruggen  
A. VAN BRUGGEN RECORDER

Prepared by and Return to:  
U.S. Cellular®  
8410 W. Bryn Mawr Ave.  
Chicago, IL 60631  
Attention: Real Estate

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**MEMORANDUM OF LEASE**

THIS MEMORANDUM OF LEASE is made and entered into as of the 9<sup>th</sup> day of June, 2006, by and between Philip G. Kooima and John C. Kooima, whose address is 2620 and 2634 310<sup>th</sup> Street, Rock Valley, IA 50421, hereinafter referred to as "Lessor", and USCOC of Iowa RSA #16, Inc, a Delaware corporation, whose address is Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois, 60631, hereinafter referred to as "Lessee."

**WITNESSETH:**

**WHEREAS**, by the terms of a certain Ground Lease entered into on the 16th day of April, 2002 (the "Lease"), the Lessor leased to the Lessee certain property, being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises"); and

**WHEREAS**, the Lessor and the Lessee desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Sioux County, State of Iowa.

**NOW THEREFORE**, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lessor does hereby lease the Premises to the Lessee upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

(1) On the 16<sup>th</sup> day of April, 2002, the Lessor and Lessee entered into the Lease of the Premises.

(2) The term of the Lease is for a period of five (5) years and thirty-one (31) days commencing on the 1<sup>st</sup> day of May, 2002, and terminating on the 31st day of May, 2007.

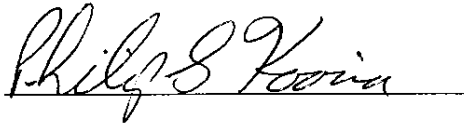
(3) The amounts of rental due and the terms, conditions and rights and remedies of the parties hereto are specifically set forth in the Lease.

(4) The Lease contains three (3) renewal options to extend the lease for up to three (3) additional five (5) year terms which may be exercised upon the terms and conditions more particularly set forth in the Lease.

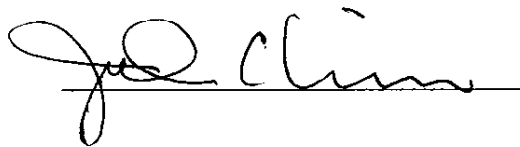
**IN WITNESS WHEREOF**, the Lessor and Lessee hereto have caused this Memorandum of Lease to be executed by their duly authorized officers as of the day and year first above written.

LANDLORD:

Philip G. Kooima

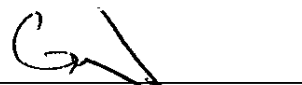


John C. Kooima



TENANT:

USCOC of Iowa RSA #16, Inc.

By: 

Printed: GEORGE IRUNG

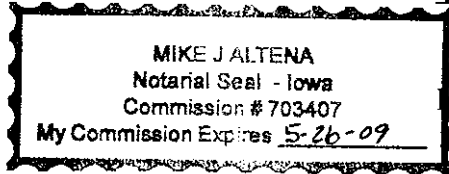
Title: Vice President

STATE OF IOWA )  
 )  
COUNTY OF Sioux )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Philip G. Kooima (and) John C. Kooima, known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing Ground Lease, appeared before me this day in person and (severally) acknowledged that (he) (she) (they) signed the said Lease as (his) (her) (their) free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 31<sup>st</sup> day of MAY, 2006.

Mike J. Altena  
Notary Public



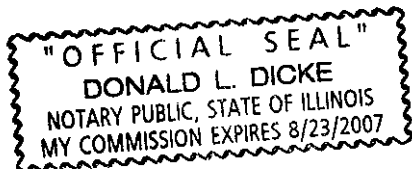
My commission expires 5-26-09

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that GEORGE IRVING, Vice President, known to me to be the same person whose name is subscribed to the foregoing Memorandum of Ground Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act on behalf of the named Lessee limited partnership, for the uses and purposes therein stated.

Given under my hand and seal this 9<sup>th</sup> day of June, 2006

Donald L. Dicke  
Notary Public



My commission expires 8/23/07

**EXHIBIT "A"**  
**Description of Premises**

Property Address: 2648 310<sup>th</sup> Street, Rock Valley, IA 50421

**Legal Description**

A Part of the Southwest ¼ of Section 22, Township 97 North, Range 46 West of the 5<sup>th</sup> P.M., Sioux County, Iowa and described as follows:

Commencing at the South ¼ corner of said Section 22; Thence North 0° 45' 07" West along the East line of said Southwest 1/4, 1220.89 feet; Thence South 89° 49' 36" West, 5.00 feet to the point of beginning; Thence South 89° 49' 36" West, 100.00 feet; Thence North 0° 45' 07" West, 100.00 feet; Thence North 89° 49' 36" East, 100 feet; Thence South 0° 45' 07" East 100.00 feet to the point of beginning and containing 0.23 acres (9,999.49 S.F.).

Property subject to any and all easements of record.

**Access and Utility Easement**

A part of the Southwest ¼ of Section 22, Township 97 North, Range 46 West of the 5<sup>th</sup> P.M., Sioux County, Iowa and being 15.00 feet on each side of the following described centerline:

Commencing at the South ¼ corner of said Section 22; Thence South 89° 46' 00" West along the South line of said Southwest ¼, 15.00 feet; Thence North 0° 45' 07" West, 56.47 feet to the point of beginning; Thence continuing North 0° 45' 07" West, 1164.44 feet to the point of terminus, said Easement contains 0.80 acres (34,932 S.F.), utilities to be located in the Easterly 10.00 feet thereof.

SITE PLAN FOLLOWS ON NEXT PAGE.

