

\$26.50

BLOCK

*Dan Galte*

REGISTER OF DEEDS

2002 FEB -1 A 9:55

WABASTON COUNTY, NE

INST NO 2002

007761

CODE
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ENTERED
EDITED

EXHIBIT D

MEMORANDUM OF LEASE AND OPTION

JNP INVESTMENTS, LLC

*[Handwritten signatures]*

To the Site Lease with Option dated \_\_\_\_\_, 2001, between \_\_\_\_\_ as Lessor, and Cricket ~~Nebraska~~ Property Company, a Delaware corporation, as Lessee.

002

After recording, please return to:  
Cricket Regional Property Manager

Memorandum of Lease and Option  
Between JNP INVESTMENTS, LLC ("Lessor")  
and Cricket Nebraska Property Company, a Delaware corporation ("Lessee")

A Site Lease with Option ("Lease") by and between JNP INVESTMENTS, LLC ("Lessor") and Cricket Nebraska Property Company, a Delaware corporation ("Lessor") was made regarding a portion of the following property:

See Attached Exhibit "A" incorporated herein for all purposes

The Option is for a term of SIX (6) ~~twelve (12)~~ month after date of Lease, with up to one additional SIX (6) ~~twelve (12)~~ month renewal ("Optional Period").

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date") and shall terminate at midnight on the last day of the month in which the fifth anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five (5) additional five-year terms.

IN WITNESS WHEREOF, the parties hereto have executed this memorandum effective as of the date of the last party to sign.

LESSOR:

By:   
Printed Name: Paul M. Heiman  
Its: \_\_\_\_\_

LESSEE: Cricket Nebraska Property Company,  
a Delaware Corporation

By:   
Printed Name: Billy J. Leonard  
Its: Regional Network Director

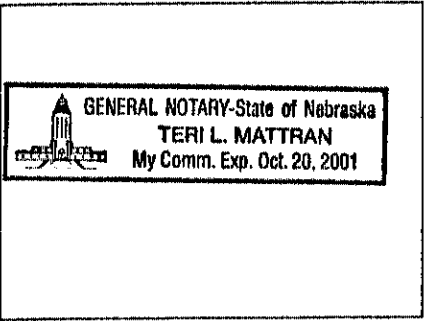
STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

This instrument was acknowledged before me on 20 Sept 2001 by  
Jim Young And Paul M. Heiman

Dated: 9-28-01

Teri L. Mattan

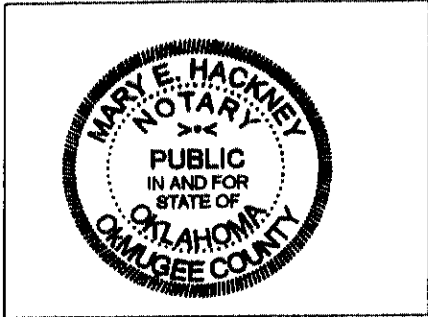
Notary Public  
Print Name TERI L. MATTAN  
My commission expires 10-20-01



STATE OF Oklahoma )  
 ) ss.  
COUNTY OF Oklmulgee )

I certify that I know or have satisfactory evidence that <sup>Bill G.S.</sup> ~~Lyons~~ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Regional Network Director of Cricket ~~Net~~ Property Company, a Delaware corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-1-01



Mary E. Hackney  
Notary Public  
Print Name Mary E. Hackney  
My commission expires 8-27-2004

**EXHIBIT A**  
**Legal Description**

The Property is legally described as follows:

Lots Seven (7), Eight (8) and Nine (9), Block Seven (7), Ackerman's Addition to Havelock, Lincoln, Lancaster County, Nebraska.