



04072917

INST. NO 2004

2004 NOV -8 P 1:35 72917

LANCASTER COUNTY, NE

20.50
BLOCK NO
CODE
SEMOND
CHECKED
#101
long

After recording, please return to:

Cricket Communications, Inc.
10307 Pacific Center Court
San Diego, CA 92121
Attn: Legal Department
Real Estate Counsel

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: [Signature]
Printed Name: Jim Young Paul N. Hermon
Its: _____

LESSEE: Cricket Nebraska Property Company,
a Delaware Corporation

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

Gray Cary
4365 Executive Dr.
Suite 1000
San Diego CA 92121-
2133

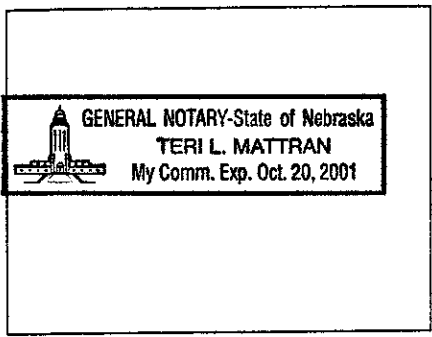
STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

This instrument was acknowledged before me on 9-28-01 by Jim Young And Paul M. Heiman.

Dated: 9-28-01

Teri L. Mattian

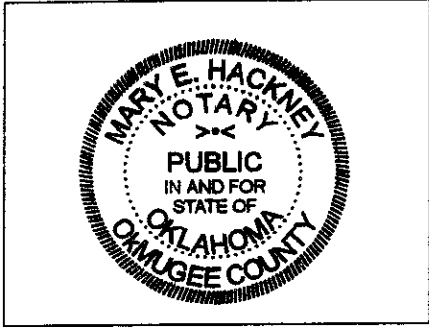
Notary Public
Print Name Teri L. Mattian
My commission expires 10-20-01



STATE OF Oklahoma)
) ss.
COUNTY OF Oklmugee)

I certify that I know or have satisfactory evidence that ^{Billy S.} Leon 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 ^{Nebraska} 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

A TRACT OF LAND LOCATED IN LOT 2, SIMOND'S SUBDIVISION, TO BE RECORDED, ALL OF WHICH BEING LOCATED IN ACKERMAN'S ADDITION TO HAVELOCK, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OLD LOT 7, BLOCK 7, OF SAID ACKERMAN'S ADDITION TO HAVELOCK; THENCE SOUTH $87^{\circ}46'44''$ WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 168.07 FEET; THENCE NORTH $00^{\circ}48'33''$ EAST LEAVING SAID SOUTH LINE A DISTANCE OF 16.04 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING NORTH $00^{\circ}48'33''$ EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH $89^{\circ}11'27''$ EAST A DISTANCE OF 53.00 FEET; THENCE SOUTH $00^{\circ}48'33''$ WEST A DISTANCE OF 30.00 FEET; THENCE NORTH $89^{\circ}11'27''$ WEST A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1,590 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.
END OF DESCRIPTION.

OTHERWISE KNOWN AS 6710 SEWARD STREET, LINCOLN, NE