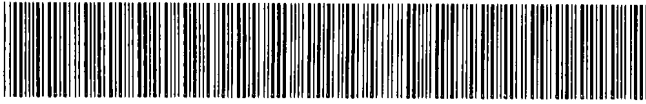




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 Register of Deeds, Douglas County, NE
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2013111318

MEMORANDUM OF LEASE

Prepared by and Return to:

Cheri Edwards
 SBA Network Services, Inc.
 12431 Cambridge Circle
 Leawood, KS 66209

Re: Cell Site #OMAHNEU1425; Cell Site Name: 108th & Q Harrison
 Fixed Asset #10132131
 State: Nebraska
 County: Douglas

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this 9th day of September, 2013, by and between CCJJ, LLC, a Nebraska limited liability company, having a mailing address of 5921 S. 118th Circle, Omaha, NE 68137 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Dr. NE, Suite 13-F West Tower, Atlanta, GA. 30324 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Option and Lease Agreement ("**Agreement**") on the 9th day of September, 2013, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of its option, with four (4) successive five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement

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shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

CCJJ, LLC,
a Nebraska limited liability company

By: *Philip*
Print Name: Philip Mentzer
Its: Partner
Date: 8/7/13

By: *TMP*
Print Name: Todd Lemke
Its: Partner
Date: 8/7/13

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

By: *Constant Hall*
Print Name: Constant Hall
Its: Real Estate & Construction Manager
Date: 9/9/13

TENANT ACKNOWLEDGMENT

STATE OF Minnesota)
COUNTY OF Ramsey) ss:

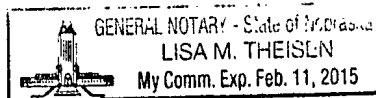
On the 9 day of September, 2013 before me personally appeared Cristiane Hall, and acknowledged under oath that he/she is the Rec Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.



Kathy Leners
Notary Public: _____
My Commission Expires: _____

LANDLORD ACKNOWLEDGMENT

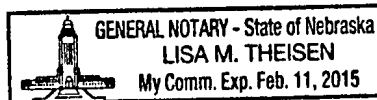
STATE OF NE)
COUNTY OF Douglas) ss:



On the 7th day of August, 2013 before me, personally appeared Philip Mentzer, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of Landlord for the purposes therein contained.

Lisa M. Theisen
Notary Public: Lisa M. Theisen
My Commission Expires: 2/11/15

STATE OF NE)
COUNTY OF Douglas) ss:



On the 7th day of August, 2013 before me, personally appeared Todd Lemke, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of Landlord for the purposes therein contained.

Lisa M. Theisen
Notary Public: Lisa M. Theisen
My Commission Expires: 2/11/15

EXHIBIT 1

DESCRIPTION OF PREMISES

Page ____ of ____

to the Memorandum of Lease dated September 9, 2013 by and between CCJJ, LLC, a Nebraska limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows: The Property is legally described as follows: Lot 1, I-80 Business Park Replat Eight, being a replat of Lot 1, I-80 Business Park Replat Three, a subdivision located in part of the West ½ of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska OPPD and USWC Easements along lot lines as shown or noted in Plat Dedication of Plat as recorded in Book #2131, Page #339.

The Premises are described and/or depicted as follows:

That part of said Lot 1, I-80 Business Park Replat Eight, City of Omaha, Douglas County, Nebraska more particularly described as follows:

Commencing at the Southwest Corner of said Lot 1; Thence North 01° 03' 33" East a distance of 133.22 feet along the south line of said Lot 1; Thence North 01° 04' 22" East a distance of 6.00 feet to the Point of Beginning; Thence continuing North 01° 04' 22" a distance of 45.00 feet; Thence south 88° 55' 38" East a distance of 31.02 feet; Thence South 26° 58' 46" East a distance of 50.99 feet; Thence North 88° West a distance of 55.00 feet to the Point of Beginning.

Said parcel contains 1,935 square feet, more or less.

Access and Utility Easement:

A 20.00 foot wide strip of land for access and utility purposes lying 10 feet on each side of the following described centerline in Lot 18, I-80 Business Park, City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of said Lot 1: Thence North 01° 03' 33" East a distance of 16.00 feet along the west line of said Lot 1, to the Point of Beginning; Thence South 88° 55' 38" East a distance of 133.23 feet to the Point of Terminus.

The sidelines of said strip are to be shortened or lengthened to terminate at the West boundary of said Lease Area.

Said parcel contains 2131 square feet, more or less.

See Drawings Attached

CERTIFICATE OF SURVEY
 TO BE HAD WITH LOT
 140 BUSINESS PARK AT RIGHT
 CITY OF OMAHA
 DODGE COUNTY, NEBRASKA



4400 MARKET POINTE DR.
 BLOOMINGTON, MN 55435

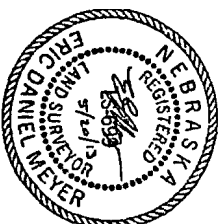
PARENT PARCEL DESCRIPTION:
 Lot 1, 140 Business Park, being a portion of the City of Omaha, Dodge County, Nebraska
 Lot 14, 140 Business Park, a subdivision in the City of Omaha, Dodge County, Nebraska.

ACCESS AND UTILITY EASEMENT (P.O.B. #1):

A 20.00 foot wide strip of land for access and utility easements along the boundary described in Lot 14, 140 Business Park, City of Omaha, Dodge County, Nebraska, more particularly described as follows:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE N 01° 07' 00" E A DISTANCE OF 15.00 FEET ALONG THE WEST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING;
 THENCE S 89° 07' 00" E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.
 The address of said strip is to be ascertained or improved to be suitable at the time of recording of said survey.

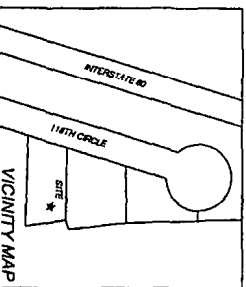
LEASE AREA DESCRIPTION (P.O.B. #2):

That part of said Lot 1, 140 Business Park, being a portion of the City of Omaha, Dodge County, Nebraska, more particularly described as follows:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE N 01° 07' 00" E A DISTANCE OF 15.00 FEET ALONG THE WEST LINE OF SAID LOT 1;
 THENCE S 89° 07' 00" E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;
 THENCE S 89° 07' 00" E A DISTANCE OF 15.00 FEET;
 THENCE S 89° 07' 00" E A DISTANCE OF 15.00 FEET;
 THENCE S 89° 07' 00" E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.
 Said parcel contains 1.525 square feet, more or less.



CENTER OF TOWER:

Lot 14, 140 Business Park
 Lot 14, 140 Business Park, NE 01° 07' 00" E

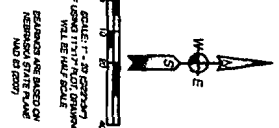


LEGEND:

- 1 MONUMENT SET
- 2 1/2" REBAR CORNER/END MARK
- 3 MONUMENT FOUND
- 4 STORM SEWER MANHOLE
- 5 LOT POLE
- 6 POWER POLE
- 7 EXISTING EASEMENT
- 8 PROPOSED EASEMENT LINE
- 9 EXISTING PROPERTY LINE
- 10 UNDERGROUND POWERLINE
- 11 UNDERGROUND DRAINAGE LINE
- 12 STORM SEWER LINE
- 13 CONCRETE CURB AND GUTTER
- 14 EXISTING EASEMENT CORNER
- 15 CONCRETE SURFACE

GENERAL NOTES:

1. The property address is 5933 S. 118th Street, Omaha, Nebraska 68137.
2. The parcel description is as shown on the plat.
3. The plat is a true and correct copy of the original survey as shown on the plat.
4. For purposes of this survey, the plat is a true and correct copy of the original survey as shown on the plat.
5. The plat is a true and correct copy of the original survey as shown on the plat.
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15. The plat is a true and correct copy of the original survey as shown on the plat.



1/4" = 10' SCALE
 1/8" = 20' SCALE
 1/16" = 40' SCALE
 1/32" = 80' SCALE
 1/64" = 160' SCALE
 1/128" = 320' SCALE
 1/256" = 640' SCALE
 1/512" = 1280' SCALE
 1/1024" = 2560' SCALE
 1/2048" = 5120' SCALE
 1/4096" = 10240' SCALE
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