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GEORGE J. BUGLEWICZ
REGISTERED DEEDS
DOUGLAS COUNTY, NE

Version 2.0

EXHIBIT B

12-18-95

Site Name Zorinsky

PCS Site Agreement

Site I. D. #041

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated April 18 1996, between Frank R. Krejci ("Owner") and MajorCo, L.P., a Delaware limited partnership ("MLP"), d/b/a Sprint Spreturm, L.P., the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner leases to MLP a certain site ("Site") located at 15325 Industrial Road, City of Omaha, County of Douglas, State of Nebraska, within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on April 18, 1996 which term is subject to four (4) additional five (5) year extension periods by MLP.

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

"OWNER"

"MLP"

By: Frank R. Krejci
Name: Frank R. Krejci
Title: Owner

MajorCo, L.P. a Delaware limited partnership
By: Paul M. Jablonski
Name: Paul M. Jablonski
Title: Director

See Exhibit B1 for continuation of Owner signatures

Address: 3202 N. 216 PLAZA
Elkhorn, NE 68022

Address: 5078 So 111th St
Omaha, NE 68137

Owner Initials FRK

PLEASE RETURN RECORDED DOCUMENT TO:
Sprint Spectrum (Property Department)
5078 South 111th Street
Omaha, NE 68137-2338
(402)597-5660

MLP Initials vy H
13182 FEE 15.50 R FB 66-07360
DEL C/O COMPL
LEGAL PG SCM EV

Attach Exhibit A - Site Description

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 7th day of NOVEMBER 1996 by

FRANK R. KREJCI

(AFFIX NOTARIAL SEAL)



Debra A. Jaworski
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC - STATE OF NEBRASKA

My commission expires:

DEBRA A. JAWORSKI
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

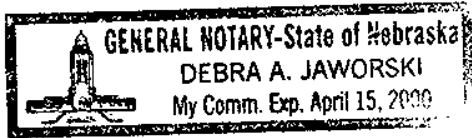
NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF: Nebraska

COUNTY OF: Douglas

The foregoing instrument was acknowledged before me this 23rd day of May, 1996 by Paul M. Jablonski, Director of the Omaha Major Trade Area on behalf of Sprint Spectrum L.P. a limited Partnership.

(AFFIX NOTARIAL SEAL)



My commission expires:

Debra A. Jaworski
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC - STATE OF NEBRASKA

Debra A. Jaworski
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

EXHIBIT A*

12-18-95

Site Name Zorinsky

Site Description

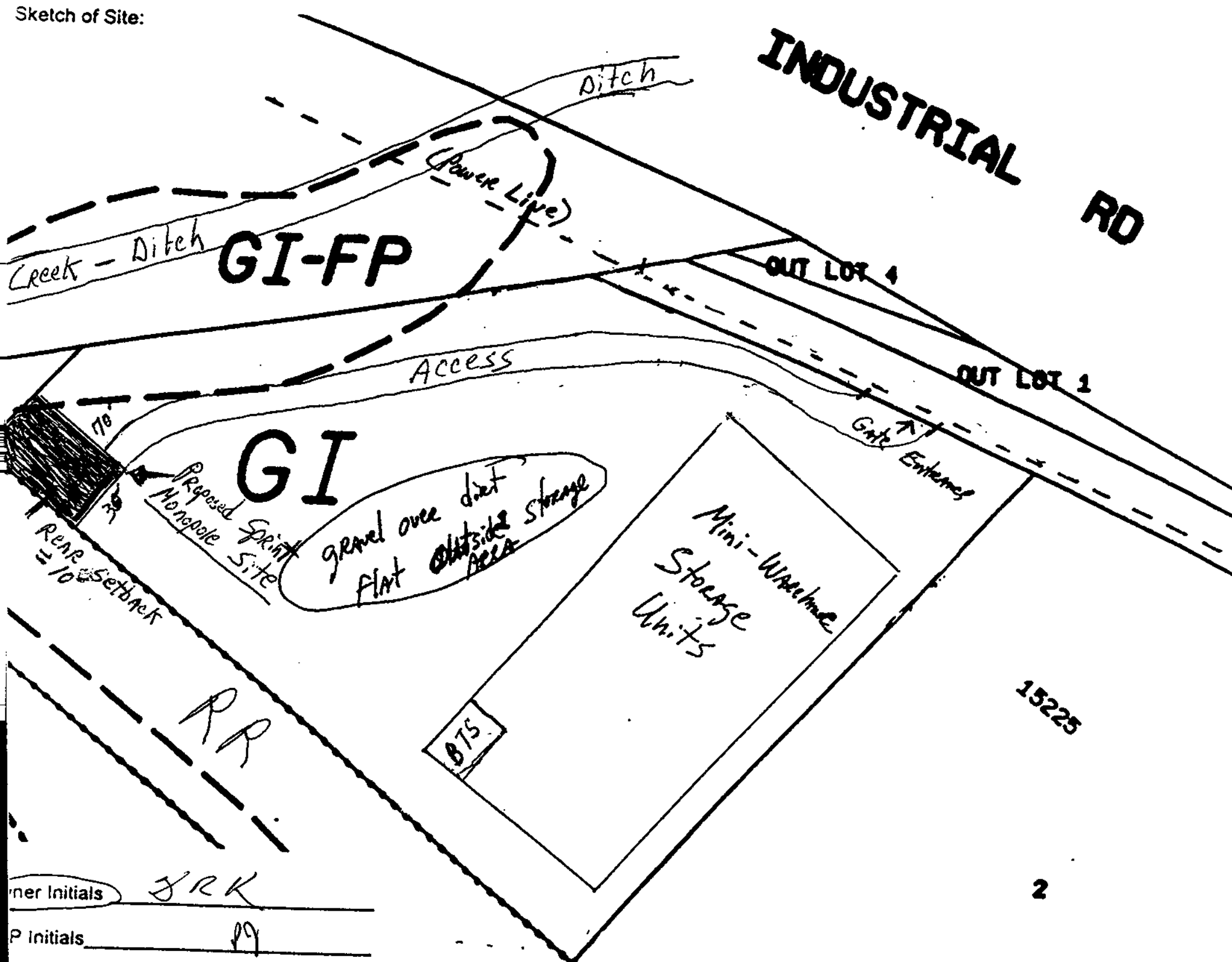
Site I. D. # 041

Site situated in the City of Omaha, County of Douglas, State of Nebraska
commonly described as follows:

Legal Description: Douglas County, Nebraska

Lot 1 in Cornhusker Industrial Park III, as platted, being a part of the Northwest Quarter (NW¹/₄) of Section Thirty-Five (35), Range Eleven (11), East of the 6th P.M., in Douglas County, Nebraska.

Sketch of Site:



Owner and MLP may, at MLP's option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

This Exhibit A for PCS Site Agreement, Memorandum of PCS Site Agreement, Option Agreement and Memorandum of Option Agreement.]