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GEORGE J. RUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

OMACONSUMER

THIS INSTRUMENT DRAFTED BY,
FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
U S WEST NewVector Group, Inc.
Attn: Real Estate Dept.
2510 Mendelssohn Avenue North
Golden Valley, MN 55427

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ORIGINAL # 59 -

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DEL.	C/O COMP/MB
LEGAL PG	SCAN <input checked="" type="checkbox"/> FV

MEMORANDUM OF BUILDING OPTION AND LEASE

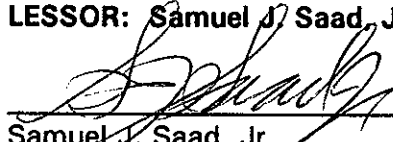
This Memorandum dated this 16th day of August, 1994, by and between **Samuel J. Saad, Jr.**, 401 South 114th Street, Omaha, Nebraska 68154 (hereinafter "Lessor") and **Omaha Cellular Telephone Company**, c/o U S WEST NewVector Group, Inc., 3350 161st Avenue S.E., P.O. Box 91211, Bellevue, Washington 98009-9211 (hereinafter "Lessee"), is a record of that Building Option and Lease Agreement (hereinafter "Agreement") between Lessor and Lessee dated August 16, 1994, which Agreement includes in part the following terms:

- Leased Premises. The Agreement pertains to real property which is described in Exhibit "A" (hereinafter "Property"), which is attached hereto and incorporated herein by this reference.
- Term of Agreement and Options to Extend. The initial term of the Agreement is for a five-year (5) period commencing on the date the Option is exercised by Lessee. Lessee has options to extend the Agreement term for two (2) consecutive five-year (5) periods.
- Successors and Assigns. The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.
- Ratification of Lease. The parties by this Memorandum intend to record a reference

LUNAR TITLE

to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

LESSOR: Samuel J. Saad, Jr.



Samuel J. Saad, Jr.

LESSEE: Omaha Cellular Telephone Company

By: U S WEST NewVector Group, Inc., its Managing General Partner

By: 

Its: Director Field Operations

Date: 8-25-94

MOL002

9-1-93

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 16th day of August, 1994, by Samuel J. Saad Jr.

GIVEN under my hand and official seal this 16th day of August, 1994.

Kim Ritchhart
Notary Public in and for the State of Nebraska
residing at Omaha
My appointment expires: May 21, 1998



PARTNERSHIP ACKNOWLEDGMENT

STATE OF Washington)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 25 day of August, 1994 by Bob Swaine, as Director Field Operations of U S WEST NewVector Group, Inc, the General partner, of Omaha Cellular Telephone Company Partnership, on behalf of the partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Beth A. Hartman-Hawes
Notary Public in and for the State of Washington
residing at Belleue, WA
My appointment expires: 3-25-98

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

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EXHIBIT A

Legal Description:

Lot 1, 114th Plaza, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Site Description: NOT TO SCALE

