



1254 687 MISC



09283 98 687-692

MEMORANDUM OF LEASE

Memorandum of Lease dated this 6TH day of JULY, 1998, by and between Buffalo Building, Inc., a corporation ("Lessor"), and Omaha Cellular Limited Partnership, d/b/a Aliant Cellular ("Lessee").

The parties have entered into a Lease of a portion of the following described premises:

That part of the SW 1/4 of Section 4, Township 14 North, Range 13 East of the 6th P.M., Douglas County, Nebraska more fully described as follows: Commencing at the intersection of the East right-of-way of 36th Street with the South right-of-way of Babe Gomez Avenue; thence South 87°31'26" East, (assumed bearings) a distance of 244.51 feet along the South right-of-way of Babe Gomez Avenue; thence South 02°55'45" West a distance of 640.12 feet, parallel to the East right-of-way of 36th Street; thence North 87°00'45" West a distance of 244.50 feet; thence North 02°55'45" East a distance of 638.26 feet along the East right-of-way line of 36th Street to the point of beginning.

NW SW
SW SW

The Initial Term of the Lease is for a period of five (5) years from the date hereof, with five (5) successive five (5) year options to renew the term of the Lease.

Lessee is granted an easement and all necessary rights of ingress and egress to the Site as shown on Exhibit A.

BUFFALO BUILDING, INC.

BY: Earl D. Berkey
Earl D. Berkey, President

92834
FEE 30.50 FB 01-10000
BKP 44413 C/O V COMP MB
DEL _____ SCAN ds FV

Terri Dolezal
Property Specialist

Aliant Communication Co.
1620 M Street
P.O. Box 81309
Lincoln, NE 68501-1309
402 436 4278
402 436 4611 Fax
402 790 6342 Pager
402 480 1474 Cellular
tdolezal@aliant.com



RETURN:

RECEIVED

98 JUL 13 AM 11:11

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

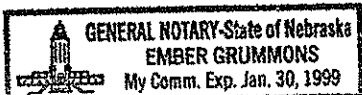
OMAHA CELLULAR LIMITED PARTNERSHIP,
d/b/a ALIANT CELLULAR, Lessee

By: Prairie Communications, Inc., Managing Partner

By: Andrew P. Arnold
Andrew P. Arnold
Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

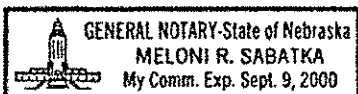
The foregoing instrument was acknowledged before me this 6 day of July
1998, by Earl D. Berkey, President, Buffalo Building, Inc., Lessor



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

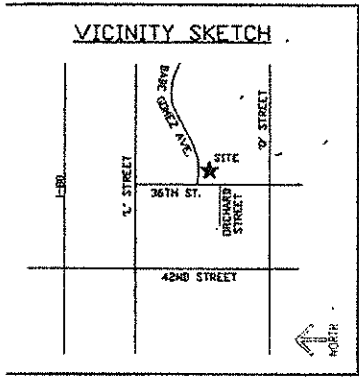
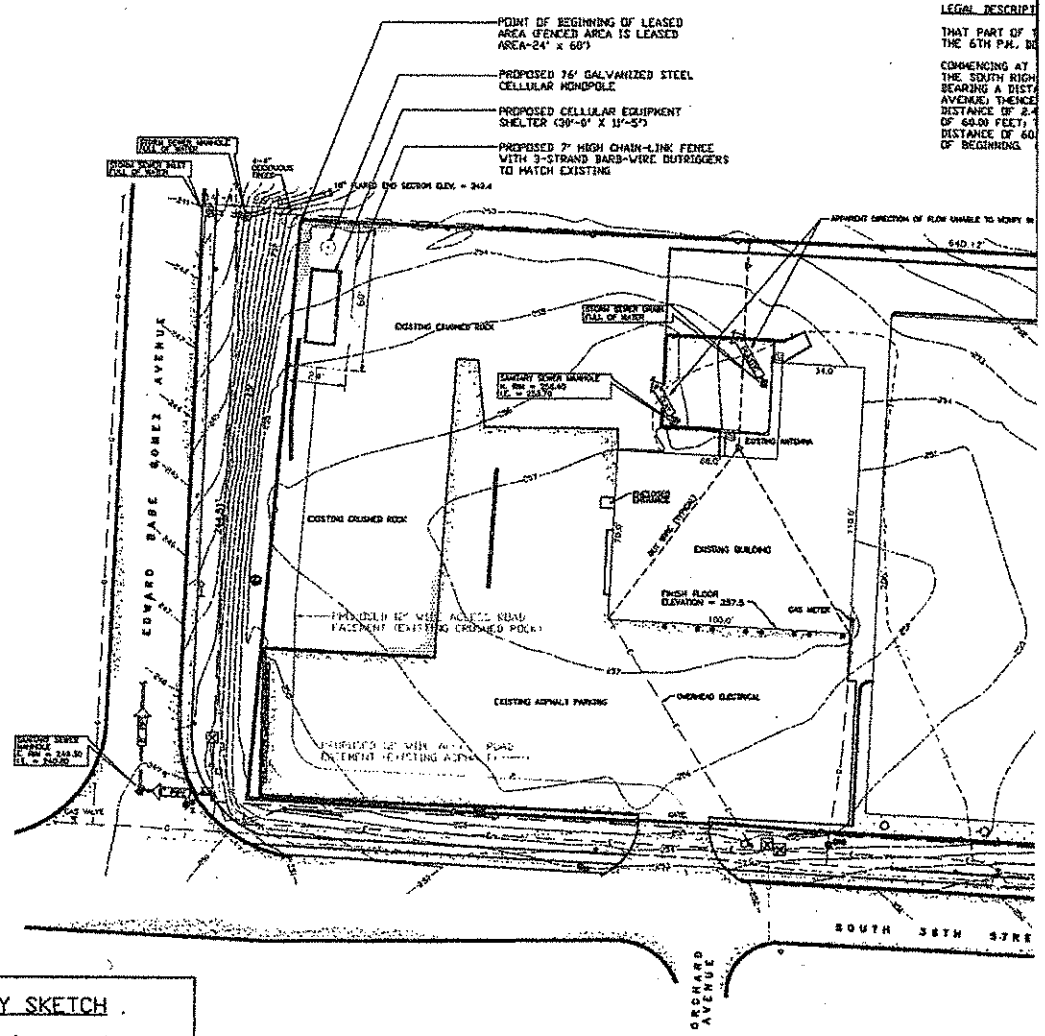
The foregoing instrument was acknowledged before me this 2nd day of July
1998, by Andrew P. Arnold, Vice President, Prairie Communications, Inc., Managing
Partner of Omaha Cellular Limited Partnership, d//b/a Aliant Cellular, Lessee.



Meloni R. Sabatka
Notary Public

LEGAL DESCRIPTION
 THAT PART OF
 THE 6TH P.M. B.
 COMMENCING AT
 THE SOUTH RIGHT
 BEARING A DIST.
 AVENUE; THENCE
 RIGHT-OF-WAY O
 THENCE N2° 55'
 OF 36TH STREET

LEGAL DESCRIPTION
 THAT PART OF
 THE 6TH P.M. B.
 COMMENCING AT
 THE SOUTH RIGHT
 BEARING A DIST.
 AVENUE; THENCE
 DISTANCE OF 2.4
 OF 50.00 FEET;
 DISTANCE OF 60'
 OF BEGINNING



DESCRIPTION (PROPERTY OWNER-BUFFALO BUILDING, INC.)

OF THE SW 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 13 EAST OF
 14th, DOUGLAS COUNTY, NEBRASKA MORE FULLY DESCRIBED AS FOLLOWS:

G AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF 36TH STREET WITH
 THE RIGHT-OF-WAY OF BASE GOMEZ AVENUE; THENCE S87° 31' 26"E (ASSUMED)
 A DISTANCE OF 244.51 FEET ALONG THE SOUTH RIGHT-OF-WAY OF BASE GOMEZ
 HENCE S2° 55' 45"W A DISTANCE OF 649.12 FEET, PARALLEL TO THE EAST
 WAY OF 36TH STREET; THENCE N87° 00' 45"W A DISTANCE OF 244.59 FEET;
 1° 55' 45"E A DISTANCE OF 630.26 FEET ALONG THE EAST RIGHT-OF-WAY LINE
 STREET TO THE POINT OF BEGINNING.

DESCRIPTION (LEASED AREA)

OF THE SW 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 13 EAST OF
 14th, DOUGLAS COUNTY, NEBRASKA MORE FULLY DESCRIBED AS FOLLOWS:

G AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF 36TH STREET WITH
 THE RIGHT-OF-WAY OF BASE GOMEZ AVENUE; THENCE S87° 31' 26"E (ASSUMED)
 A DISTANCE OF 244.51 FEET ALONG THE SOUTH RIGHT-OF-WAY OF BASE GOMEZ
 HENCE S2° 55' 45"W A DISTANCE OF 26.00 FEET; THENCE N87° 4' 19"W A
 OF 8.42 FEET TO THE POINT OF BEGINNING; THENCE N84° 57' 34"W A DISTANCE
 (CET) THENCE S2° 2' 26"W A DISTANCE OF 24.00 FEET; THENCE S84° 57' 34"E A
 OF 60.00 FEET; THENCE N5° 2' 26"E A DISTANCE OF 24.00 FEET TO THE POINT
 (ING) CONTAINING 0.03 ACRES MORE OR LESS.

**ZONED HI
 NW 1/4, SW 1/4
 SEC. 4-T14N-R13E**

KEY

- - - - - EXISTING ELECTRICAL
- - - - - EXISTING WATER
- - - - - EXISTING TELEPHONE
- - - - - EXISTING GAS
- - - - - EXISTING CABLE
- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING TOPOGRAPHY (1' INTERVALS)

NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED.

COORDINATES: 95° 57' 53" W. LONG.
 41° 12' 35" N. LAT.

ELEVATION: 1220' AMSL.

MAGNETIC DECLINATION: 4° 52' 12" E

COPY & PASTE

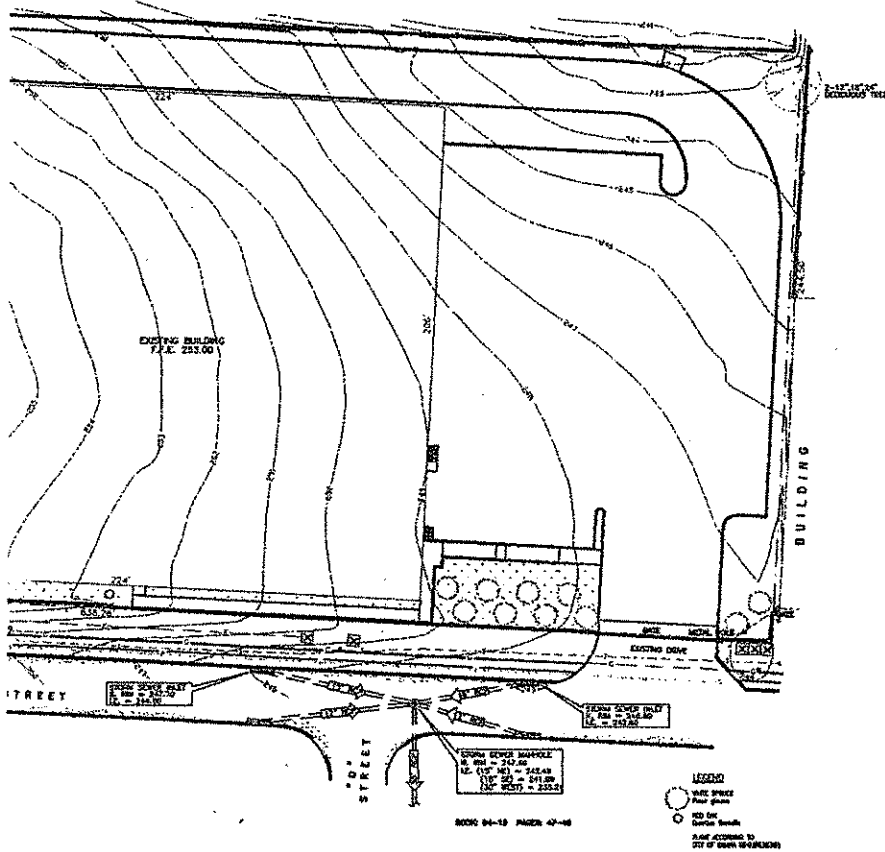
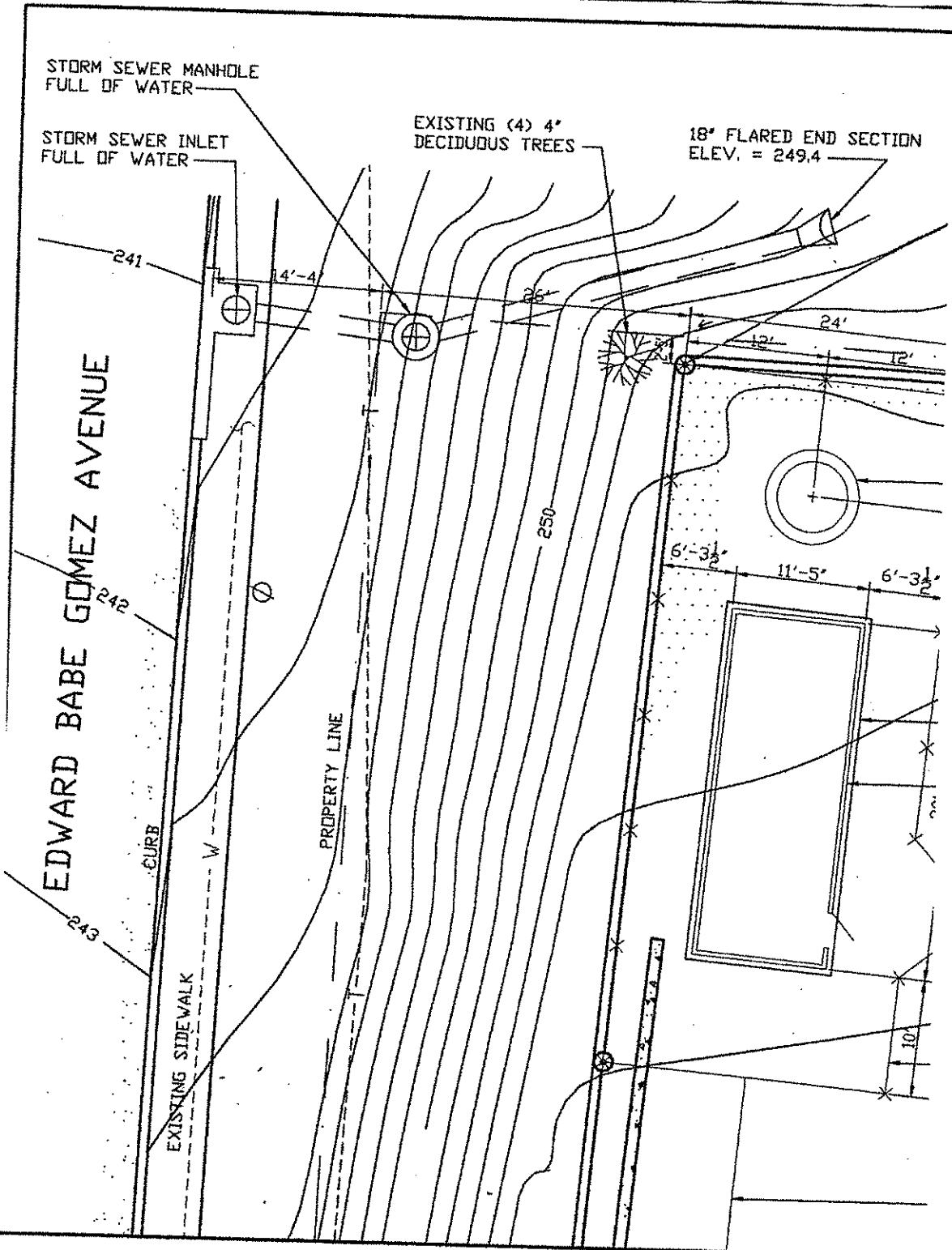
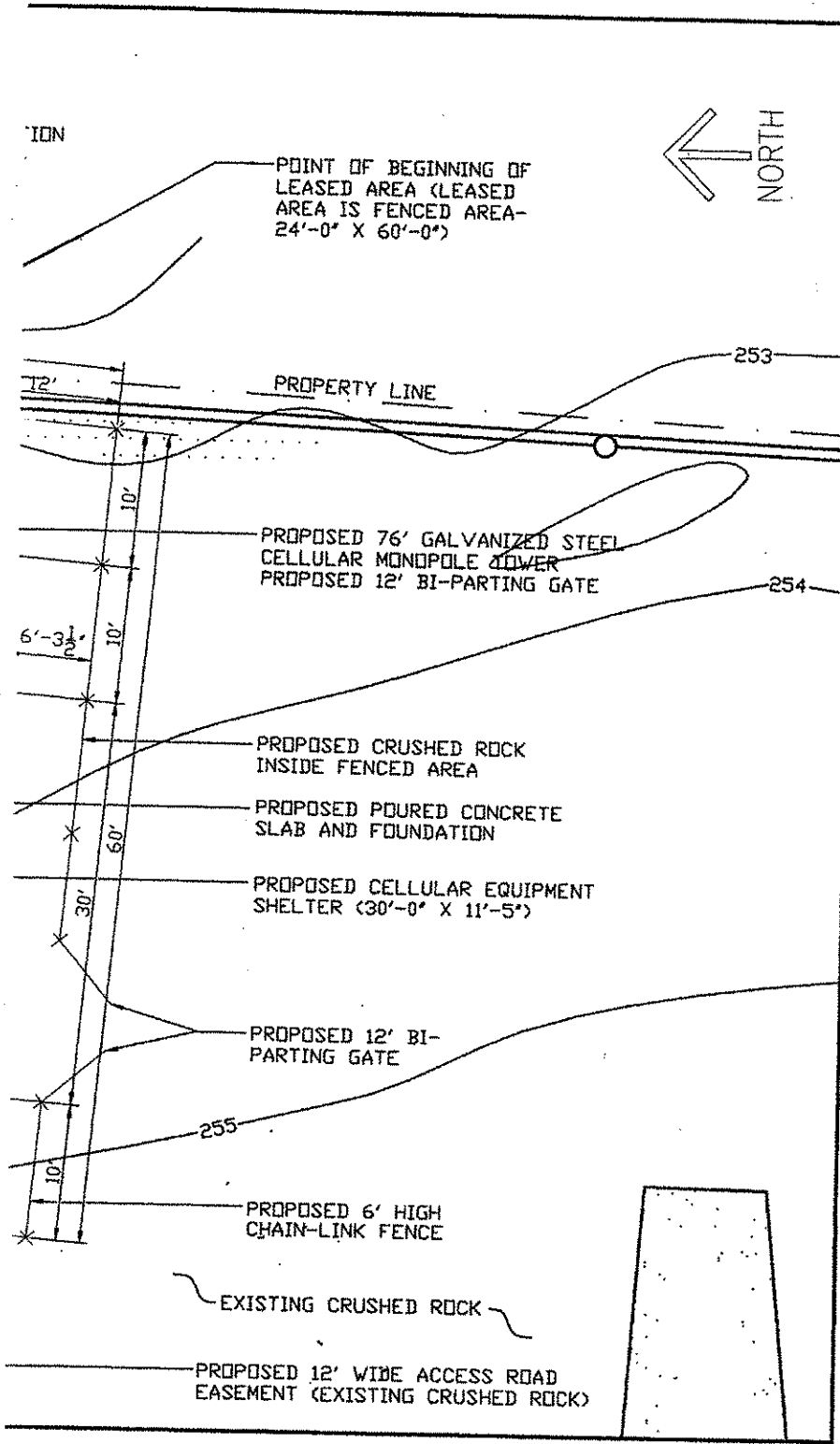



Exhibit A

<p>REVISIONS</p> <p>NO. 1</p>	
<p>Aliant Cellular Cellular Engineering 500 S. 14th St., Omaha, Nebraska 68108 P. O. Box 91889 Omaha, Nebraska 68191-1889</p>	
<p>CELLULAR TOWER SITE SITE PLAN 36TH & ORCHARD OMAHA, NEBRASKA</p>	
<p>ASSOCIATED LAYERS</p> <p>42-B-293C</p>	<p>DATE</p> <p>0-15-98</p>
<p>CARD FILE</p> <p>C42B293</p>	<p>SCALE</p> <p>1"=30'-0"</p>
<p>DRAWN</p> <p>C. A. HENRY</p>	<p>ISSUE</p> <p>1B</p>
<p>CHECKED</p> <p>S. E. BRUCE</p>	<p>DRAWING NO.</p> <p>42-B-293C</p>





REVISIONS	
ISSUE 1: Exhibit A	
	
Cellular Engineering 600 So. 16th Street Lincoln, Nebraska 68508 P. O. Box 81309 Lincoln, Nebraska 68501-1309	
CELLULAR TOWER SITE PLOT PLAN 36TH & ORCHARD OMAHA, NEBRASKA	
ASSOCIATED LAYERS TEL. 5	
ACEL	
CADD FILE 41-F-426C	
DRAWN S. A. HIRKY	
CHECKED S. E. ARMES	
DATE 2-23-98	
SCALE 1"=10'-0"	ISSUE: 1B
DRAWING NO. 41-F-426C	