



MISC 2005045506



APR 22 2005 10:46 P 5

M

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/22/2005 10:46:24.20

2005045506

Memorandum of Agreement

Sprint Site #: OM03XC043C

Sprint Site Name: Burke H.S.

This Memorandum of Agreement ("Memorandum") dated April 5, 2005, evidences that a lease was made and entered into by a written Lease Agreement (the "Agreement") dated April 5, 2005, between Douglas County School District 001, a Nebraska Political Subdivision ("Owner"), who has a mailing address of 3215 Cuming Street, Omaha, Nebraska 68131-2024 and Sprint Spectrum L.P., a Delaware limited partnership ("Sprint PCS"), who has a mailing address of Sprint National Lease Management, 6391 Sprint Parkway, Mailstop KSOPHT0101-Z2650, Overland Park, Kansas 66251-2650, with a copy to: Sprint Law Department, 6391 Sprint Parkway, Mailstop KSOPHT0101-Z2020, Overland Park, Kansas 66251-2020, Attn.: Sprint PCS Real Estate Attorney.

The Agreement provides in part that Owner leases to Sprint PCS certain real property owned by Owner and located at 12200 Burke St., City of Omaha, County of Douglas, State of Nebraska, together with non-exclusive license for reasonable access thereto, and non-exclusive easements for placement of an underground grounding system, and for access to the appropriate source of electric and telephone facilities (the "Site").

The Site is further described in Exhibit A attached hereto. The term of the Agreement is 5 years commencing on August 1, 2005, which term is subject to 4 additional 5-year extensions that may be exercised by Sprint PCS.

The parties have executed this Memorandum as of the day and year first above written.

Owner Initials: _____
Sprint PCS Initials: SN

*RICHARD CONNOR RILEY & ASSOC.
745 CRAIG ROAD Ste 202
CREVE COEUR, MO 63141*

misc
FEE 25.50 FB 61-66700
BKP 19-15-12C/O COMP _____
DEL _____ SCAN _____ FV _____

V 378900

OWNER

Douglas County School District 001, a Nebraska Political Subdivision

By: _____

Name: Sandra K. Jensen

Title: President, Board of Education

Address: 3215 Cuming Street
Omaha, NE 68131-2024

ATTEST:

By: _____

Secretary, Board of Education

SPRINT PCS

Sprint Spectrum L.P., a Delaware limited partnership,

By: _____

Name: _____

Title: _____

Address: _____

5600 River Rd, Suite 300
Rosemont, IL
60018

STATE OF NEBRASKA

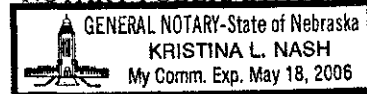
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 22nd day of March, 2005, by Sandra K. Jensen, President of the Board of Education of Douglas County School District 001, a Nebraska political subdivision, on behalf of the School District.

(AFFIX NOTARIAL SEAL)

Kristina L. Nash
(OFFICIAL NOTARY SIGNATURE)

NOTARY PUBLIC STATE OF NEBRASKA



My commission expires:

May 18, 2006

(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

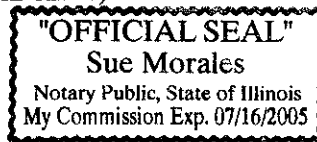
COMMISSION NUMBER:

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me this 5th day of April, 2005, by Shannon Nichols, as Site Delivery Manager of Sprint Spectrum L.P., a Delaware limited partnership, who executed the foregoing instrument on behalf of the partnership.

(AFFIX NOTARIAL SEAL)



My commission expires: 7.16.05

Sue Morales
(OFFICIAL NOTARY SIGNATURE)

NOTARY PUBLIC STATE OF

Sue Morales
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

COMMISSION NUMBER:

EXHIBIT A (Page 1 of 2)
To Memorandum of Agreement

Site Description

Site located at 12200 Burke Street, situated in the City of Omaha, County of Douglas, State of Nebraska commonly described as follows:

Legal Description:

~~**LEGAL DESCRIPTION PARENT PARCEL**~~

~~A tract of land located in the Northeast Quarter of Section 19, Township 15 North, Range 12 East of the sixth Principal Meridian, Douglas County, Nebraska, recorded in Book 1187, Page 561, Douglas County, Register of Deeds and described as follows:~~

~~Beginning at the Northeast corner of the Northeast Quarter of Section 19, T 15 N, R 12 E; thence South 60 feet to the point of beginning; thence continuing South along the East line of said Northeast Quarter for a distance of 1070 feet; thence West 121.2 feet; thence Southwesterly along a curve whose radius is 716.2 feet and whose central angle is 25 degrees, for a distance of 312.5 feet; thence continuing Southwest 129.7 feet; thence Westerly along a curve whose radius is 818.5 feet and whose central angle is 25 degrees, for a distance of 357.1 feet; thence West 875.6 feet; thence Northwesterly along a curve whose radius is 818.5 feet and whose central angle is 67°45' for a distance of 967.9 feet; thence West 151 feet to the point on the West line of said Northeast Quarter; thence North along West line thereof for a distance of 760 feet; thence East along a line parallel to and 60 feet South of the North line of said Northeast Quarter for a distance of 2651.6 feet to the point of beginning.~~

LEGAL DESCRIPTION PROPOSED LEASE SITE

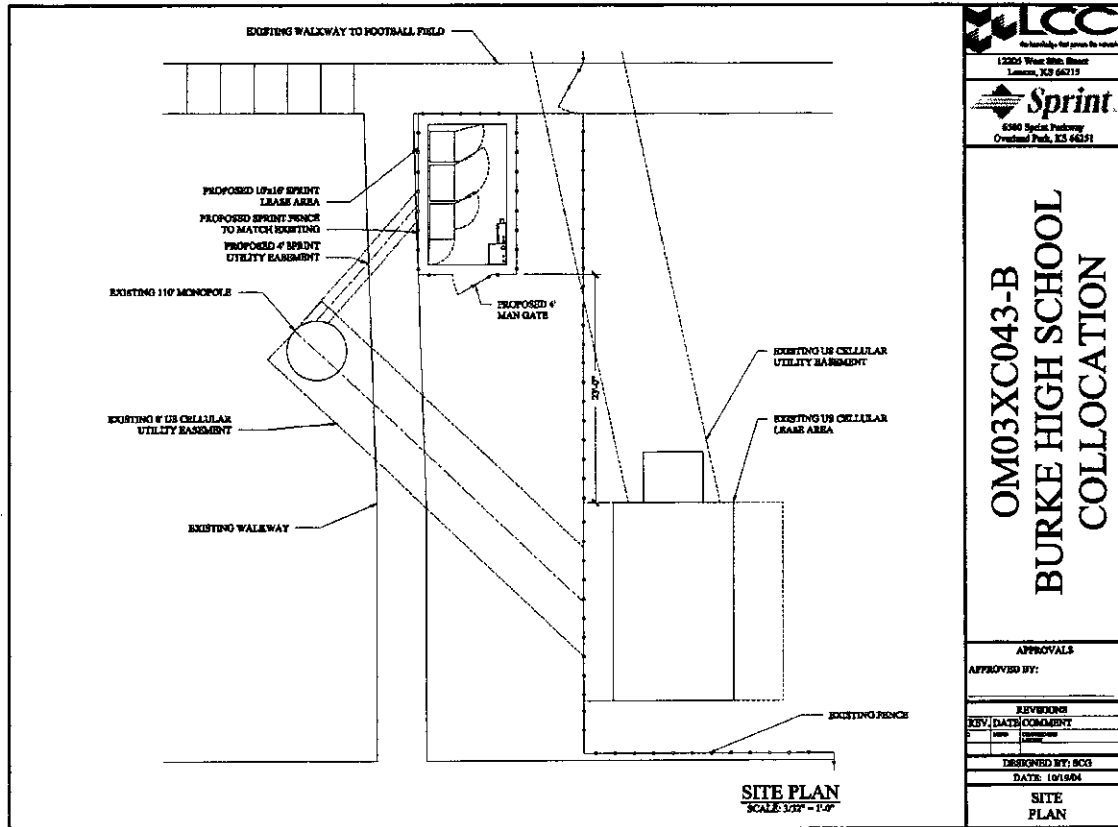
That part of a tract of land located in the Northeast Quarter of Section 19, Township 15 North, Range 12 East of the sixth Principal Meridian, Douglas County, Nebraska, recorded in Book 1187, Page 561, Douglas County Register of Deeds and being more particularly described as follows:

Referring to an existing 5/8 inch rebar at the Northeast corner of Lot 3, Block 2, West Fairacres Addition; thence westerly on an assumed bearing of N89°51'45"W, on the northerly line of said Lot 3, a distance of 76.78 feet; thence N00°03'52"E, a distance of 694.97 feet to the point of beginning for the Proposed Lease Site; thence N21°06'20"W, a distance of 16.00 feet; thence N68°53'40"E, a distance of 10.00 feet; thence S21°06'20"E, a distance of 16.00 feet; thence S68°53'40"W, a distance of 10.00 feet to the point of beginning, containing 160 square feet, more or less.

Owner Initials: _____
Sprint PCS Initials: SN

EXHIBIT A (Page 2 of 2)
To Memorandum of Agreement

Site Plan



Owner Initials: _____

Sprint PCS Initials: SN

DOCS/661521.1