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GEORGE W. ...
REGISTRY OF DEEDS
DOUGLAS COUNTY, NE

0076414

FEE	25.00 cash	FB 101-11235
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LEGAL PG	SCAN [initials]	FV

MEMORANDUM OF LEASE

Memorandum of Lease dated January 9, 1996, by and between Nova Company, a Nebraska General Partnership, Lessor, and Omaha Cellular Limited Partnership doing business as First Cellular Omaha, Lessee.

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

Lot 51, Empire Park 3rd Platting, commonly referred to as Milt's Mini-Storage near Interstate I-80 and "Q" Streets, in Omaha, Douglas County, Nebraska.

The initial term of the Lease is for five (5) years beginning January 11, 1996 with four (4) successive five (5) year options to extend the term of the Lease.

Lessee is granted an easement and all necessary rights of ingress and egress on the area identified on Exhibit A.

Dated: January 9, 1996, 1996.

NOVA COMPANY, A Nebraska General Partnership
Lessor

By: Charles A. Faulk
Charles A. Faulk, Partner

By: Robert M. Faulk
Robert M. Faulk, Partner

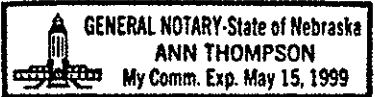
OMAHA CELLULAR LIMITED PARTNERSHIP
doing business as FIRST CELLULAR OMAHA
Lessee

By: James W. Strand
James W. Strand, President
Prairie Communications, Inc.
Its Managing General Partner

First Cellular Omaha
Attn: Tina
15432 W. Center Rd.
Omaha NE 68144

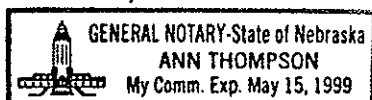
STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 9th day of January, 1996, by Charles A. Faulk, Partner, Nova Company, a Nebraska General Partnership, Lessor.

Ann Thompson
Notary Public


STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 9th day of January, 1996, by Robert M. Faulk, Partner, Nova Company, a Nebraska General Partnership, Lessor.

Ann Thompson
Notary Public


STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 15th day of January, 1996, by James W. Strand, President, Prairie Communications, Inc., Managing General Partner of Omaha Cellular Limited Partnership doing business as First Cellular Omaha, Lessee.


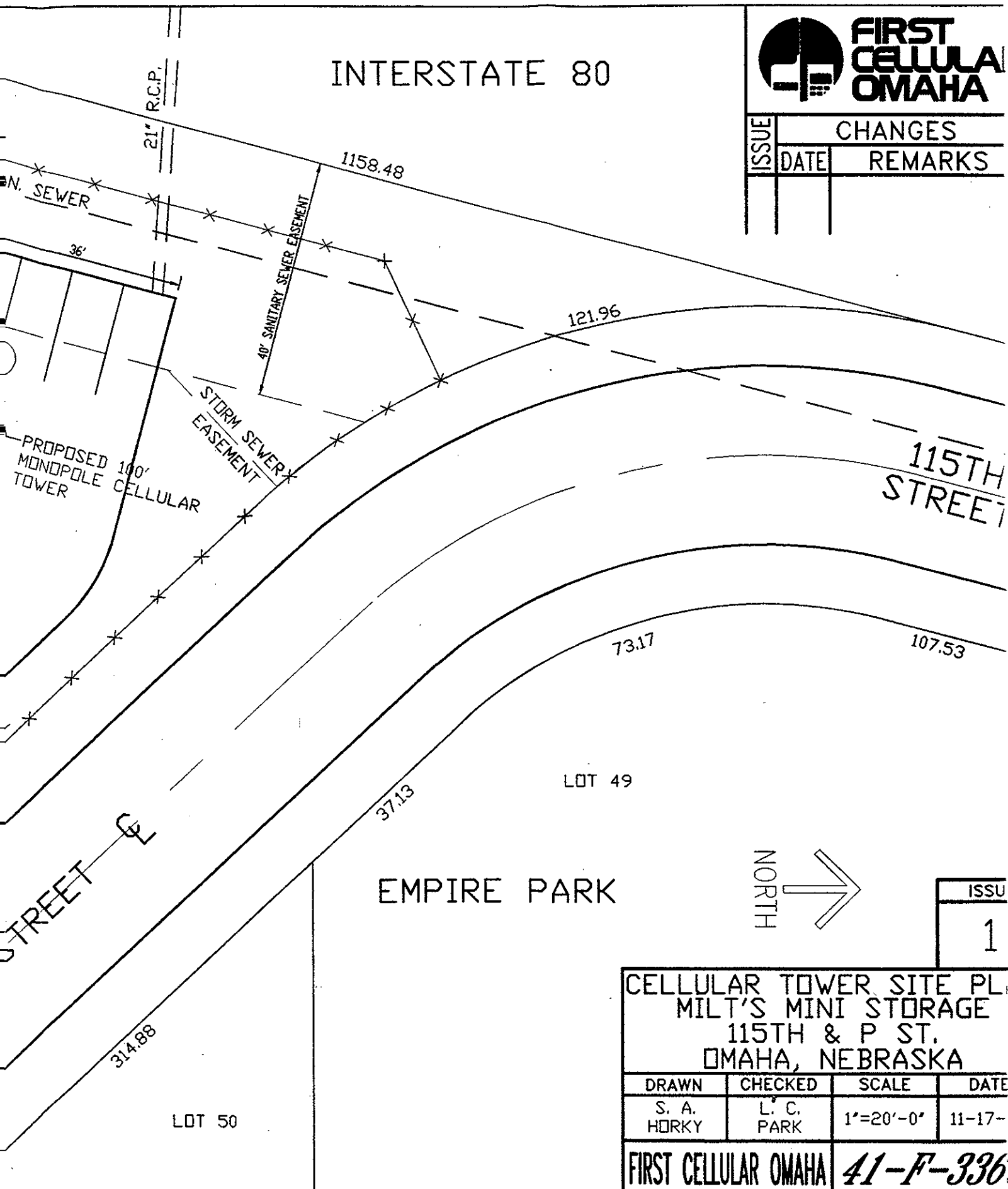
Emily Brester
Notary Public


EXHIBIT A



ISSUE		CHANGES
DATE		REMARKS

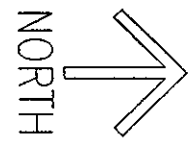


INTERSTATE 80

115TH STREET

LOT 49

EMPIRE PARK



LOT 50

ISSUE
1

CELLULAR TOWER SITE PL. MILT'S MINI STORAGE 115TH & P ST. OMAHA, NEBRASKA			
DRAWN	CHECKED	SCALE	DATE
S. A. HORKY	L. C. PARK	1"=20'-0"	11-17-
FIRST CELLULAR OMAHA		41-F-336	

