

\$20.50

INST. NO 97

010054

MAR 20 3 17 PM '97

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Version 2.0

EXHIBIT B

12-18-98

Site Name TABITHA, INC.

PCS Site Agreement

Site I. D. 105-C

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated April 12 1996, between TABITHA, INC. ("Owner") and MajorCo, L.P., a Delaware limited partnership ("MLP"), d/b/a Sprint Spectrum, 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 4720 Randolph City of LINCOLN County of LANCASTER 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 _____, 19____, 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"

TABITHA, INC.

MajorCo, L.P., a Delaware limited partnership

By: _____

By: Paul M. Jablonski

Name: CEO

Name: PAUL M. JABLONSKI

Title: President

Title: OMAHA MTA DIRECTOR

See Exhibit B1 for continuation of Owner signatures

Address: 5028 SOUTH 111th ST.
OMAHA, NE 68137-2338

Address: 4720 Randolph
Lincoln, NEBR 68510

Owner Initials CS

MLP Initials PJ

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

Handwritten mark 'm' in the bottom right corner.

EXHIBIT A*

Site Name TABITHA

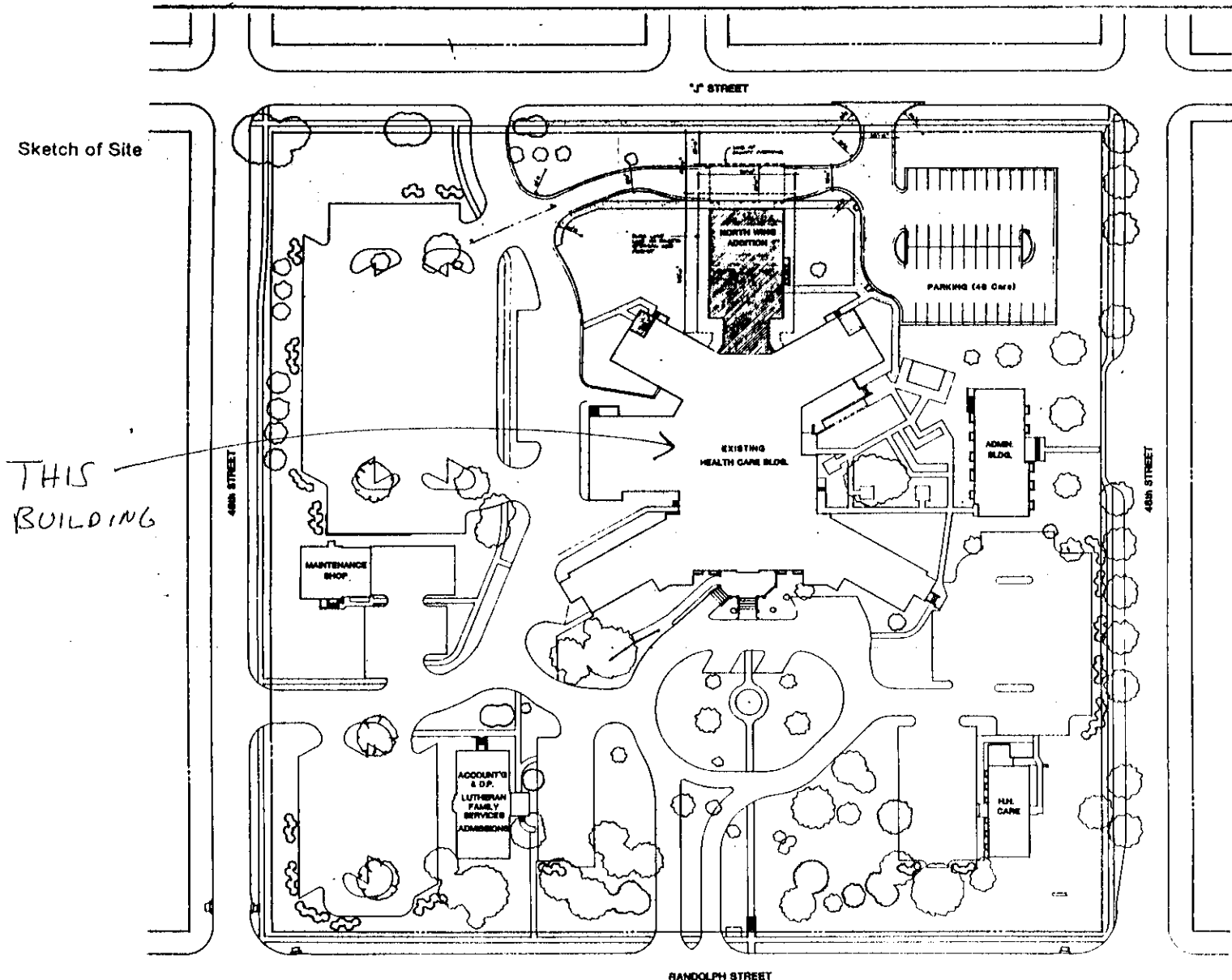
Site Description

Site I.D. 105-C

Site situated in the City of Lincoln, County of Lancaster, State of NEBR. commonly described as follows:

Legal Description:

Sketch of Site



Owner Initials Acus

MLP Initials [Signature]

Site Plan
SCALE 1"=30'-0"

Note: 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.

*[Use this Exhibit A for PCS Site Agreement, Memorandum of PCS Site Agreement, Option Agreement and Memorandum of Option Agreement.]

EXHIBIT A-1

Site Name: **Tabitha**

Site Description

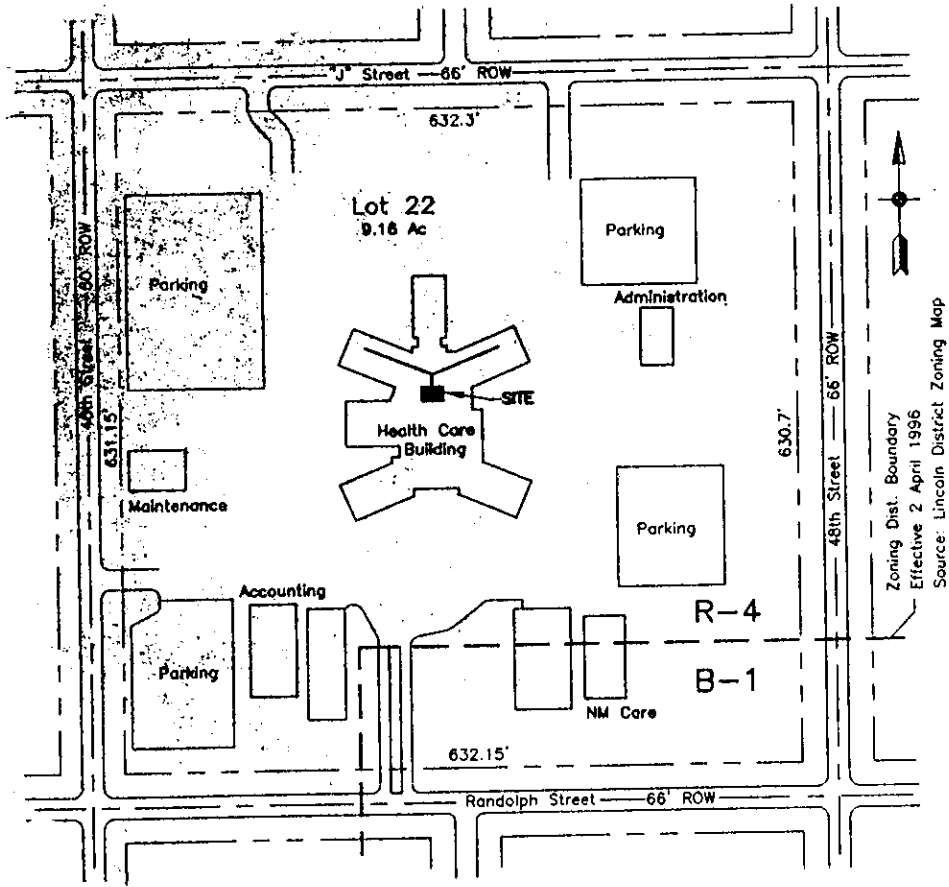
Site I. D.: 105-C

Site situated at 4720 Randolph Street in the City of Lincoln, County of Lancaster, State of Nebraska 68510 commonly described as follows:

Legal Description:

Lot 22, Of Irregular Tracts. Located in The Northwest ¼ of Section 29, Township 10 North, Range 7, East of the 6th P.M., In the City of Lincoln, Lancaster, County, Nebraska.

Sketch of Site:



SITE PLAN

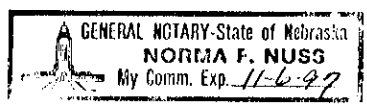
No Scale

STATE OF NE

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 12 day of April, 1996
 by A. W. Sward, by _____, as President
of Jabitha, Inc., a Nebraska corporation, on behalf of the corporation,
by _____, partner (or agent) on behalf of _____, a partnership.

(AFFIX NOTARIAL SEAL)



My commission expires:

Norma F. Nuss
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC—STATE OF NE

Norma F. Nuss
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)
COMMISSION NUMBER: _____

STATE OF NEBRASKA

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 6th day of NOVEMBER, 1996.
 by PAUL M. SMOLOWSKI, by _____, as DIRECTOR
of OMAHA, NE MTA, a _____ corporation, on behalf of the corporation,
by _____, partner (or agent) on behalf of LIMITED, a 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)
COMMISSION NUMBER: _____