

\$25.50

BLOCK

Dan J. Galt

INST. NO 99

REGISTER OF DEEDS

1999 DEC 23 P 3:02

066154

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MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 31st day of December, 1999, by and between Tabitha, Inc. with an office at 4720 Randolph St., Lincoln, NE 68510, a Nebraska not-for-profit Corporation, (hereinafter referred to as "Lessor") and Nextel WIP Lease Corp., a Delaware corporation with an office at 4500 Carillon Point, Kirkland, WA 98033, (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement (Building) ("Agreement") on the 31st day of December 1999, for the purpose of installing, operating and maintaining a wireless communications service system facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing upon the commencement of construction or twelve (12) months from the date when Lessee executes this Agreement, whichever first occurs ("Commencement Date"), and terminating on the fifth anniversary of the Commencement Date with four (4) successive (5) year options to renew.
3. The location of the Building which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Building being leased to Lessee (the "Premises") is described in Exhibits B and C annexed hereto.

CLS Group
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IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

LESSOR
Tabitha, Inc.

LESSEE
Nextel WIP Lease Corp.

By: Al Sward
Name: Al Sward
Title: President

By: Donald J. Manning
Name: Donald J. Manning
Title: Vice President

Date: 11-19-99

Date: 12/3/99

ACKNOWLEDGMENTS

STATE OF NE

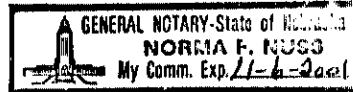
ss.

COUNTY OF Lancaster

On 11-19-99, before me, Norma F. Nuss, Notary Public, personally appeared Al Sward whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the corporation, upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,

Norma F. Nuss (SEAL)
Notary Public
My commission expires: 11-6-2001



STATE OF WASHINGTON

ss.

COUNTY OF KING

On 12/3/99, before me, Gayle C. Toney, Notary Public, personally appeared Donald J. Manning whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the corporation, upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,

Gayle C. Toney (SEAL)
Notary Public
My commission expires: 3/29/03

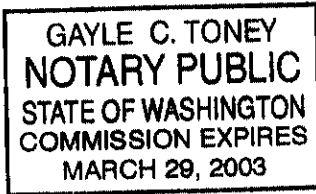
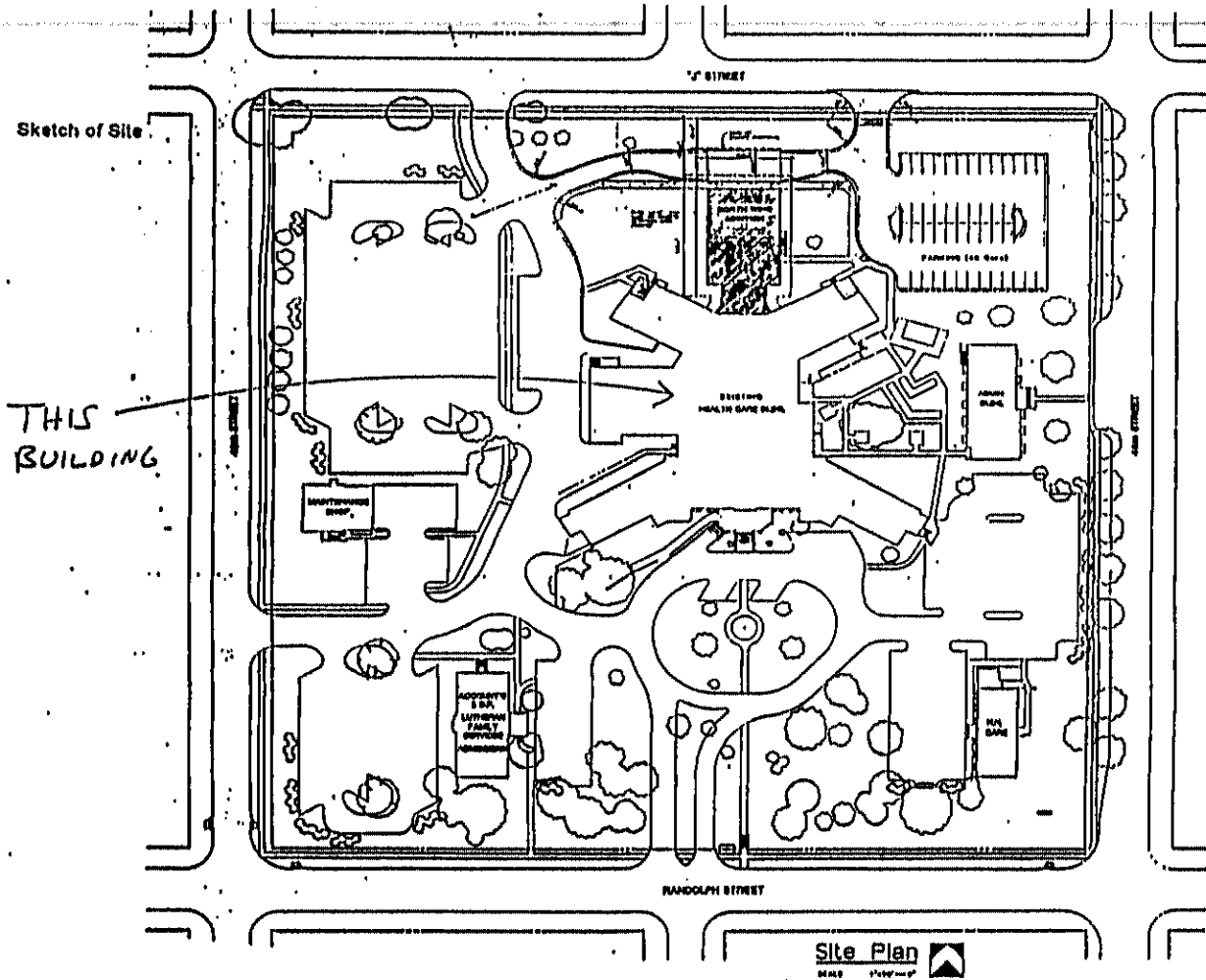


EXHIBIT A

To the Communications Site Lease Agreement (Building) dated 12/3, 1999, by and between Tabitha, Inc. as Lessor, and Nextel WIP Lease Corp., a Delaware corporation, as Lessee.

SKETCH AND DESCRIPTION OF PROPERTY:



LEGAL DESCRIPTION OF OWNER'S PROPERTY:

The Land is situated in the County of Lancaster, State of Nebraska, being more particularly described and/or depicted as follows:

Lot 22 of Irregular Tracts located in the Northwest Quarter of Section 29, Township 10 North, Range 7 East of the Sixth Principle Meridian, as described in the field notes at Book 1, Page 362, Entry 1857, corrected as of December 24, 1926, of the field notes of the Lancaster County Engineer for Irregular Tracts found in the Office of the Register of Deeds for Lancaster County.

EXHIBIT B

DESCRIPTION OF PREMISES (Interior)

To the Communications Site Lease Agreement (Building) dated 12/3, 1999, by and between Tabitha, Inc., a Nebraska not-for-profit Corporation, as Lessor, and Nextel WIP Lease Corp. a Delaware corporation, as Lessee. The use of these Premises expires on the Lease Term or if exercised, at the end of any Renewal Term.

The Premises (Interior) are described and/or depicted as follows:

Approximately 185 square feet in a portion of the interior of the utility building located on the roof of the fourth floor of the second addition to the Lessor's Tabitha Health Care building located at 4720 Randolph Street, Lincoln, NE. The location of the Lessee's leased space within the utility building is shown below. Areas not assigned are considered common areas for the purpose of access to the equipment. The intended use of this space by the Lessee is understood to be for housing various units of communication equipment (Leased Facilities) which may vary from time to time.

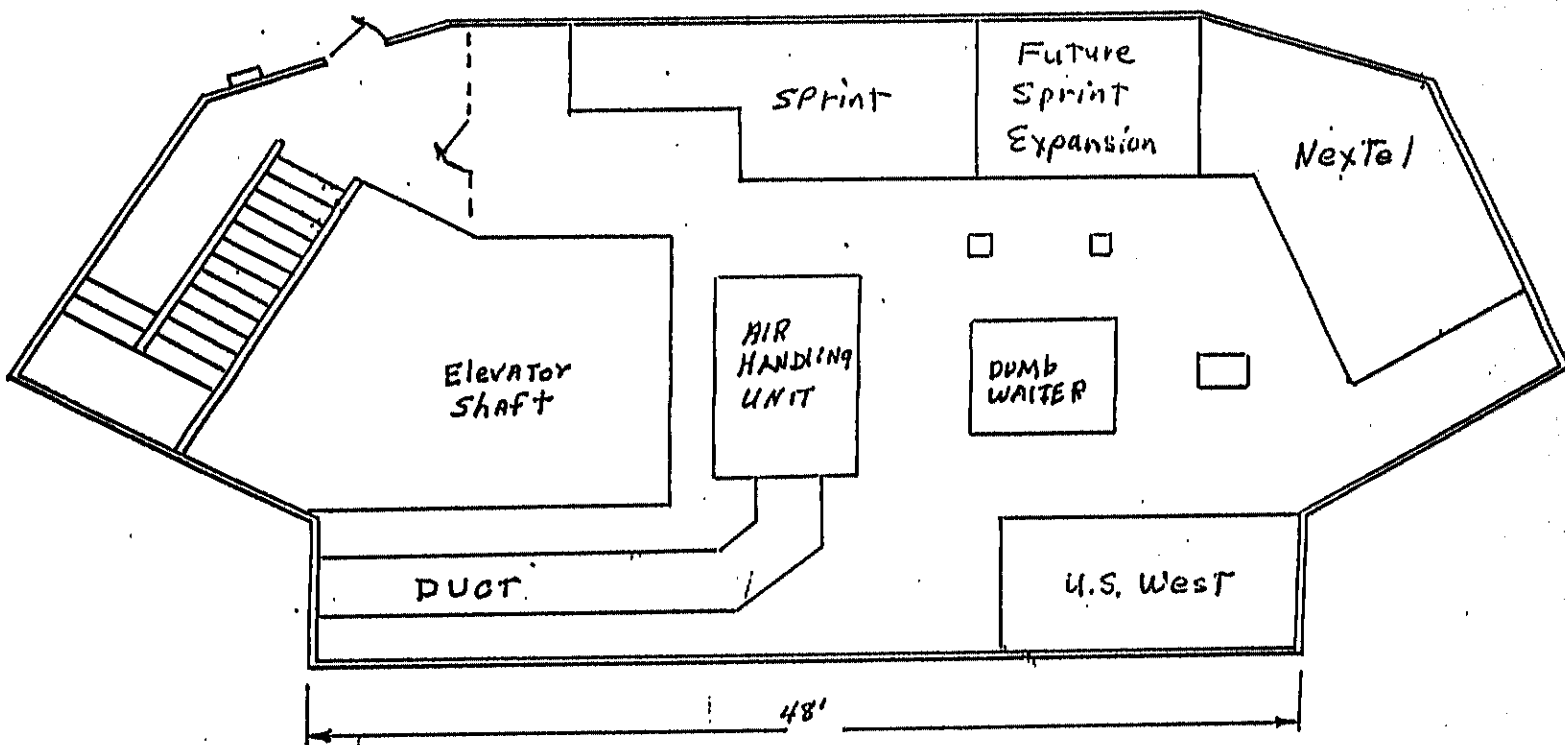


EXHIBIT C

DESCRIPTION OF PREMISES (Exterior)

To the Communications Site Lease Agreement (Building) dated 12/3, 1999, by and between Tabitha, Inc., a Nebraska not-for-profit Corporation, as Lessor, and Nextel WIP Lease Corp. a Delaware corporation, as Lessee. The use of these Premises expires on the Lease Term or if exercised, at the end of any Renewal Term.

The Premises (Exterior) are described and/or depicted as follows:

The Premises (Exterior) portion of the lease constitutes a non-exclusive license to use the adjacent fourth floor roof area and/or the roof of the utility building which may be used for non-penetrating antenna frames and necessary cable runs. However, the location of these frames and cable runs are subject to pre-approval by the Lessor. Approved plan is shown below. Any changes or modifications will be identified as amendments to this Exhibit C. The antennas, frames and cable runs shall not be placed or operated in such a way as to interfere with the operation of existing equipment of other lessees. The Lessee will certify that the weight of the antenna frames and the related equipment will not exceed the load-bearing capacity of the roof on which they are placed.

