

FILED FOR RECORD 622-97 AT 10:30 A.M.
IN BOOK 49 OF DEED PAGE 444
REGISTER OF DEEDS, CASS CO., NE *Patricia Manning*
DEED # 314 \$1500

EXHIBIT B

Site Name Kennedy

PCS Site Agreement

Site I.D. 308-A

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated December 2, 1996, between MILLARD A. KENNEDY ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("SSLP"), the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner leases to SSLP a certain site ("Site") located at 13608 238th Street, City of Greenwood, County of CASS, 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 December 9, 1996, which term is subject to four (4) additional five (5) year extension periods by SSLP.

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

"OWNER"

MILLARD A. KENNEDY

By: Millard A. Kennedy

Name: _____

Title: OWNER

See Exhibit B1 for continuation of Owner signatures

Address: ATE 1 BOX 1861 YUTAN NE 68073

"SSLP"

Sprint Spectrum L.P., a Delaware limited partnership

By: Paul M. Jablonski

Name: PAUL M. JABLONSKI

Title: OMAHA MTA DIRECTOR

Address: 5078 SO. 111th St. OMAHA, NE 68137-2338

Owner Initials MAK

SSLP Initials PJ

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

x

EXHIBIT A

Site Name: Kennedy

Site Description

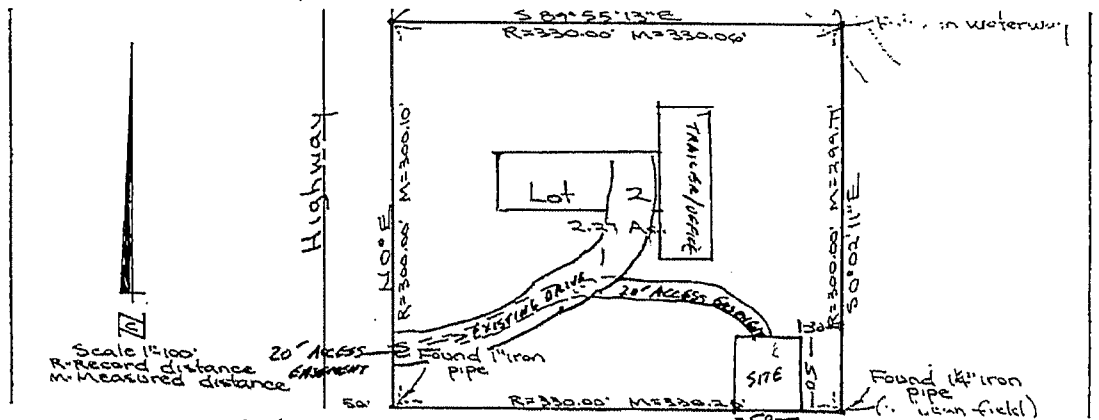
Site I.D.: 308-A

Site situated in the City of _____ County of CASS State of NEBRASKA
commonly described as follows:

Legal Description:

Situated in Cass County, State of Nebraska, and more particularly described as follows: Beginning at a point one thousand three hundred thirty-four and five tenths (1,334.5) feet North and fifty (50.0) feet East of the Southwest corner of the Southwest Quarter of Section 26, Township 12 North, Range 9 East of the 6th P.M., Cass County, Nebraska; thence North along the highway right-of-way parallel to and fifty (50.0) feet East of the West line of said Southwest Quarter a distance of three hundred (300.0) feet; thence right 89°55' in an Easterly direction a distance of three hundred thirty (330.0) feet; thence South 90°05' parallel to the West line of said Southwest Quarter a distance of three hundred (300.0) feet; thence right 89°55' in a Westerly direction a distance of three hundred thirty (330.0) feet to the point of beginning and containing a calculated area of 2.27 acres, more or less, but subject to all legal highways. Said tract located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 12 North, Range 9 East of the 6th P.M., Cass County, Nebraska. Also known as Lot 2.

Sketch of Site:



Scale 1"=100'
R-Record distance
M-Measured distance

Owner Initials M&K

SSLP Initials py

Note: Owner and SSLP may, at SSLP'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.]

#314

STATE OF Nebraska

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 3rd day of June, 1996 by

Millard A. Kennedy

(AFFIX NOTARIAL SEAL)



My commission expires:

Debra A. Jaworski
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC - STATE OF Nebraska

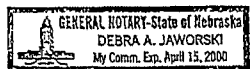
DEBRA A. JAWORSKI
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

STATE OF: Nebraska

COUNTY OF: Douglas

The foregoing instrument was acknowledged before me this 2nd day of December, 1996 by Paul M. Jablonski, Director of the Omaha Major Trade Area on behalf of Sprint Spectrum L.P. a limited 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)