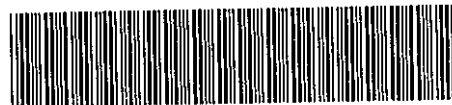




1327 001 MISC



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Nebr Doc Stamp Tax
Date
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By

MKT: NXP/OMA
 SITE #: NE130P-C
 RICHARD N. TAKECHI
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NE
 00 FEB 10 AM 10:17
 RECEIVED

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 3rd day of Feb., 2000, by and between Robert A. Sass and Shirley Piper, (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 (Ground) ("Agreement") on the 3rd day of Feb. 2000, for the purpose of installing, operating and maintaining a radio communications 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 (5th) anniversary of the Commencement Date with four (4) successive five (5) year options to renew.
3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Lessee (the "Premises") is described in Exhibit B annexed hereto.

Memo 2/17/0
 FEE 30.50 FB _____
 BKP _____ C/O _____ COMP _____
 DEL _____ SCAN Y FV _____

CLERK: Please return this document to:

Nextel WIP Lease Corp.
 4500 Carillon Point
 Kirkland, WA 98033
 Attention: Property Manager

MKT: NXP/OMA
SITE #: NE130P-C

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

LESSOR

LESSEE

Robert A. Sass and Shirley Piper

NEXTEL WIP LEASE CORP.

By: Robert A. Sass by Shirley Piper By: Donald J. Manning

Name: Robert A. Sass, by Shirley Piper,
As Attorney-In-Fact for Robert Sass

Name: Donald J. Manning
Vice President

Title: Power of Attorney

Title: _____

Date: 1-26-2000

Date: 2-3-00

Tax ID#: _____

LESSOR

Robert A. Sass and Shirley Piper

By: Shirley Piper

Name: Shirley Piper

Title: Owner

Date: 1-26-2000

Tax ID#: _____

MKT: NXP/OMA
SITE #: NE130P-C

STATE OF NEBRASKA)
COUNTY OF Douglas)
SS.

The foregoing instrument was acknowledged before me this 26 Jan 00 by
Shirley Piper.

Michael R. Fierro
Notary Public

My commission expires:



STATE OF NEBRASKA)
COUNTY OF _____)
SS.

The foregoing instrument was acknowledged before me this _____ by

Notary Public

My commission expires:

MKT: NXP/OMA
SITE #: NE130P-C

STATE OF Washington)
NEBRASKA)
COUNTY OF King) SS.

The foregoing Donald J. Manning as acknowledged before me this 2-3-00 by
Blawie of Nexel Wireless Corp. a
corporation, on behalf of the corporation.

Gayle C. Toney
Notary Public

My commission expires:
3/24/03

GAYLE C. TONEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 29, 2003

MKT: NXP/OMA
SITE #: NE130P-C

EXHIBIT A

DESCRIPTION OF LAND

to the Communications Site Lease Agreement (Ground) dated 2-3, 2000, by and between Robert A. Sass and Shirley Piper, as Lessor, and Nextel WIP Lease Corp., a Delaware corporation, as Lessee.

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

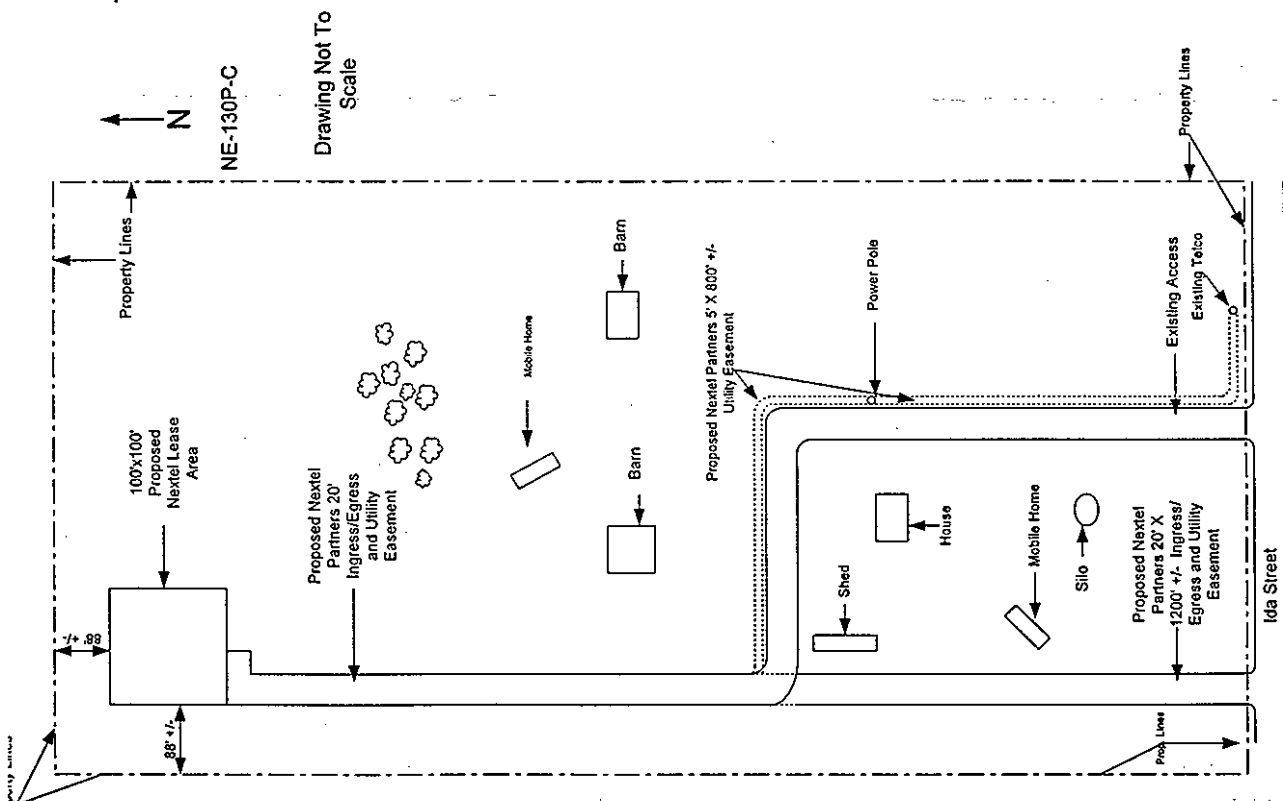
The NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 16 North, Range 11; and the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 16 North, Range 11; and the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 16 North, Range 11, and the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 16 North, Range 11, EXCEPT THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE SIXTH P.M., all in Douglas County, Nebraska.

EXHIBIT B

DESCRIPTION OF PREMISES

to the Communications Site Lease Agreement (Ground) dated 2-3, 2000, by and between Robert A. Sass and Shirley Piper, as Lessor, and Nextel WIP Lease Corp., a Delaware corporation, as Lessee.

The Premises are described and/or depicted as follows:



Notes:

1. This Exhibit may be replaced by a land survey of the Premises once it is received by Lessee.
2. Setback of the Premises from the Land's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions may vary from what is shown above.