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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS

THIS INSTRUMENT DRAFTED BY,
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OF
AND WHEN RECORDED RETURN
TO:

U S WEST NewVector Group, Inc.
Attn: Real Estate
2510 Mendelssohn Avenue North
Golden Valley, MN 55427



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MEMORANDUM OF OPTION AND LEASE AGREEMENT

ORIGINAL

This Memorandum dated this 2nd day of July, 1996, by and between **Darrell J. Logemann and Coe Leta F. Logemann**, RR 1, Box 1, Bennington, Nebraska 68007 (hereinafter "Lessor") and **Omaha Cellular Telephone Company**, c/o U S WEST NewVector Group, Inc., 3350 161st Avenue S.E., P.O. Box 91211, Bellevue, Washington 98009-9211 (hereinafter "Lessee"), is a record of that Option and Lease Agreement (hereinafter "Agreement") between Lessor and Lessee dated July 2nd, 1996, which Agreement includes in part the following terms:

1. Leased Premises. The Agreement pertains to real property which is described in Exhibit "A" (hereinafter "Property"), which is attached hereto and incorporated herein by this reference.

2. Term of Agreement and Options to Extend. The initial term of the Agreement is for a five-year (5) period commencing on the date the Option is exercised by Lessee. Lessee has options to extend the Agreement term for four (4) consecutive five-year (5) periods.

3. Successors and Assigns. The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

4. Ratification of Lease. The parties by this Memorandum intend to record a reference to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

LESSOR: Darrell J. Logemann and Coe Leta F. Logemann

By: *Darrell J. Logemann*
Darrell J. Logemann

By: *Coe Leta F. Logemann*
Coe Leta F. Logemann

LESSEE: Omaha Cellular Telephone Company

By: USWEST NewVector Group, Inc., its Managing General Partner

By: *Carroll Smith*

Its: *Corporate Real Estate Manager*

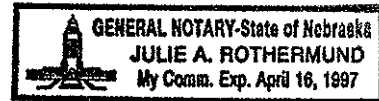
ACKNOWLEDGMENT

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 27 day of June, 1996, by Darrell J. Logemann and Coe Leta F. Logemann, to me known to be the individuals described in and who executed the foregoing instrument as their free and voluntary act and deed.

GIVEN under my hand and official seal this 27 day of June, 1996.

Julie A Rothermund
Notary Public in and for the State of Nebraska
residing at Bennington, Nebraska
My appointment expires: April 16, 1997



ACKNOWLEDGMENT

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF WA)
) ss.
COUNTY OF King)

The foregoing instrument was acknowledged before me this 9th day of July, 1996, by Ronald V. Smith to me known to be the individual described in and who executed the foregoing instrument as their free and voluntary act and deed.

GIVEN under my hand and official seal this 9th day of July, 1996.

Brian A. Ewald
Notary Public in and for the State of WA
residing at King Co.
My appointment expires: 12-20-99

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

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EXHIBIT A

Property Description:

The Southeast Quarter of the Northeast Quarter of Section 10, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, except that part taken in Condemnation described in Miscellaneous Book 449 at Page 283.

Premises Description:

