

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000-33700
2000 DE 21 AM 11:18
Stephanie D. Harvey
REGISTER OF DEEDS

Counter mm
Verify SW
D.E. D
Proof S
Fee \$ 31.00
Ck Cash Chg

SEC

PREPARED BY AND RETURN TO:
[Small illegible text]

CELL SITE: OMH-49-01 (SBA4)
STATE: NEBRASKA
COUNTY: SARPY

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is entered into by and between SBA Towers, Inc., a Florida corporation ("Landlord") and AT&T WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA AT&T WIRELESS SERVICES, BY AT&T WIRELESS SERVICES, INC., A DELAWARE CORPORATION, IT'S MANAGER ("Tenant").

- A. Landlord and Tenant have entered into a certain Lease Agreement ("Lease") pursuant to which Landlord leased to Tenant certain real property ("Premises") located in the City of Papillion, County of Sarpy, State of Nebraska, which is more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference; and
- B. The parties desire to enter into this Memorandum of Lease for the purpose of setting forth certain terms and conditions of the Lease; and
- C. Tenant and Landlord now desire to execute this Memorandum to provide constructive knowledge of Tenant's lease of the Premises.

NOW, THEREFORE, in consideration of the foregoing, the parties hereby agree as follows.

- 1. **Lease of Premises.** Landlord leases to Tenant, and Tenant leases from Landlord, the Premises for a term of five (5) years, commencing on May 25, 2000 and terminating on May 25, 2005, upon the terms and conditions set forth in the Lease. Tenant shall have the right to renew this Lease for ~~five~~^{four} (5) additional 5-year terms.
- 2. **Provisions Binding on Landlord.** The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors and assigns, subject to the provisions of the Lease.
- 3. **Governing Law.** This Memorandum and Lease are governed by the laws of the state of Nebraska.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease on this 5 day of April, 2000.

LANDLORD:

SBA Towers, Inc.,
a Florida corporation
By: [Signature]
Name: Jared Silverstein
Its: V.P. Property Management
Address: One Town Center Road, 3rd Floor
Boca Raton, FL 33486

Witness: [Signature]
Stephanie D. Harvey
Witness: [Signature]
Eda Ribaud

[Handwritten mark]

2000-33700A

TENANT:

AT&T Wireless PCS, LLC,
a Delaware Limited Liability Company,
d/b/a AT&T Wireless Services

By: AT&T Wireless Services, Inc., a
Delaware Corporation, its manager

By: *Michael J. Eberts* 3/31/00
Michael J. Eberts

Its: Director, New Market Development
Address: 7277 164th Ave. NE, Redmond, WA 98052

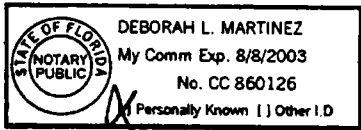
2000-337008

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

On April 5, 2000, before me personally appeared, Jason Silberstein, and acknowledged under oath that he is the Vice President, Property Management of SBA Towers, Inc., a Florida corporation, that he executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the corporation, for uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of the corporation as a Vice President for SBA Towers, Inc.



Deborah L. Martinez 4/5/2000
Deborah L. Martinez #CC 860126
Notary Public in and for the State of Florida
My Commission Expires: 8/8/2003

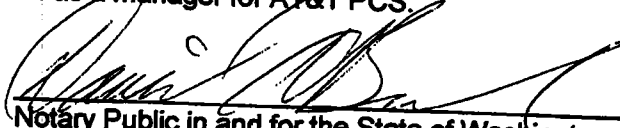
2000-337000

CORPORATE ACKNOWLEDGMENT

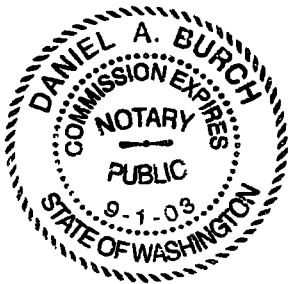
STATE OF Washington §

COUNTY OF King §

On the 31st day of March, 2000, before me personally appeared Michael Eberts, and acknowledged under oath that he is the Director, New Market Development of AT&T Wireless Services, INC., the Delaware corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of the corporation as manager for AT&T Wireless Services PCS, LLC, a Delaware limited liability company (AT&T PCS), for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of the corporation as a manager for AT&T PCS.


Notary Public in and for the State of Washington
My Commission Expires: September 1, 2003

(SEAL)



2000-33700 D

EXHIBIT 1
Description of the Property and the Premises
and location of the Communication Facility

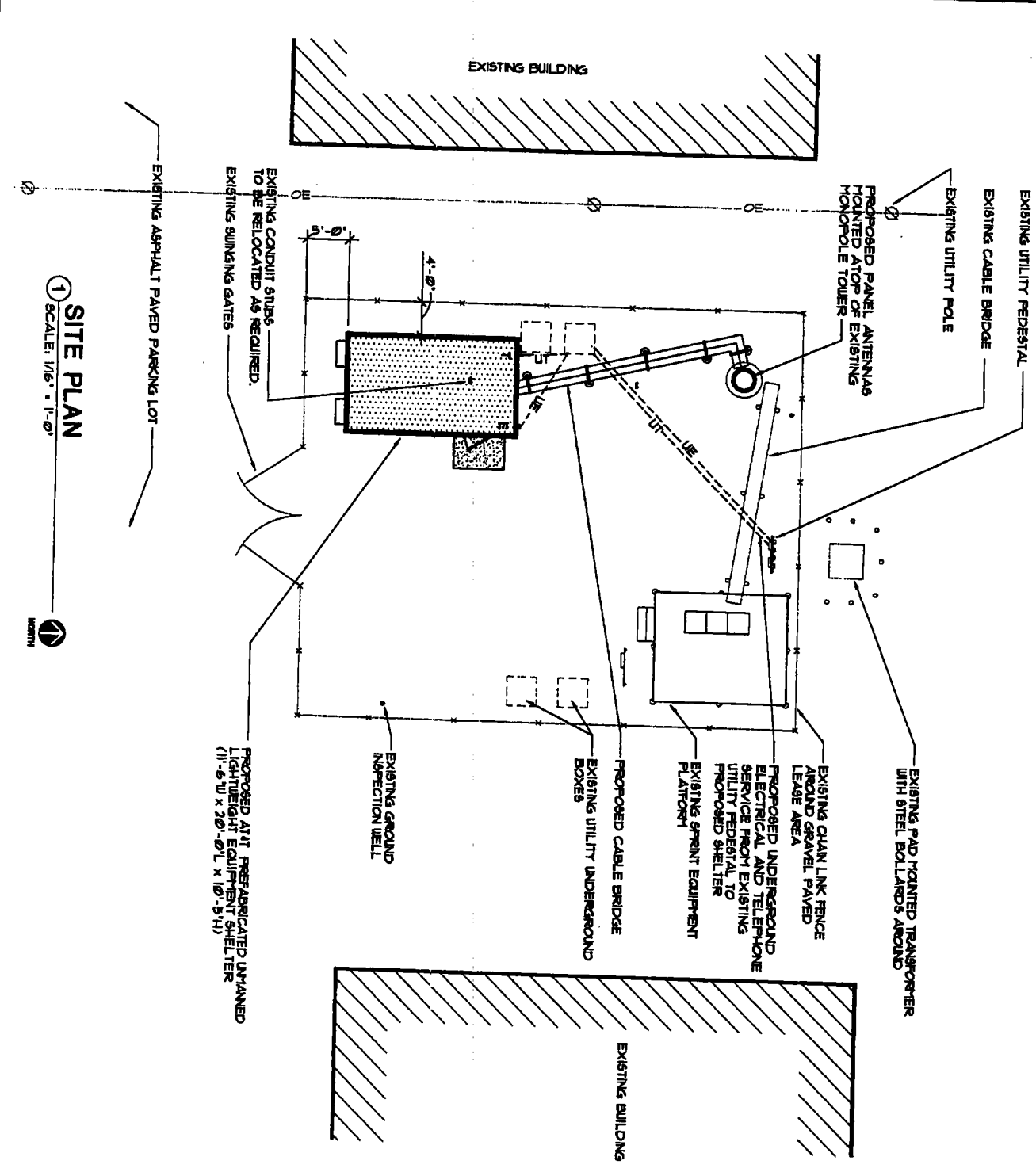
The Parent Parcel is described as:

Lots 19 and 20, in Sarpy 84 Commercial Park, a subdivision in Sarpy county, Nebraska.

The Premises is a portion of the above described property, and is further shown and depicted on the attached site plan.

Note: Tenant may, at it's cost have the lease area and easements surveyed, at which time the survey description will supplement Exhibit 1 and become part of the Agreement without the need for further action by Landlord

2000-33700E



SITE PLAN
 SCALE: 1/8" = 1'-0"



7277 364th AVE. NE
 REDMOND, WA 98073
 TEL: (206) 882-8772
 FAX: (206) 882-8779

SITE 001-010
PARCEL - 1

ROYAL AND HONORE
 CITY OF PAVILION

PAL Telecom Group
 PAL TELECOM GROUP
 10000 15th Avenue NE
 Redmond, WA 98073
 Tel: (206) 882-8772
 Fax: (206) 882-8779

PROJECT MANAGER
 PROJECT MANAGER
 PROJECT MANAGER
 PROJECT MANAGER

PREPARED BY: DP/TFP
APPROVED BY: NTP

PROJECT NUMBER:	00
DATE:	
1. 15'-0" WIDE PAVEMENT DRIVE	
2. 15'-0" WIDE PAVEMENT DRIVE	
3. 15'-0" WIDE PAVEMENT DRIVE	
4. 15'-0" WIDE PAVEMENT DRIVE	
5. 15'-0" WIDE PAVEMENT DRIVE	
6. 15'-0" WIDE PAVEMENT DRIVE	
7. 15'-0" WIDE PAVEMENT DRIVE	
8. 15'-0" WIDE PAVEMENT DRIVE	
9. 15'-0" WIDE PAVEMENT DRIVE	
10. 15'-0" WIDE PAVEMENT DRIVE	

LEASE EXHIBIT

L-1

PAL PROJECT NUMBER
 2000010