

LANCASTER COUNTY, NEB
Canfield
RECORDED

FEB 13 10 51 AM '97

#22 50
INST. NO 97

005342

BLOCK

CODE

221-6B54

CHECKED

ENTERED

EDITED

COX 300
CLX

Version 2.0

EXHIBIT B

Site Name: Terminal Building

PCS SITE AGREEMENT

Site I.D. 100A

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated 10/5, 1997, between Roosevelt Holdings, Inc, a Colorado corporation ("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 Lots A, B, C, G & H, County Clerk's Subdivision of Lots 1-6, inclusive, Block 54, Lincoln, Nebraska, as surveyed, platted and recorded, 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 January 28, 1997 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"

"SSLP"

Roosevelt
ROBERT HOLDINGS, INC., a Colorado corporation

SPRINT SPECTRUM L.P., a Delaware corporation

By: [Signature]

By: [Signature]

Name: ROBERT JACOBS

Name: KENNETH C. WEBER

Title: VP.

Title: OMAHA MTA PROPERTY MANAGER

Address: 252 Clayton Street
Denver, CO 80602

Address: 5078 South 111th Street
Omaha, NE 68137

Fed. Tax I.D. No.: 84-0917518

Fed. Tax I.D. No.: 48-1165242

Owner Initials [Signature]

SSLP Initials [Signature]

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

Attach Exhibit A - Site Description

EXHIBIT A

Site Name: Terminal Building

Site Description

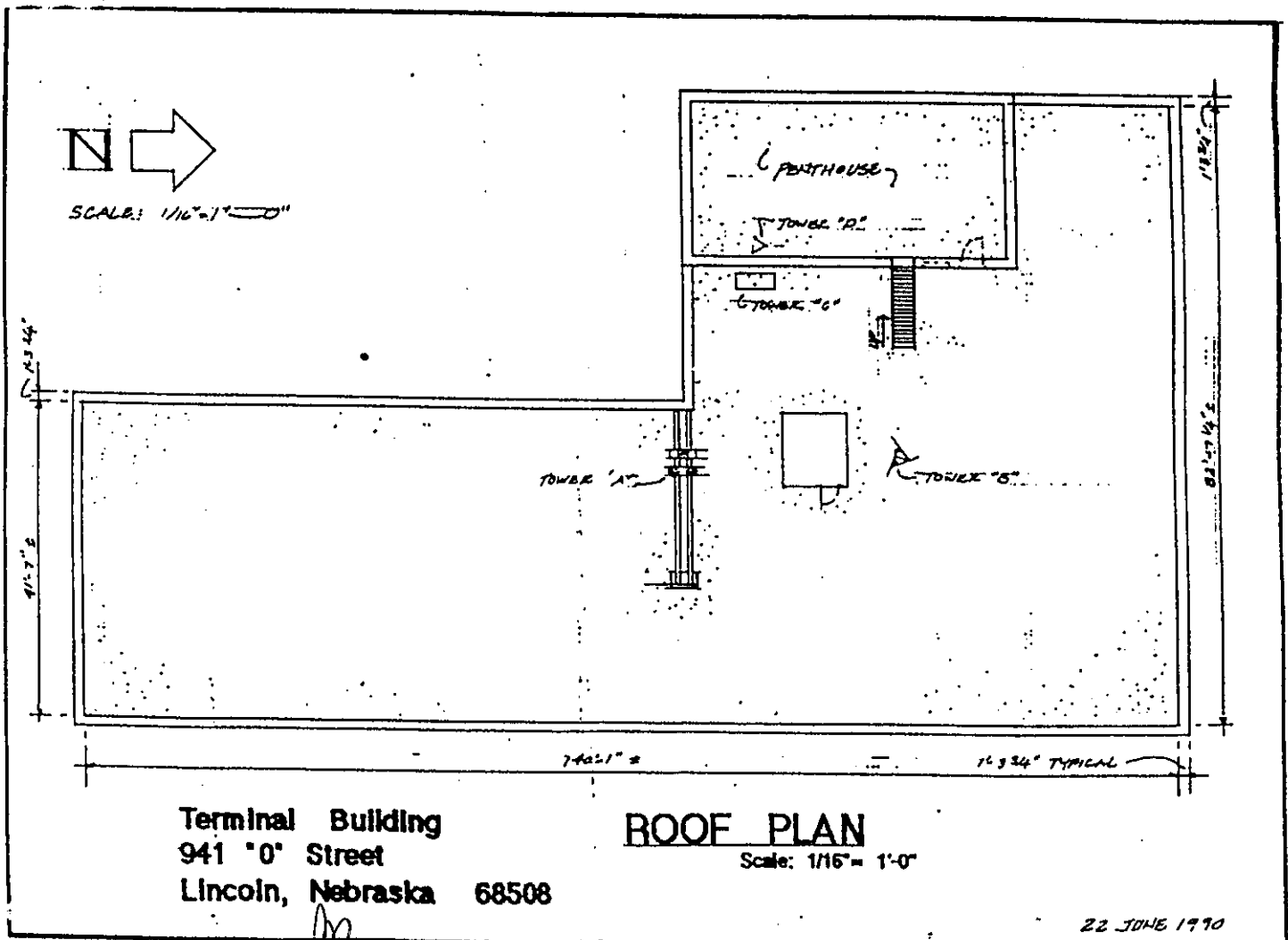
Site I.D.: 100A

Site situated in the City of Lincoln, County of Lancaster, State of Nebraska, commonly described as follows:

Legal Description:

Lots A, B, C, G & H, County Clerk's Subdivision of Lots 1 - 6, inclusive, Block 54, Lincoln, as surveyed, platted and recorded in Lancaster County, Nebraska.

Sketch of Site:



Owner Initials

SSLP Initials

STATE OF COLORADO)
) SS.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 6th day of January, 1999, by Robert Jacobs, as Vice President of Roosevelt Holdings, a Colorado corporation, on behalf of the corporation.

(AFFIX NOTARIAL SEAL)

Anna McLean
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC—STATE OF COLORADO

My commission expires:

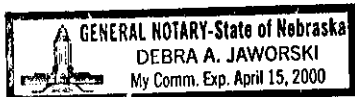
May 2, 2000

ANNA McLean
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)
COMMISSION NUMBER:

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 26th day of NOVEMBER, 1996, by Paul Jablonski, as Omaha MTA Director of Sprint Spectrum, L.P., a Delaware Limited Partnership, on behalf of the partnership.
KENNETH WEBER PROPERTY MANAGER

(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)
COMMISSION NUMBER:

SPRINT SPECTRUM L.P.

TEMPORARY DELEGATION OF APPROVAL AUTHORITY

To: VP, Controller - Sprint Spectrum L.P.

I Paul M. Jablonski Omaha, Nebraska MTA Director
Authorizing Name (Print Name) Title

in accordance with Sprint Spectrum L.P. Financial Policy 9.1, do hereby delegate my fiscal approval authority to:

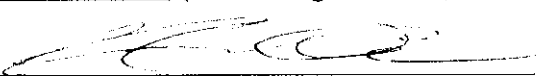
Kenneth C. Weber 508-68-5376 Property Manager
Employee Name (Print/Type) Social Security Number Title

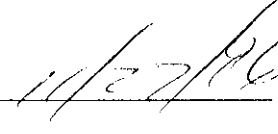
for the following department(s):

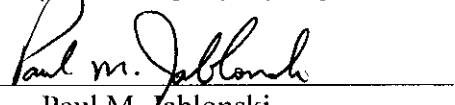
Department Numbers

24503 Property Department (Omaha, Nebraska MTA)
Cost Center Number Department Name

This delegation is effective for the period 11-26-96 to 11-26-96 (not to exceed 30 days) and is necessary due to my working at the Des Moines, IA office on the day the lease was ready to Fed Ex to the Owner (reason: e.g. absence, vacation, etc.)


Kenneth C. Weber
Signature of person receiving temporary delegation


Date


Paul M. Jablonski
Signature of person whose authority is being delegated

11-27-96
Date

A copy of this completed form should accompany all individual financial commitments or expenditure documentation approved under the above temporary delegation.

Omaha.Signature Authority.Terminal Bldg. Lease 100-A.dj.11/27/96.8:49 AM