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INST. NO 2004

2004 AUG -6 A 11:05

052209

LANCASTER COUNTY, NE

BLOCK

CODE

CCL1-6B54

CHECKED

ENTERED

RECEIVED

Downtown Lincoln

MEMORANDUM OF AGREEMENT ACKNOWLEDGMENT (LEASE)

Document Title

Name and Return Address

U.S. Cellular
Attn: Real Estate
5117 West Terrace Drive
P.O. Box 7835
Madison, WI 53707-7835

Document Date: January 19, 2004

Grantor's Name: Roosevelt Holdings Inc.
252 Clayton St.
Denver, CO 80206

Grantee's Name: Florida RSA #8, LLC.
8410 West Bryn Mawr Avenue
Suite 700
Chicago, IL 60631

Legal Description: See Exhibit A

USCC Reference # 871318

Prepared by:
LCC International, Inc.
6100 N. Robinson, #101
Oklahoma City, OK 73118

Return to:
U.S. Cellular Corporation
Attn: Real Estate Department
5117 West Terrace Drive
Madison, WI 53718

Cell Site No: OK871318
State: Nebraska
County: Lancaster

MEMORANDUM OF LICENSE

THIS MEMORANDUM OF LICENSE is made and entered into as of the 19th day of JANUARY, 2004, by and between **Roosevelt Holdings, Inc.**, a Colorado corporation, whose mailing address is 252 Clayton Street, Denver, Colorado 80206, hereinafter referred to as "Owner", and **Florida RSA #8, LLC**, a Delaware Limited Liability company, doing business as *U. S. Cellular*, whose address is Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois, 60631, hereinafter referred to as "Licensee."

WITNESSETH:

WHEREAS, by the terms of a certain License entered into on the 19th day of JANUARY, 2004 (the "License"), the Owner Licensed to the Licensee certain property, being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises"); and

WHEREAS, the Owner and the Licensee desire to execute this Memorandum of License to evidence said License and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Lancaster County, State of Nebraska.

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner does hereby License the Premises to the Licensee upon the terms and conditions of the License which is incorporated herein by specific reference, and do agree as follows:

- (1) On the 19th day of JANUARY, 2004, the Owner and Licensee entered into the License of the Premises.

date licensee commences construction

(2) The term of the License is for a period of five (5) years commencing on the 1 day of January, 2004, and terminating on the 1 day of January, 2009.

the last day of the month in which the fifth anniversary of the commencement date occurs.

(3) The amounts of rental due and the terms, conditions and rights and remedies of the parties hereto are specifically set forth in the License.

(4) The License contains ^{two(2)} ~~four(4)~~ renewal options to extend the License for up to ^{two} ~~four~~ additional five (5) year terms which may be exercised upon the terms and conditions more particularly set forth in the License.

IN WITNESS WHEREOF, the Owner and Licensee hereto have caused this Memorandum of License to be executed by their duly authorized officers as of the day and year first above written.

OWNER:

ROOSEVELT HOLDINGS, INC.,
a Colorado corporation

By: [Signature]

Printed: Midane Reich

Title: Attorney At Law

LICENSEE:

Florida RSA #8, LLC., a Delaware
Limited Liability Company d/b/a
U. S. Cellular®

By: [Signature]

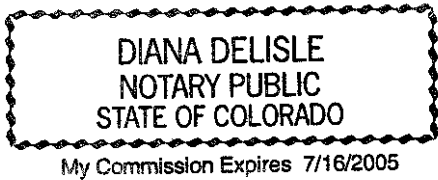
Printed: HICHEM H. GARNAOUI
V.P. of National Network Operations

Title: _____

CITY & **COLORADO**
STATE OF ~~NEBRASKA~~)
DENVER) ss.
COUNTY OF ~~LANCASTER~~)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **MICHAEL REICH**, **AUTHORIZED AGENT**, known to me to be the same person whose name is subscribed to the foregoing Memorandum, appeared before me this day in person and acknowledged that, pursuant to his/~~her~~ authority, he/~~she~~ signed the said Memorandum as his/~~her~~ free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 19th day of **JANUARY**, 2004.



diana delisle

Notary Public

My commission expires 7-16-2005

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Hichem H. Garnaoui, Vice President of National Network Operations,**, known to me to be the same person whose name is subscribed to the foregoing Memorandum, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Memorandum as his free and voluntary act on behalf of the named limited liability company, for the uses and purposes therein stated.

Given under my hand and seal this 14 day of *January*, 2004.

Tina M. Whelan

Notary Public



My commission expires 01-18-06

LIMITED TITLE REPORT

87/318.1
Downtown

FILE NO: 6005548

TO: Marsha Summerhill
LCC International
FAX: 434-9310
Your number: 871318

NEBRASKA TITLE COMPANY, authorized to engage in the business of abstracting in the State of Nebraska under Certificate of Authority No. 56, hereby certifies that the records of LANCASTER County, Nebraska have been carefully examined with referenced to the following described property, and from such examination finds as follows:

LEGAL DESCRIPTION:

Lots A, B, C, G and H, County Clerk's Subdivision of Lots One (1) to Six (6), inclusive, Block 54, Lincoln, Lancaster County, Nebraska.

Address: 941 O Street, Lincoln, NE

OWNER OF RECORD:

Roosevelt Holdings, Inc. a Colorado Corporation

UNRELEASED LIENS OF RECORD:

Deed of Trust and Absolute Assignment of Rents and Leases and Security Agreement (and Fixture Filing) from Roosevelt Holdings, Inc., a Colorado Corporation to First American Title Insurance Company, Trustee and Wells Fargo Bank, National Association, Beneficiary, in the principal amount of \$2,360,000.00, dated December 23, 2002 and recorded December 27, 2002 as Instrument Number 2002-94093, assigned to LaSalle Bank National Association in its capacity as Trustee for the registered holders of Prudential Securities Secured Financing Corporation, Commercial Mortgage Pass-Through Certificates, 2003 PWR1 recorded April 28, 2003 as Instrument Number 2003-38575.

JUDGMENTS OR TRANSCRIPTS OF JUDGMENTS:

None of record.

TAXES/ASSESSMENTS:

2001 and all prior years - paid in full
2002 in the amount of \$27,573.00 - all paid
Alt Key No.: 0416371 Parcel ID No.: 10-26-201-001-000
Assessed Value: \$1,360,000.00

EASEMENTS AND RESTRICTIONS OF RECORD:

Party Wall Agreement recorded May 28, 1931 in Book 9, Page 381.

Party Wall Agreement recorded May 28, 1931 in Book 129, Page 545.

Agreement and Easement recorded August 25, 1958 in Book 70, Page 9.

Agreement recorded March 6, 1950 in Book 39, Page 321.

Ordinance No. 15292 recorded October 16, 1989 as Instrument Number 89-29851.

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