Prepared by and return to:
SpectraSite Communications, Inc.
8000 Regency Parkway, Suite 570
Cary, NC 27511

DELAWARE COUNTY IOWA
FILED
1999 OCT 11 AM 10: 28
BOOK 1999 PAGE 3407
DEBRA A. BEHRENS
DELAWARE COUNTY RECORDER
4.00

STATE OF Iowa
COUNTY OF Delaware

(reserved for recording data)

MEMORANDUM OF LEASE

Harold G. Nieman and Bernadine I. Nieman, husband and wife, as tenants in common ("Lessor"), hereby leases to SpectraSite Communications, Inc., a Delaware corporation ("Tenant").

WITNESSETH

THAT WHEREAS, Lessor and Tenant are parties to that certain Site Lease Agreement dated 8/6/99 as amended and assigned (the "Lease") for the property described in **Exhibit A** attached hereto and incorporated herein by reference (the "Premises"); and

WHEREAS, the intent of this document is to provide a memorandum of lease.

NOW, THEREFORE, in consideration of the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Lease Information**

Date of Lease:	Aug 6 1999
Description of Property:	See **Exhibit A** attached hereto and incorporated herein by reference.
Term of Lease:	Five (5) years, including options to renew for four (4) additional five (5) year terms.
Commencement Date:	_____

2. Notwithstanding anything to the contrary in the Lease, the description of the Property shall be as shown on **Exhibit A**, attached hereto and incorporated herein by reference.

NXTLIA-009
DELAWARE
HAROLD AND BERNADINE NIEMAN

Site Name: Delaware Area, Nieman Property
Site #: NXTIA-009/IA-569P-A

3. The purpose of this Memorandum of Lease (the "Memorandum") is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed. A full and complete copy of the Lease is on file at the offices of the Lessor and the Tenant. In the event of a conflict between the terms of this Memorandum or the addition of any terms in this Memorandum which are not contained in the Lease, such conflicting or additional terms shall be deemed to be a part of the Lease and shall otherwise amend the Lease and be controlling. The terms of the Lease are incorporated herein by reference.

IN WITNESS WHEREOF, the parties have executed this Memorandum under seal as of the dates forth in the respective acknowledgments.

LESSOR:

Harold G. Nieman and Bernadine I. Nieman, husband and wife, as tenants in common

Harold G. Nieman (SEAL)
Harold G. Nieman

Bernadine I. Nieman (SEAL)
Bernadine I. Nieman

NOTARY ACKNOWLEDGMENT FOR INDIVIDUALS:

State of Iowa)
County of Delaware) ss.

On this 7 day of July, A.D. 1999, before me, a Notary Public in/for State of Iowa (Insert title of acknowledging officer), personally appeared Harold G. Nieman and Bernadine I. Nieman, husband and wife, as tenants in common, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in the state of Iowa.

ANDY McKEAN
MY COMMISSION EXPIRES
September 30, 2000

IN WITNESS WHEREOF, the parties have executed this Memorandum under seal as of the dates set forth in the respective acknowledgments.

TENANT:

SpectraSite Communications, Inc.,
a Delaware corporation

By: Frank J Mano
REGIONAL, VICE President - MIDWEST

ATTEST:
Todd M Ciesik
Secretary

[AFFIX CORPORATE SEAL]
SEAL

STATE OF ~~NORTH CAROLINA~~ Illinois
COUNTY OF ~~WAKE~~ Cook

I, a Notary Public for said county and state, do hereby certify that Todd Ciesik ~~Blake Mano~~ personally appeared before me this day and acknowledged that he/she is _____ Secretary of SpectraSite Communications, Inc., a Delaware corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its VP President, sealed with its corporate seal and attested by him/her as its _____ Secretary.

WITNESS my hand and official seal this 6th day of August, 1999.

Notary Public

[AFFIX NOTARY SEAL]
OFFICIAL SEAL
ELLEN GOLDSTEIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-23-2003

My Commission expires: 7/23/03

EXHIBIT A

DESCRIPTION OF LEASE AREA

That part of the Northeast fractional Quarter of the Northwest Quarter of Section 4, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa described as follows:

Commencing as a point of reference at the Northeast corner of said Northeast Quarter of said Section 4;

thence North along the East line of said Northeast Quarter extended Northerly to centerline station 631+79.8 of Primary Road No. U.S. 20;

thence South 87°22' West 3961.9 feet along the centerline of said Primary Road (assumed bearing for this description only) to centerline station 592+17.9, said station being equal to station 1591+72 of a secondary road (245th Avenue);

thence South 11°30' East 121.2 feet along the centerline of said secondary road;

thence North 78°30' East 50.0 feet to a point on the Southerly right-of-way line of said Primary Road, said point being 112 feet Southerly of the centerline of said Primary Road;

thence North 87°22' East 428.0 feet along the Southerly right-of-way line of said Primary Road;

thence South 2°38' East 451.3 feet;

thence South 87°22' West 396.3 feet to a point of intersection with the Easterly right-of-way line of said Secondary Road;

thence North 1°54' West 108.7 feet along said Easterly right-of-way line to a point of curvature, said point being 50 feet in normal distance Easterly of the centerline of said Secondary Road;

thence Northwesterly 248.4 feet along said Easterly right-of-way line and along the arc of a 1482.5 foot radius curve concave Southwesterly (chord North 6°42' West 248.1 feet) to a point of tangency;

thence North 11°30' West 96.4 feet along said Easterly right-of-way line to the point of beginning and containing 4.18 acres more or less.