Env.
Spectrasite Comm.
3318 1st Ave. NE
Cedar Rapids, IA
52402

MK: Cedar Rapids
SITE #: IA-5628-A

DELAWARE COUNTY IOWA
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1999 NOV 19 AM 9:32
BOOK 199 PAGE 3981
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
26.00

This document was prepared by: Gayle Toney, Nextel WIP Lease Corp., 4500 Carillon Point, Kirkland, Washington 98033. Telephone: (425) 828-8006

MEMORANDUM OF AGREEMENT

CLERK: Please return this document to:

Nextel WIP Lease Corp.
4500 Carillon Point
Kirkland, WA 98033
Attention: Property Manager

This Memorandum of Agreement is entered into on this 10th day of September, 1999, by and between Iowa RSA #12, LLC, an Iowa limited liability corporation, with an office at 450 Security Blvd., Green Bay, WI 54313, (hereinafter referred to as "Lessor") and Nextel WIP Lease Corp., a Delaware corporation with an office at 4500 Carillon Point, Kirkland, WA 98033 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement (Tower) ("Agreement") on the 10th day of September 1999, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Agreement.

2. The term of the Agreement is for five (5) years commencing on February 18, 2000 or the commencement of construction, whichever first occurs ("Commencement Date"), and terminating on the fifth anniversary of the Commencement Date with four (4) successive five (5) year options to renew.

3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Lessee (the "Premises") is described in Exhibit B annexed hereto.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

LESSOR:

By: James W. Lienau

Name: James W. Lienau

Title: Vice President of Technical Services

Date: 8/19/99

LESSEE:

Nextel WIP Lease Corp.

By: Donald J. Manning

Name: Donald J. Manning

Title: Vice President

Date: September 10, 1999

STATE OF Wisconsin)
ss.
COUNTY OF Brown)

On this 19th day of August, 1999 before me, Rhonda F. Kouba, Notary Public, personally appeared James W. Lienau, to me personally known, who being by me duly affirmed did say that that person is the Vice President of Technical Services of said corporation and that said instrument was signed on behalf of the said corporation by authority of its board of directors and the said James W. Lienau acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

WITNESS my hand and official seal.

Rhonda F. Kouba (SEAL)
Notary Public

My commission expires: 11/14/99

RHONDA F. KOUBA NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WASHINGTON)
ss.
COUNTY OF KING)

On this 10th day of September, 1999 before me, Gayle C. Toney, Notary Public, personally appeared Donald J. Manning, to me personally known, who being by me duly affirmed did say that that person is the Vice President of said corporation and that said instrument was signed on behalf of the said corporation by authority of its board of directors and the said Vice President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

WITNESS my hand and official seal.

Gayle C. Toney (SEAL)
Notary Public

GAYLE C. TONEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 29, 2003

My commission expires: 3/29/03

EXHIBIT A

DESCRIPTION OF LAND

to the Communications Site Lease Agreement (Tower) dated September 10, 1999, by and between Iowa RSA #12, LLC, an Iowa limited liability corporation, as Lessor, and Nextel WIP Lease Corp. a Delaware corporation, as Lessee.

The Land is described and/or depicted as follows (metes and bound description):

DESCRIPTION OF LEASE AREA

That part of Parcel E of the Northwest Quarter of the Southwest Quarter of Section 6, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa described as follows:

Commencing as a point of reference at the Southwest corner of said Parcel E;

thence North 0°07'10" West 17.0 feet along the West line of said Parcel E (assumed bearing for this description only);

thence North 70°36' East 33.4 feet;

thence North 54°00' East 213.0 feet;

thence North 51°00' East 65.0 feet;

thence North 37°00' East 32.0 feet;

thence North 24°00' East 30.0 feet;

thence South 60°00' East 45.0 feet;

thence North 30°00' East 10.0 feet to the point of beginning;

thence North 60°00' West 55.0 feet;

thence North 30°00' East 50.0 feet;

thence South 60°00' East 55.0 feet;

thence South 30°00' West 50.0 feet to the point of beginning and containing an area of 2,750 square feet more or less.

EXHIBIT B

SITE AND TOWER DESCRIPTION

to the Communications Site Lease Agreement (Tower) dated September 10, 1999, by and between Iowa RSA #12, LLC, an Iowa limited liability corporation, as Lessor, and Nextel WIP Lease Corp. a Delaware corporation, as Lessee.

The Premises are described and/or depicted as follows:

