Env. T. Traiser & Assoc. 14321 N. Collet Ave. S. Ste 400 Burnsville, MN 55306

Prepared by ~~and return to~~:

SpectraSite Communications, Inc.
8000 Regency Parkway, Suite 570
Cary, NC 27511

STATE OF IOWA
COUNTY OF DELAWARE

DELAWARE COUNTY IOWA
FILED
2000 JN 20 PM 12:49
BOOK 200 PAGE 185
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
26.00

(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 August 6, 1999 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:	August 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:	October 25, 1999

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.

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

State of Iowa)
County of Delaware) ss.

On this ...4... day of ..March..., A.D. 2000, before me, ..a Notary Public in and 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 persons 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, 1982 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 L. Marco
Title: Regional Vice President-North

STATE OF Illinois
COUNTY OF Cook

I, a Notary Public for said county and state, do hereby certify that Todd Visnik 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 Frank L. Marco, its Regional Vice President-North, sealed with its corporate seal and attested by him/her as its _____ Secretary. Witness my hand and official seal this 14th day of June, 2000.

_____
Notary Public
My Commission expires: 6/01

[AFFIX NOTARY SEAL]

"OFFICIAL SEAL"
JOAN NORA
Notary Public, State of Illinois
My Commission Expires 06/25/01

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.

DESCRIPTION OF PARENT PARCEL

(As shown in Warranty Deed recorded in Book 134, Page 244)

The Northwest fractional Quarter (NW fr 1/4) of the Northeast Quarter (NE 1/4), the Northeast fractional Quarter (NE fr 1/4) of the Northwest Quarter (NW 1/4), the North four (4) rods of the Southeast Quarter (SE) of the Northwest Quarter (NW 1/4) and the North four (4) rods of the Southwest Quarter (SW) of the Northeast Quarter (NE 1/4) of Section Four (4), Township Eighty-eight (88) North, Range Four (4), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 83 L.D., Pages 255-256, subject to roads and easements of record.

DESCRIPTION OF TOWER COMPOUND

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 the 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 217.5 feet along the centerline of said secondary road to a point of curvature, said point being station 1589+54.5;

thence Southeasterly along the centerline of said secondary road and along the arc of a 1432.5 foot radius curve concave Southwesterly (chord South 9° 01' East 124.2 feet);

thence North 87°22' East 158.7 feet to the point of beginning;

thence North 2°38' West 50.0 feet;

thence North 87°22' East 100.0 feet;

thence South 2°38' East 100.0 feet;

thence South 87°22' West 100.0 feet;

thence North 2°38' West 50.0 feet to the point of beginning and containing an area of 0.23 acres more or less.

DESCRIPTION OF ACCESS/UTILITY EASEMENT

A 25 foot wide access and utility easement on 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, said easement being centered on the centerline described as follows:

Commencing as a point of reference at the Northeast corner of the 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 217.5 feet along the centerline of said secondary road to a point of curvature, said point being station 1589+54.5;

thence Southeasterly along the centerline of said secondary road and along the arc of a 1432.5 foot radius curve concave Southwesterly (chord South 9° 01' East 124.2 feet);

thence North 87°22' East 50.1 feet to a point of intersection with the Easterly right-of-way line of said secondary road, said point being the point of beginning of the centerline herein described;

thence continuing North 87°22' East 98.6 feet;

thence South 2°38' East 50.0 to the end of the herein described centerline;

The sidelines of said 25 foot wide easement are 12.5 feet in perpendicular distance right and left of said centerline and are to be lengthened or shortened in order to begin at the Easterly right-of-way line of said secondary road.