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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PARCEL #: 220040001209

SPACE ABOVE FOR RECORDER'S USE

LEGAL DESCRIPTION, page 4

Prepared by, and
after recording return to:
Md7, LLC **MICHAEL FRAUNCES**
Attn: Title Department
(X) 3721 Valley Centre Drive, Third Floor
San Diego, CA 92130
Cell Site Name/Number: Earlville/394325

2NV

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into as of the 2nd day of March, 2010, by and between **Richard Recker and Jean Recker**, whose address is 401 East Main Street, Manchester, IA 52057, hereinafter referred to as (**"Landlord"**) and **USCOC of Greater Iowa, LLC**, a Delaware limited liability company, as successor in interest to Iowa RSA #12 Limited Partnership, an Iowa partnership, 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 (**"Tenant"**).

WITNESSETH:

WHEREAS, by the terms of a certain Ground Lease entered into as of the date in subsection (1) below as amended by First Amendment to Ground Lease, dated the 2nd day of March, 2010 (collectively, the "**Lease**"), the Landlord leased to the Tenant certain property, being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the **"Premises"**); and ON PAGE #4

WHEREAS, the Landlord and the Tenant desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the ~~XXXXX~~ Office for Delaware County, State of Iowa. RECORDER'S

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 Landlord does hereby lease the Premises to the Tenant upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

1. On January 20, 2003, the Landlord and Tenant entered into the Lease of the Premises.

2. The term of the Lease commenced on March 1, 2003, and had an original expiration date of March 31, 2008, subject to Tenant's renewal options under the Lease.

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

4. The Lease contains renewal options to extend the lease for up to five (5) additional five (5) year terms which may be exercised upon the terms and conditions more particularly set forth in the Lease.

5. Tenant (or its assignee or designee) shall have a right of first refusal to purchase (a) any easement rights in or over all or any part of the Premises; or (b) all or any part of Landlord's interest in or rights under this Lease (each, "**Landlord's Interest**") whenever Landlord proposes to transfer all or any part of Landlord's Interest to an unrelated third party in accordance with the terms and conditions more particularly set forth in the Lease.

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

LANDLORD:

Richard Recker and Jean Recker

By: X Richard Recker
Richard Recker

By: Jean Recker
Jean Recker

TENANT:

USCOC of Greater Iowa, LLC,
a Delaware limited liability company

By: Kevin Lowell

Print Name: KEVIN R. LOWELL

Title: Vice President

STATE OF Iowa)
)
COUNTY OF Delaware)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Richard Recker** and **Jean Recker**, known to me to be the same persons whose names are subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and severally acknowledged that they signed the said Memorandum of Lease as their free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 23 day of February, 20 10.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2010

Notary Public

My commission expires 9/22/10

STATE OF ILLINOIS)
)
COUNTY OF COOK)

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

Given under my hand and seal this 2nd day of March, 2010.

OFFICIAL SEAL
DONALD L. DICKE
Notary Public - State of Illinois
My Commission Expires August 23, 2011

Notary Public

My commission expires 8/23/11

Exhibit A

Legal Description of Premises

Street Address: 2496 225th Street, Earlville, Iowa 52041

Parcel #: 220040001209

Legal Description:

A part of the East ½ of the Southeast ¼ of Section 4, Township 88, Range 4, Delaware County, Iowa.