Book 2010 Page 2699
Document 2010 2699 Type 07 005 Pages 5
Date 9/07/2010 Time 4:06:41PM
Rec Amt $29.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Drafted by and Return to:
Steve Ward
Ward Development Services
15 Park Place
Swansea, IL 62226
(314) 503-4444

Re: Cell Site #DESMIA 1568; Cell Site Name: Masonville
Fixed Asset Number: 10147210
State: Iowa
County: Delaware

MEMORANDUM
OF
LEASE

This Memorandum of Lease is entered into on this 27th day of August, 2010, by and between American Towers, Inc, a Delaware corporation, a wholly owned subsidiary of American Tower Corporation, a Delaware corporation, having a mailing address of 10 Presidential Way, Woburn, MA 01801 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 12555 Cingular Way, Suite 1300, Alpharetta, GA 30004 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Structure Lease Agreement ("**Agreement**") on the 27th day of August, 2010, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.

2. The initial lease term will be ten (10) years ("**Initial Term**") commencing on the Effective Date of the Agreement, with three (3) successive five (5) year options to renew.

3. The portion of the land being leased to Tenant (the "**Premises**") is described in **Exhibit 1** annexed hereto.

4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

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

"LANDLORD"
American Towers, Inc, a Delaware corporation, a wholly owned subsidiary of American Tower Corporation, a Delaware corporation

By: _____
Print Name: Richard Rossi
Its: Vice President, Contract Management
Date: 8-27-10

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company
By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: RONALD L MITCHELL
Its: Real Estate & Construction Manager
Date: 8/18/10

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Massachusetts)
) ss:
COUNTY OF Middlesex)

On the 27 day of August, 2010, before me personally appeared Richard Rossi, and acknowledged under oath that he is the Vice President, Contract Management of American Towers, Inc, a Delaware corporation, a wholly owned subsidiary of American Tower Corporation, a Delaware corporation, the corporation named in the attached instrument, and as such was authorized to execute this instrument on behalf of the limited liability company.

Notary Public: Lorenzo Eggleston
My Commission Expires: _____

LANDLORD ACKNOWLEDGMENT

LORENZO H. EGGLESTON
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES FEB 4 2011
NOTARY PUBLIC

STATE OF Minnesota)
) ss:
COUNTY OF Hennepin)

I CERTIFY that on August 18th, 2010, Ronald L. Mitchell [name of representative] personally came before me and acknowledged under oath that he or she:

(a) is the Manager [title] of Real Estate + Construction [name of corporation], the corporation named in the attached instrument,

(b) was authorized to execute this instrument on behalf of the corporation and

(c) executed the instrument as the act of the corporation.

Notary Public: Karon Jean Fredericksen
My Commission Expires: JAN. 31, 2014

EXHIBIT 1

DESCRIPTION OF PREMISES

to the Memorandum of Lease dated AUGUST 27th ___, 2010 by and between American Towers, Inc, a Delaware corporation, a wholly owned subsidiary of American Tower Corporation, a Delaware corporation, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Premises are described and/or depicted as follows:

Property Address: **110th Avenue approximately .3 miles south of U. S. Highway 20**

State: **Iowa**

County: **Delaware**

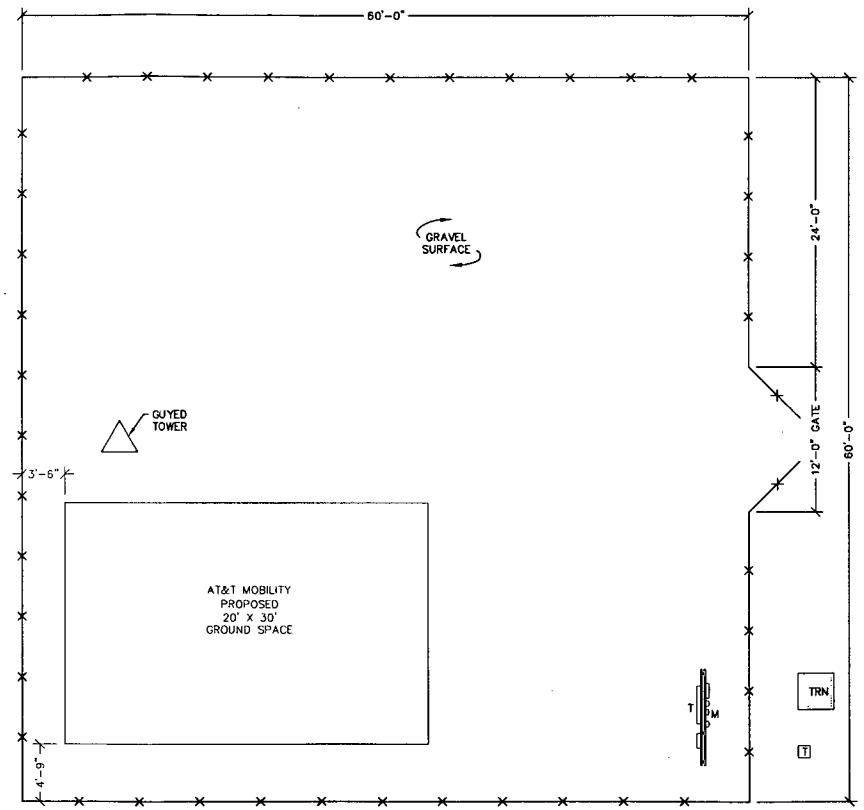
City: **Masonville**

APN: **270 05 0001000**

Legal Description:

The Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Five (5); the South one-half (S½) of the Southwest Quarter (SW¼) of Section Five (5); the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Six (6), except that portion of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of said Section Six (6), described as commencing at the North-east corner of the Southeast Quarter (SE¼) of the South-east Quarter (SE¼), thence West three hundred (300.0) feet along the line fence, thence South one hundred sixty (160.0) feet, thence East three hundred (300.0) feet to the East line of said Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), thence North along said East line one hundred sixty (160.0) feet to the point of beginning; all in Township Eighty Eight (88) North, Range Six (6) West of the Fifth P.M.

* Words in the singular shall be construed as in the singular or plural number, and as masculine.



GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 UNIT = 10 FEET

AMERICAN TOWER®

SITE DESIGN

400 REGENCY FOREST DRIVE
CARY, NORTH CAROLINA 27518
PHONE: (919) 468-0112
FAX: (919) 468-5040
NYSE AMT

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER CORPORATION AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM AMERICAN TOWER CORPORATION TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH AMERICAN TOWER CORPORATION WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REV.	DESCRIPTION
0	SITE PLAN FROM VISO
	ADD PROPOSED AT&T MOBILITY

SITE NUMBER:

51219

SITE NAME:

MASONVILLE

IOWA

DRAWN BY:	D SAUNDERS-ASHER
DATE DRAWN:	7/16/10
CUSTOMER:	AT&T MOBILITY
COLLOCATION NO:	455103

LEGEND

⊗	GROUNDING TEST WELL
A/C	AIR CONDITIONING UNIT
A/V	AIR VENT
B	BOLLARD
C	CABINET
CSC	FIBER OPTIC CABINET
E	ELECTRICAL SERVICE DISC.
GEN	GENERATOR
G	GENERATOR RECEPTACLE
IB	ICE BRIDGE
LC	LIGHTING CONTROL
M	METER
PB	PULL BOX
PP	POWER POLE
T	TELEPHONE HOOK-UP
TD	TELEPHONE DEMARK
TRN	TRANSFORMER
W	WATER VALVE

DIMENSIONS NOT VERIFIED BY LICENSED SURVEYOR

SHEET TITLE:

SITE PLAN LAYOUT

SHEET NUMBER:	REV. #
SP-1	0