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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

MEMORANDUM OF LEASE

Prepared by:
Clifford Turner
SSC
8500 W 110th Street, Suite 300
Overland Park, Kansas 66210

Return to:

_____

_____

Re: Cell Site #IA1567; Cell Site Name: Earlville
Fixed Asset # 10147209
State: Iowa
County: Delaware

MEMORANDUM
OF
LEASE

This Memorandum of Lease is entered into on this 24 day of October, 2011, by and between Iowa Wireless Services, LLC, a Delaware limited liability company, having a mailing address of 4135 NW Urbandale Drive Urbandale, Iowa 50322 (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 24 day of October, 2011, 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 five (5) 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"
Iowa Wireless Services, LLC,
a Delaware limited liability company

By: _____
Print Name: Michael S. Haskins
Its: CEO / COO
Date: 10/24/2011

"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: 9/29/11

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF MINNESOTA)
) ss:
COUNTY OF HENNEPIN)

On the 29th day of Sept, 201_, before me personally appeared Rod L Mitchell and acknowledged under oath that he is the RE + Cons. Manager of New Cingular Wireless PCS, LLC, the corporation named in the attached instrument, and as such was authorized to execute this instrument on behalf of the corporation.

Karen Jean Frederickson
Notary Public
Minnesota
My Commission Ends Jan. 31, 2014

Notary Public: Karen Jean Frederickson
My Commission Expires: Jan 31, 2014

LANDLORD ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF Polk)

I CERTIFY that on October 24, 2011, Michael S. Haskins personally came before me and acknowledged under oath that he:

(a) is the CEO / COO of Iowa Wireless Services, LLC, 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.

JENNIFER MOSER
COMMISSION NO. 755060
MY COMMISSION EXPIRES
10/1/14

Notary Public: Jennifer Moser
My Commission Expires: 10/1/14

EXHIBIT 1
DESCRIPTION OF PREMISES

to the Memorandum of Tower Collocation Lease dated October 24, 2011, by and between Iowa Wireless Services, LLC, a Delaware limited liability company, as Landlord, and, New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Premises are described and/or depicted as follows:

DESCRIPTION OF IOWA WIRELESS LEASE AREA:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARETER OF SECTION 2. TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M.: THENCE SOUTH 02° 35' 27" EAST 961.25 FEET ALONG THE EAST LINE OF THE SAID NORTHEAST ONE QUARTER OF SECTION 2; THENCE SOUTH 87° 24' 33" WEST 1,387.64 FEET TO THE POINT OF BEGINGING; THENCE SOUGHT 37° 41' 33" EAST 75.00 FEET; THENCE SOUTH 52° 18' 27" WEST 75.00 FEET; THENCE NORTH 37° 41' 33" WEST 75.00 FEET; THENCE NORTH 52° 16' 27" EAST 75.00 FEET TO THE POINT OF BEGINNING, THIS PARCEL CONTAINS 5,625 SQUARE FEET MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, ALL BEARINGS ARE BASED ON TRUE NORTH.)

DESCRIPTION OF 8' UTILITY EASEMENT:

AN 8-FOOT WIDE STRIP PARCEL IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA. THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M.: THENCE SOUTH 02° 35' 27" EAST 961.25 FEET ALONG THE EAST LINE OF THE SAID NORTHEAST ONE QUARTER OF SECTION 2; THENCE SOUTH 87° 24' 33" WEST 1,387.64 FEET; THENCE SOUTH 37° 41' 33" EAST 4.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE: THENCE NORTH 52° 18' 27" EAST 11.48 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 270TH AVENUE TO THE END OF SAID CENTERLINE (THE NORTHEASTERLY END OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 270TH AVENUE); THIS PARCEL CONTAINS 92 SQUARE FEET MORE OR LESS.

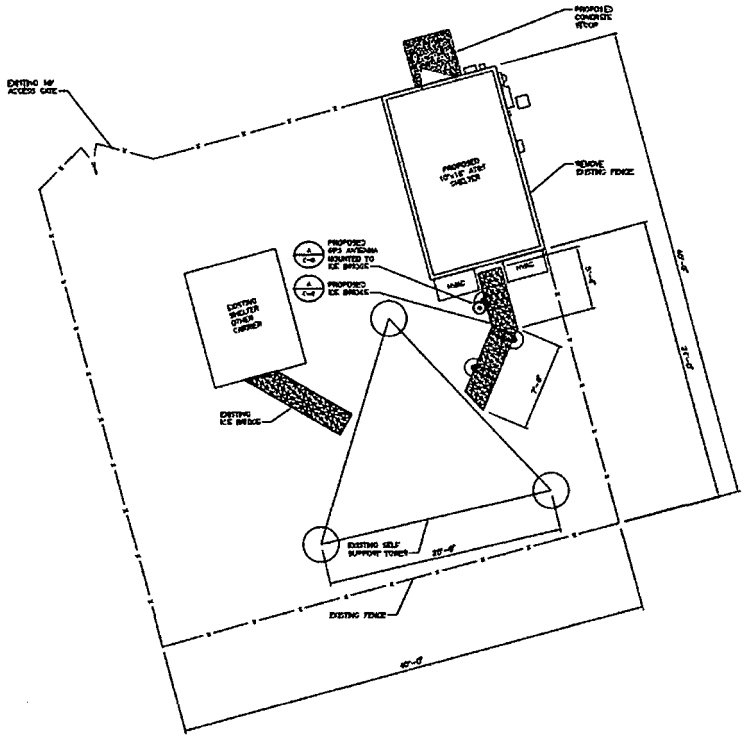
(FOR PURPOSES OF THIS DESCRIPTION, ALL BEARINGS ARE BASED ON TRUE NORTH.)

DESCRIPTION OF 20' ACCESS EASEMENT:

A 20-FOOT WIDE STRIP PARCEL IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2. TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMECNING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 2, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M.; THENCE SOUTH 02° 35' 27" EAST 961.25 FEET ALONG THE EAST LINE OF THE SAID NORTHEAST ONE QUARTER OF SECTION 2: THENCE SOUTH 87° 24' 33" WEST 1,387.64 FEET: THENCE SOUTH 52° 18' 27" WEST 38.50 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE: THENCE NORTH 37° 41' 33" WEST 11.37 FEET: THENCE 42.21 FEET ALONG THE ARC OF A 25.42 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY (THE CHORD OF SAID CURVE BEARS NORTH 19° 15' 21" EAST 37.53 FEET): THENCE NORTH 64° 00' 05" EAST 25.41 TO THE SOUTHWESTERLY RIGHT-OF-WAY LNE OF 270TH AVENUE AND THE END OF SAID CENTERLINE 9 THE NORTHEASTERLY END OF SAID EASEMENT TO BE LENGTHENED OR SHORTEND TO TERMINATE AT THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF 270TH AVENUE).
THIS PARCEL CONTAINS 1,580 AQUARE FEET MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, ALL BEARING ARE BASED ON TRUE NORTH.)



SITE PLAN
SCALE: 1/8" = 1'-0"