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BOOK 2004 PAGE 1417

ATTACHMENT 3

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AUD \$ 1<sup>00</sup>  
R.M.F. \$ 5<sup>00</sup>  
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MEMORANDUM OF LEASE

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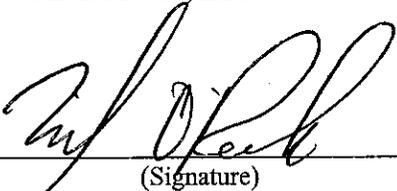
This Memorandum of Lease is entered into on this 12th day of September, 2002, by and between **United States Cellular Operating Company - Des Moines**, an Iowa corporation, d/b/a *U.S. Cellular*, having a principal place of business at 8410 W. Bryn Mawr Avenue, Chicago, Illinois, 60631 ("Landlord"), and **VoiceStream PCS I, LLC**, a Delaware limited liability company, having a principal place of business at 8000 West 78<sup>th</sup> Street, Suite 400, Minneapolis, Minnesota 55439 ("Tenant").

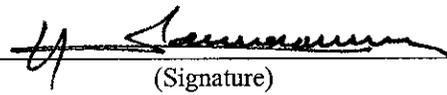
1. Landlord and Tenant entered into a Site Lease Agreement on the 12th day of September, 2002, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Lease.
2. The term of the Site Lease Agreement is for five (5) years commencing on October 1, 2002 and ending on September 30, 2007, with five (5) successive five (5) year options to renew. If all options to renew are exercised, the term of this Site Lease Agreement will expire thirty (30) years after the Commencement Date (as defined in the Lease).
3. The Land is described in Attachment 1 annexed hereto. That portion of the Land being leased to Tenant ("Premises") is described in Attachment 2 annexed hereto.

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

VOICESTREAM PCS I, LLC

United States Cellular Operating Company - Des Moines, an Iowa corporation

By:   
(Signature)

By:   
(Signature)

Michael O'Rourke  
(Print)

Hichem Garnaoui  
(Print)

Title: Director of Engineering and Operations

Title: Vice President - Engineering

Date: 9/14/02

Date: 9/25/02

Recording Requested by & When Recorded Return To: 18122589  
US Recordings, Inc.  
2925 Country Drive Ste 201  
St. Paul, MN 55117

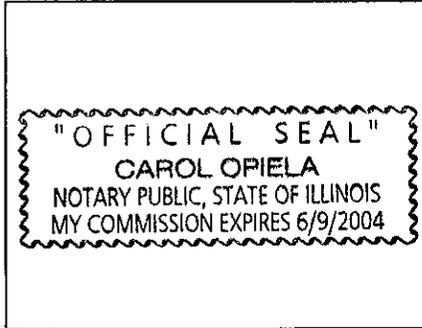
Prepared By: Kay Marie Richards  
T-Mobile  
8550 W. Bryn Mawr Ste. 100  
Chicago, IL 60631-3201  
Attn: Leasing Dept.

DM03018A  
US CELLULAR CORP  
DES MOINES

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I certify that I know or have satisfactory evidence that HICHEM GARNAOUI is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the VP OF ENGINEERING of U.S. CELLULAR to be the free and voluntary act of such Party for the uses and purposes mentioned in the instrument.

Dated: 9/25/02



(Use this space for notary stamp/seal)

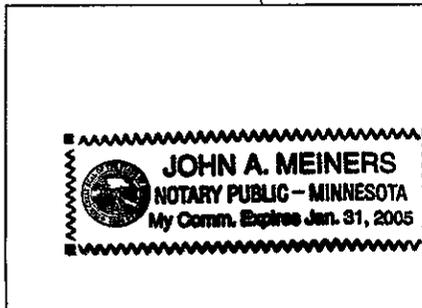
Carol Opiela

Notary Public  
Print Name CAROL OPIELA  
My commission expires ~~6/9/02~~ 6/9/04

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF HENNEPIN )

I certify that I know or have satisfactory evidence that Michael O'Rourke is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Director of Engineering and Operations of VoiceStream PCS I, LLC, a Delaware limited liability company to be the free and voluntary act of such Party for the uses and purposes mentioned in the instrument.

Dated: 9/16/02



(Use this space for notary stamp/seal)

[Signature]  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

## ATTACHMENT 1

### LEGAL DESCRIPTION OF PROPERTY

to the Site Lease Agreement dated September 12, 2002, by and between United States Cellular Operating Company - Des Moines, an Iowa corporation, d/b/a *U.S. Cellular*, as Landlord, and VoiceStream PCS I, LLC, a Delaware limited liability company, as Tenant.

PARCEL "A" LOCATED IN THE NW 1/4 OF THE NE 1/4 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 24, T75N, R26W OF THE 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, N 83°39'00" E 1004.31 FEET; THENCE N 05°18'00" W 45.42 FEET TO THE POINT OF BEGINNING AT THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S 84°42'00" W 35.00 FEET; THENCE N 05°18'00" W 535.84 FEET; THENCE N 84°42'00" E 35.00 FEET; THENCE N 05°18'00" W 225.00 FEET; THENCE N 84°42'00" E 160.00 FEET; THENCE N 05°18'00" W 75.00 FEET; THENCE N 84°42'00" E 260.00 FEET; THENCE S 05°18'00" E 365.00 FEET TO THE NORTH LINE OF THE CITY OF ST. CHARLES LAGOON PROPERTY; THENCE ALONG SAID NORTH LINE, S 84°42'00" W 420.00 FEET TO THE NW CORNER OF SAID LAGOON PROPERTY; THENCE, ALONG THE WEST LINE OF SAID LAGOON PROPERTY, S 05°18'00" E 470.84 FEET TO THE POINT OF BEGINNING. CONTAINING 3.674 ACRES, INCLUDING 0.027 ACRES OF COUNTY ROAD RIGHT OF WAY.

*Abstract Property*

## ATTACHMENT 2

### PLANS AND SPECIFICATIONS

(including description of the antenna location, and location of ground equipment adjacent to the Premises)

to the Site Lease Agreement dated September 12, 2002, by and between **United States Cellular Operating Company - Des Moines**, an Iowa corporation, d/b/a *U.S. Cellular*, as Landlord, and **VoiceStream PCS I, LLC**, a Delaware limited liability company, as Tenant.

Proposed Equipment is defined below and Plans and specifications are attached hereto.

Number of Antennas:	<u>6 (six)</u>
Antenna Manufacturer and Type-Number:	<u>Comsat #PCSS-065-13-0</u>
Weight and Dimension of Antenna(s) (L x W x D):	<u></u>
Number of Transmission Lines:	<u>6 (six)</u>
Transmission Line Mfr. and Type No.:	<u>Andrews - 100/lbs per run</u>
Diameter and Length of Transmission Line:	<u>1-5/8" diameter - 100-120 ft long</u>
Location of Antenna(s) on Tower (Approved RAD Center):	<u>one hundred feet above ground level (100' agl)</u>
Direction of Radiation (Azimuth):	<u>18, 170, 260</u>
Dimensions of Ground Space subleased:	<u>15 x 20</u>
Frequencies/Max. Power Output:	<u>TX: 1930-1945 MHz; RX: 1850-1865 MHz</u>
Microwave:	<u>2 (two) Andrews #P4F-21C MW dishes at 90' agl with 2 (two) runs of 7/8" coax @ 45 lbs per run - 5.7 GHz unlicensed</u>



