

MICHELLE "MICKI" UTSLER. COUNTY RECORDER
MADISON IOWA

Memorandum of Lease

COMPUTER	✓
RECORDED	✓
COMPARED	✓

To the Site Lease with Option dated the 27th day of January, 2005, between Keith M. Williamson and Cindy L. Williamson, Husband and Wife, as ("Landlord") and Iowa Wireless Services, LLC, d/b/a i wireless, as ("Tenant").

After recording, please return to:

✓ Iowa Wireless Services, LLC
Jeff B. Patten, Real Estate Manager
4135 NW Urbandale Drive
Urbandale, Iowa 50322
Phone: (515) 258-7507
Fax: (515) 258-7100

Site Identification: IA:0183

Market: Iowa

Memorandum of Lease Between Keith M. Williamson and Cindy L. Williamson, Husband and Wife, ("Landlord") and Iowa Wireless Services, LLC ("Tenant")

A Site Lease with Option between Keith M. Williamson and Cindy L. Williamson, Husband and Wife, ("Landlord") and Iowa Wireless Services, LLC, ("Tenant") was made regarding the following premises:

See attached Exhibit A

The date of execution of the Site Lease with Option was the 27th day of January 2005. Subject Lease is for a term of five (5) years and will commence on the 1st day of August 2005. ("Commencement Date") and shall terminate at midnight on the last day of the month in which the 5th anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five additional five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum this date.

LANDLORD:

TENANT:

BY: Keith M. Williamson
Keith M. Williamson

Iowa Wireless Services, LLC
d/b/a i wireless

BY: Cindy L. Williamson
Cindy L. Williamson

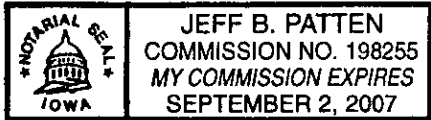
BY: Michael S. Haskins
Michael S. Haskins, CEO & COO

ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 4th day of August 2005, before me, a Notary Public personally appeared Michael S. Haskins, to me personally known, who being by me duly sworn, did say that he is the CEO & COO of IOWA WIRELESS SERVICES, LLC, a Delaware limited liability company, executing the foregoing instrument, that no seal has been procured by the company; that the instrument was signed on behalf of the company's Board of Directors; and that as such officer acknowledged execution of the instrument to be the voluntary act and deed of the limited liability company by it and by them voluntarily executed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



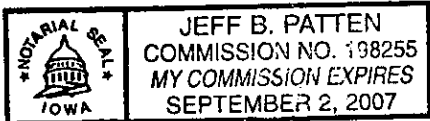
Jeff B. Patten

NOTARY PUBLIC in and for the
State of Iowa

ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

On this 15th day of August, 2005, before me, the undersigned a Notary Public in and for said State, personally appeared Keith M. Williamson and Cindy L. Williamson, husband and wife, 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.



Jeff B. Patten

NOTARY PUBLIC in and for the
State of Iowa

Exhibit A Legal Description

To the Memorandum of Lease dated the 3rd day of August, 2005, between, Keith M. Williamson and Cindy L. Williamson, husband and wife, as ("Landlord"), and Iowa Wireless Services, LLC, as ("Tenant").

LEGAL DESCRIPTION

That part of the Northeast Quarter of the Southeast Quarter of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:
Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter of Section 25;
Thence North 89°30'50" West (assumed bearings) for 270.00 feet along the south line of said Northeast Quarter of the Southeast Quarter of Section 25;
Thence North 00°29'10" East for 33.00 feet to the TRUE POINT OF BEGINNING;
Thence North 89°30'50" West for 300.00 feet along the north right of way line of 148th Street;
Thence North 00°29'10" East for 300.00 feet;
Thence South 89°30'50" East for 300.00 feet;
Thence South 00°29'10" West for 300.00 feet to the Point of Beginning.
Contains 2.053 acres.

