

MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COMPARED	✓

Memorandum of Lease

To the Site Lease with Option dated the 3rd day of February, 2005, between Jeff D. Wildin and Lynn D. Wildin, 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:0184

Market: Iowa

Memorandum of Lease Between Jeff D. Wildin and Lynn D. Wildin, Husband and Wife, ("Landlord") and Iowa Wireless Services, LLC ("Tenant")

A Site Lease with Option between Jeff D. Wildin and Lynn D. Wildin, 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 3rd day of February, 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: Jeff D. Wildin
Jeff D. Wildin

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

BY: Lynn D. Wildin
Lynn D. Wildin

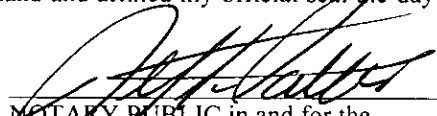
BY: Michael S. Haskins
Michael S. Haskins, CEO & COO

ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 2nd day of February, 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.



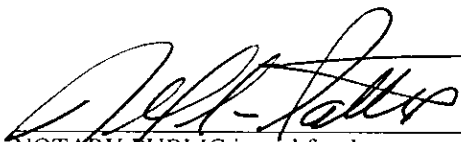
NOTARY PUBLIC in and for the
State of Iowa



ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

On this 3rd day of February, 2005, before me, the undersigned a Notary Public in and for said State, personally appeared Jeff D. Wildin and Lynn D. Wildin, 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.



NOTARY PUBLIC in and for the
State of Iowa

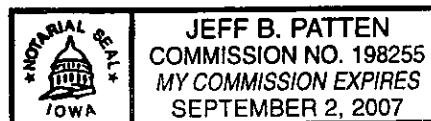


Exhibit A Legal Description

To the Memorandum of Lease dated the 2nd day of February, 2005, between, Jeff D. Wildin and Lynn D. Wildin, Husband and Wife, as ("Landlord"), and Iowa Wireless Services, LLC, as ("Tenant").

The Property is legally described as follows:

Complete and attach form LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 35, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:
 Commencing at the southwest corner of said Southeast Quarter of Section 35;
 Thence North 00°17'57" West (assumed bearings) for 2106.35 feet along the west line of said Southeast Quarter of Section 35;
 Thence North 39°42'03" East for 74.00 feet to the TRUE POINT OF BEGINNING;
 Thence North 00°17'57" West for 500.00 parallel with and 74.00 feet east of said west line of the Southeast Quarter of Section 35;
 Thence North 39°42'03" East for 500.00 feet;
 Thence South 00°17'57" East for 500.00 feet;
 Thence South 39°42'03" West for 500.00 feet to the Point of Beginning.
 Contains 5.739 acres.

LEGAL DESCRIPTION (Ingress/Egress & Utility)

A permanent easement twenty foot (20') in width for ingress/egress and the installation and maintenance of utilities, over that part of the Southeast Quarter of Section 35, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, the centerline of which is described as follows:
 Commencing at the southwest corner of said Southeast Quarter of Section 35;
 Thence North 00°17'57" West (assumed bearings) for 2510.38 feet along the west line of said Southeast Quarter to the TRUE POINT OF BEGINNING;
 Thence South 79°39'13" East to the west line of a telecommunications lease area and the Point of Terminus, said point falling 10.18 feet south of the northwest corner of said lease area.

