

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

**Memorandum of Lease**

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

To the Site Lease with Option dated the 22nd day of February, 2005, between Terry L. Waddingham and Carla Waddingham, 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:0182

Market: Iowa

**Memorandum of Lease Between Terry L. Waddingham and Carla Waddingham, Husband and Wife, ("Landlord") and Iowa Wireless Services, LLC ("Tenant")**

A Site Lease with Option between Terry L. Waddingham and Carla Waddingham, 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 22nd 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: Terry L. Waddingham  
Terry L. Waddingham

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

BY: Carla Waddingham  
Carla Waddingham

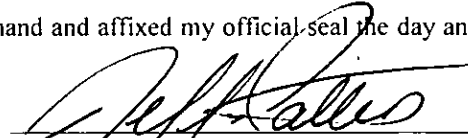
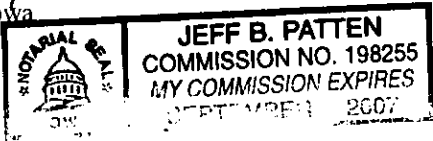
BY: Michael S. Haskins  
Michael S. Haskins, CEO & COO

**ACKNOWLEDGMENT**

STATE OF IOWA            )  
  ) ss:  
COUNTY OF POLK         )

On this 22nd 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.

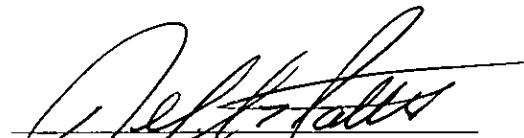

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

  
NOTARY PUBLIC in and for the  
State of Iowa  


**ACKNOWLEDGMENT**

STATE OF IOWA            )  
  ) ss:  
COUNTY OF MADISON     )

On this 22<sup>nd</sup> day of February, 2005, before me, the undersigned a Notary Public in and for said State, personally appeared Terry L. Waddingham and Carla Waddingham, 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 22nd day of February, 2005, between, Terry L. Waddingham and Carla Waddingham, Husband and Wife, as ("Landlord"), and Iowa Wireless Services, LLC, as ("Tenant").

### LEGAL DESCRIPTION (lease)

That part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:  
Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of Section 25;  
Thence South 00°34'32" East (bearings referenced to Astronomic North) for 564.90 feet along the west line of the said Northwest Quarter of the Southwest Quarter of Section 25;  
Thence North 89°25'28" East for 348.78 feet to the TRUE POINT OF BEGINNING;  
Thence North 89°36'44" East for 300.00 feet;  
Thence South 00°23'16" East for 300.00 feet;  
Thence South 89°36'44" West for 300.00 feet;  
Thence North 00°23'16" West for 300.00 feet to the Point of Beginning.  
Contains 90000 square feet.

### LEGAL DESCRIPTION (Ingress/Egress & Utility)

A permanent easement twenty-five foot (25') in width for ingress / egress and the installation and maintenance of utilities over part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, the center-line of which is described as follows:  
Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of Section 25;  
Thence South 00°34'32" East (bearings referenced to Astronomic North) for 955.37 feet along the west line of the said Northwest Quarter of the Southwest Quarter of Section 25;  
Thence North 89°25'28" East for 589.49 feet to the north right of way line of Iowa State Highway 92, the center-line of said easement and the TRUE POINT OF BEGINNING;  
Thence North 10°07'48" West for 91.00 feet to the south line of a telecommunications tower lease parcel and the Point of Terminus, said point falls South 89°36'37" West for 73.42 feet from the southeast corner of said lease parcel.  
Contains 2275 square feet.

