

Site Name: Farmers Co-op/Winterset

REC \$15.00
ADD \$
R.M.F. \$1.00

Site I.D.: F-174
FILED NO. 578

BOOK 43 PAGE 619

96 AUG 28 AM 11:45

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

EXHIBIT B

PCS Site Agreement
Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated 3-4 1996, between Farmers Cooperative Elevator Company, an Iowa corporation also known as Farmers Cooperative Elevator Company, Waukee, Iowa (an Iowa Cooperative Association) ("Owner") and MajorCo, L.P., a Delaware limited partnership ("MLP"), the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner leases to MLP a certain site located at 215 East Lane Street, City of Winterset, County of Madison, State of Iowa within the property of Owner which is described in Exhibit "A" attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on 3-6 1996 which term is subject to ~~four (4)~~ ^{three (3) TPD GSM} additional five (5) year extension periods by MLP.

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

COMPUTER
RECORDED
COMPARED

"OWNER"

"MLP"

Farmers Cooperative Elevator Company, an Iowa corporation also known as Farmers Cooperative Elevator Company, Waukee, Iowa (an Iowa Cooperative Association)

MajorCo, L.P., a Delaware limited partnership

By: Tim P. Broderick

By: William K. Rector

Name: Tim P. Broderick

Name: William K. Rector

Title: President

Title: MTA Director

By: G. Sterling Morris

Name: G. Sterling Morris

Title: Secretary

Termination 9-19-99
Miss Ren 145-784

Site Name: Farmers Co-op/Winterset

Site I.D.: F-174

Exhibit A
to

Memorandum of PCS Site Agreement

Legal Description of Property:

Site situated in the City of Winterset, County of Madison, State of Iowa commonly described as 215 East Lane Street and legally described as: A part of Out Lot 1 in Laughridge and Cassidy's Addition to Winterset, Madison County, Iowa, more particularly described as follows: Beginning at a point 100 feet East of the Northwest corner of said Out Lot 1; thence South 118.5 feet to a point 100 feet East of the West line of said Out Lot 1 and 8.5 feet North of the centerline of a spur track; thence easterly along a line 8.5 feet North of and parallel with said spur track 144.0 feet to the West right-of-way line of Tenth Street; thence North along said West right-of-way line 57.3 feet; thence West parallel with the North line of said Out Lot 1, 92.6 feet; thence North parallel with the West right-of-way line of Tenth Street, 52.0 feet; thence West along the South right-of-way line of North Street 50.0 feet to the point of beginning.

Owner Initials TPB/GSM
MLP Initials WLL



STATE OF IOWA

COUNTY OF DALLAS

On this 4th day of MARCH, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jim P. Beckett, to me personally known, who, being by me duly sworn, did say that he/she is the President of the corporation executing the foregoing instrument, that (no seal has been procured by) (~~the seal affixed thereto is the seal of~~) the corporation; that said instrument was signed on behalf of the corporation by authority of the Board of Directors; and he/she acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Jeffrey M. Beckett
Notary Public in and for said State

STATE OF IOWA

COUNTY OF DALLAS

On this 4th day of MARCH, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared G. Stephen Beckett, to me personally known, who, being by me duly sworn, did say that he/she is the Secretary of the corporation executing the foregoing instrument, that (no seal has been procured by) (~~the seal affixed thereto is the seal of~~) the corporation; that said instrument was signed on behalf of the corporation by authority of the Board of Directors; and he/she acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Jeffrey M. Beckett
Notary Public in and for said State

STATE OF IOWA

COUNTY OF POLK

On this 6 day of MARCH, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared William K. Rector, to me personally known, who, being by me duly sworn, did say that he is the MTA Director of the partnership executing the foregoing instrument, that said instrument was signed on behalf of the partnership; and that William K. Rector, as MTA Director, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the partnership, by it and by them voluntarily executed.

Trisha K. Eslick
Notary Public in and for said State

