DES SW WARRENCHTY

THIS INSTRUMENT DRAFTED BY,
FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

U S WEST NewVector Group, Inc. Attn: Real Estate Dept. Westwood Lake Office Book

Westwood Lake Office Park 8401 Wayzata Blvd., Suite 110 St. Louis Park, MN 55426 FILED NO. 2651

BOOK 44 PAGE 23

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PHEHELLE UTBLEE

RECORDER

MADISON COUNTY, IOWA

AUDS DO

COMPUTER RECORDED COMPARED

MEMORANDUM OF OPTION AND LEASE

ORIGINAL

This Memorandum dated this 18th day of March, 1997, by and between Kelly Arthur Knutson and Sherri Jayne Knutson, 2901 Warren Avenue, Truro, Iowa (hereinafter "Lessor") and Des Moines MSA General Partnership, by U S WEST NewVector Group, Inc., as its Managing General Partner, 3350 161st Avenue S.E., P.O. Box 91211, Bellevue, Washington 98009-9211 (hereinafter "Lessee"), is a record of that Option and Lease Agreement (hereinafter "Agreement") between Lessor and Lessee dated March 18, 1957, which Agreement includes in part the following terms:

- 1. <u>Leased Premises</u>. The Agreement pertains to real property which is described in Exhibit "A" (hereinafter "Property"), which is attached hereto and incorporated herein by this reference.
- 2. <u>Term of Agreement and Options to Extend</u>. The initial term of the Agreement is for a five-year (5) period commencing on the date the Option is exercised by Lessee. Lessee has options to extend the Agreement term for four (4) consecutive five-year (5) periods.
- 3. <u>Successors and Assigns</u>. The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

mended 5-20-98 Act

4. Ratification of Lease. The parties by this Memorandum intend to record a reference to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

LESSOR:

Kelly Arthur Knutson

Sherri Jayne Knutson

LESSEE: Des Moines MSA General Partnership, by U S WEST NewVector Group, Inc., as its Managing General Partner

By: Jan Smit

ts: Corporate Real Estate Manager .

ACKNOWLEDGMENT
STATE OF TOUR FT
COUNTY OF Port
The foregoing instrument was acknowledged before me this
1997, by Kelly Arthur Knutson and Sherri Jayne Knutson, to me known to be the individuals
described in and who executed the foregoing instrument as their free and voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day
and year first above written.
Maria
Notary Public in and for the State of
County of Dolf
My appointment expires: 507, 1999
ACKNOWLEDGMENT
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)
The foregoing instrument was acknowledged before me this A day of March
, 1997, by Royald V. Swiff as Corporate Real Estate Manager
of U S WEST NewVector Group, Inc., as Managing Contractor of Des Moines MSA
General Partnership, on behalf of the partnership.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day
and year first above written.
Monay A Espand
Notary Public in and for the State of Washington
residing at HMD
My appointment expires: 12-20-99
D SVION O

MISC RECORD 44

DES SW WARRENCHTY

Page 1 of 2

EXHIBIT A

Property Description:

Madison County, State of Iowa:

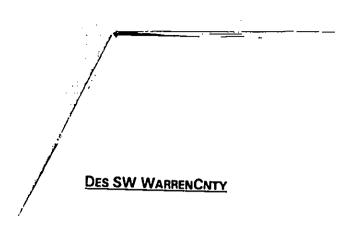
South Half (S ½) of the East Half (E ½) of the Northeast Quarter (NE ¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

Except the following:

Parcel "A", located in the Southeast Quarter (%) of the Northeast Quarter (%) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter (%) of the Northeast Quarter (1/4) of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East along the West line of the Southeast Quarter (%) of the Northeast Quarter (%) of said Section 12, 63.26 feet to a point on the North right-of-way line of county road G-64, which is the point of beginning; thence North 0°00'00" East along the West line of the Southeast Quarter (%) of the Northeast Quarter (%) of said Section 12, 229.04 feet; thence North 85°31'28" East along an existing fence, 243.84 feet, thence North 1°45'51" East, 139.00 feet; thence North 85°31'28" East, 194.74 feet; thence South 1°00'10" East, 380.73 feet to a point on the North right-of-way line of county road G-64; thence South 84°41'50" West along said R.O.W. line, 131.00 feet, thence North 5°21'25" West along said R.O.W. line, 6.00 feet; thence North 88°24'57" West along said R.O.W. line, 115.85 feet; thence South 84°38'35" West along said R.O.W. line, 199.72 feet to the point of beginning. Said parcel contains 3.001 acres.







Page 2 of 2

EXHIBIT A

Premises Description:

