

FILED NO. 2651
BOOK 44 PAGE 23
97 APR -3 AM 11:04
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

DES SW WARRENCNTY

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 Park
8401 Wayzata Blvd., Suite 110
St. Louis Park, MN 55426

REC \$ 25.00
AUD \$ 00
R.M.F. \$ 00
COMPUTER
RECORDED
COMPARED

ORIGINAL

MEMORANDUM OF OPTION AND LEASE

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, 1997, which Agreement includes in part the following terms:

1. Leased Premises. 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. Term of Agreement and Options to Extend. 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. Successors and Assigns. 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.

Amended 5-26-98 All
Misc. Record 415-95

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
Kelly Arthur Knutson

Sherri Jayne Knutson
Sherri Jayne Knutson

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

By: Don Smith

Its: Corporate Real Estate Manager

ACKNOWLEDGMENT

STATE OF Iowa)
) ss.
COUNTY OF Polk)

The foregoing instrument was acknowledged before me this 7 day of March, 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.

[Signature]
Notary Public in and for the State of Iowa
County of Polk
My appointment expires: Sept, 1999



ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

The foregoing instrument was acknowledged before me this 24 day of March, 1997, by Ronald V. Smith, 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.

[Signature]
Notary Public in and for the State of Washington
residing at King Co
My appointment expires: 12-20-99



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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 (¼) of the Northeast Quarter (¼) 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 (¼) of the Northeast Quarter (¼) 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 (¼) of the Northeast Quarter (¼) 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 (¼) of the Northeast Quarter (¼) 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.



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EXHIBIT A

Premises Description:

