

Site Name: Ory

Site I.D.: E-038

THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

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FILED NO. 3410

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97 JUN -3 PM 4: 19

Sprint Spectrum L. P., a Delaware limited partnership
4364 114th Street
Urbandale, IA 50322
(515) 278-3020

REC. \$ 15.00
L.M.F. \$ 1.00

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 May 28, 1997, between Dorothy L. Ory and/or Francis M. Ory, her husband ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("SSLP"), the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner leases to SSLP a certain site located in the 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 May 29, 1997, which term is subject to four (4) additional five (5) year extension periods by SSLP.

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

"OWNER"

"SSLP"

Dorothy L. Ory

Sprint Spectrum L.P., a Delaware limited partnership

By: Dorothy L. Ory

By: Michael D. Peterson

Name: Dorothy L. Ory

Name: Michael D. Peterson

Title: Owner

Title: Acting Area Manager

By: Francis M. Ory

Name: Francis M. Ory

Title: Her husband

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Exhibit A
to

Memorandum of PCS Site Agreement

Legal Description of Property: Site situated in the County of Madison, State of Iowa and legally described as: Beginning at the Southwest (SW) corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section One (1), in Township Seventy-seven (77) North of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence one eight two feet (182) East, more or less, along the South line of the Southwest Quarter (SW ¼) thence North twenty-five (25) feet, more or less, to the point of beginning; Thence North fifty (50) feet, thence East fifty (50) feet, thence South fifty (50) feet, thence West fifty (50) feet back to the point of beginning.

Owner Initials A.P.O. F.M.A.

SSLP Initials MDP

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STATE OF IOWA

COUNTY OF MADISON

On this 28th day of May, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dorothy L. Ory and Francis M. Ory, her husband, to me personally known to be the identical persons named in and who executed the foregoing instruments, and acknowledged that the person, executed the instrument as it voluntary act and deed.

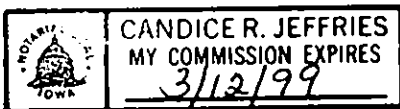


Candice R. Jeffries
Notary Public in and for said State

STATE OF IOWA

COUNTY OF POLK

On this 29th day of May, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael D. Peterson, to me personally known, who, being by me duly sworn, did say that he is the Acting Area Manager of the partnership executing the foregoing instrument, that said instrument was signed on behalf of the partnership; and that Michael D. Peterson, as Acting Area Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the partnership, by it and by them voluntarily executed.



Candice R. Jeffries
Notary Public in and for said State