



FILED FOR RECORD AT THE REQUEST OF:  
AND WHEN RECORDED RETURN TO:

US WEST NEWVECTOR GROUP  
REAL ESTATE / CONSTRUCTION  
3350 161st AVE. S.E.  
PO BOX 91211  
BELLEVUE, WA 98008-2211

**ORIGINAL**

**IA7 WINTERSET**

**MEMORANDUM OF OPTION AND LEASE**

This Memorandum dated this 15<sup>th</sup> day of May, 1992 by and between James D. and Beverly J. McDonald (hereinafter "Lessor") and R.S.A. 7 Limited Partnership, 3350 161st Avenue S.E., P.O. Box 7329, Bellevue, Washington 98008-1329 (hereinafter "Tenant"), is a record of that Option and Lease Agreement (hereinafter "Agreement") between Lessor and Tenant dated April 13, 1992, 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. Tenant has an option to lease the Property on or before April 13, 1994, for an initial term of five (5) years commencing upon Tenant's exercise of the option. Tenant has options to extend the Agreement term for four (4) consecutive five-year (5) periods. Tenant may, under certain conditions, elect to further extend the term thereof.

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 Tenant.

REC \$ 30.00  
AUD \$ \_\_\_\_\_  
R.M.F. \$ 1.00

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

COMPUTER   
RECORDED   
COMPARED

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:

James D. McDonald  
James D. McDonald

SS # or Taxpayer ID #

Beverly McDonald  
Beverly McDonald

SS # or Taxpayer ID #

5-30-72

TENANT:

R.S.A. 7 Limited Partnership

By: U S WEST NewVector Group, Inc.,  
Managing Partner

By: Ella L. Cote  
Ella L. Cote

Its: Director of Real Estate and Zoning

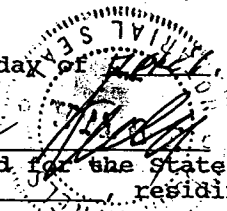
INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA )  
 ) ss.  
COUNTY OF MADISON )

On this day personally appeared before me James D. McDonald

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of JULY, 1992.

  
NOTARY PUBLIC for and for the State  
of IOWA, residing  
at Polk  
My commission expires SEP 93.

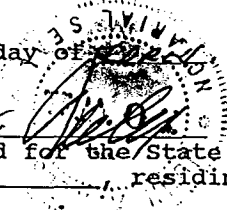
INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA )  
 ) ss.  
COUNTY OF MADISON )

On this day personally appeared before me Beverly J. McDonald

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of JULY, 1992.

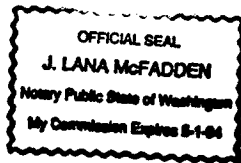
  
NOTARY PUBLIC for and for the State  
of IOWA, residing  
at Polk  
My commission expires SEP 93.

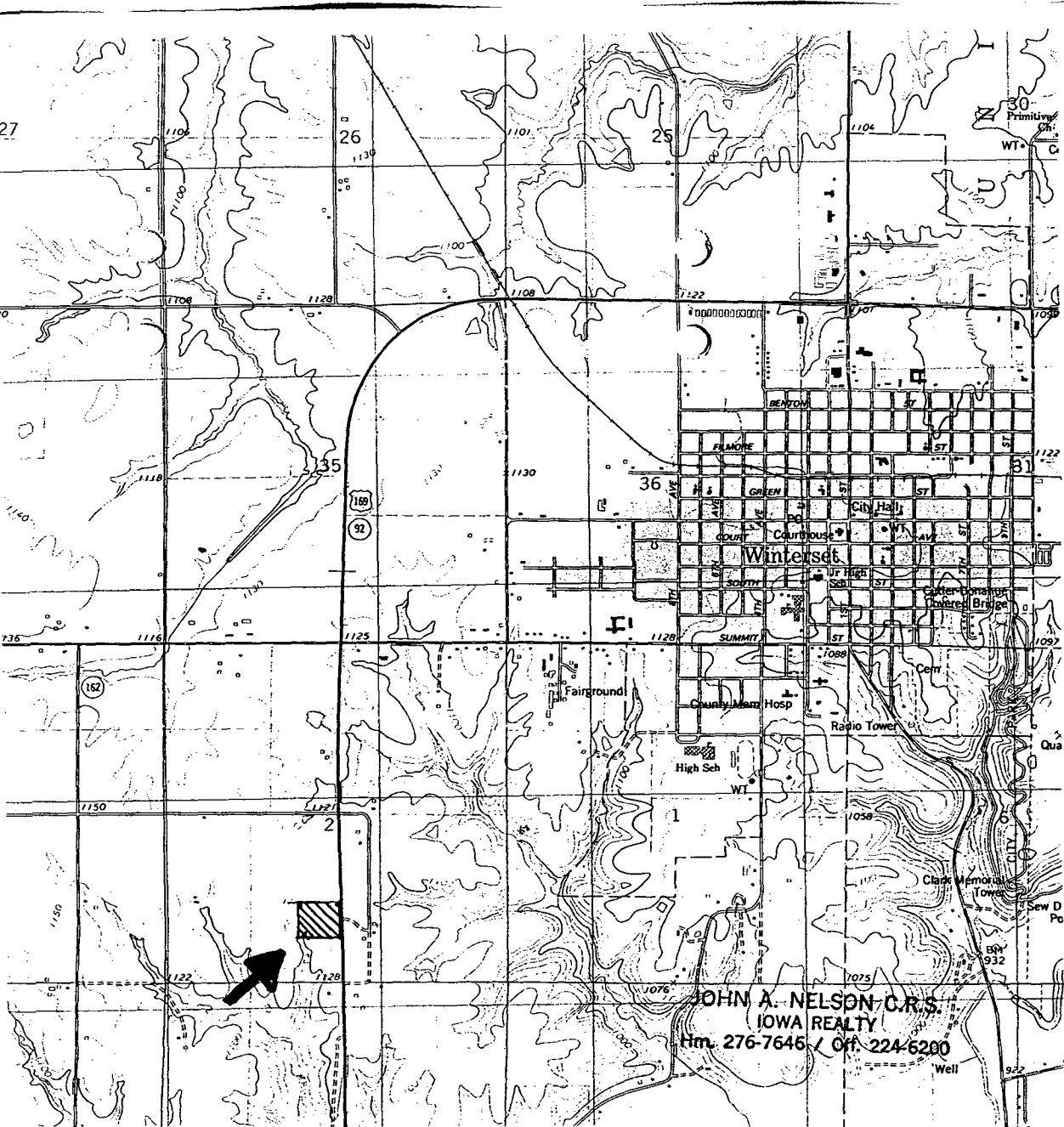
STATE OF WASHINGTON        )  
  ) ss.  
COUNTY OF KING            )

On this 15<sup>th</sup> day of May, 1992, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ella L. Coté to me known to be the Director of Real Estate and Zoning of U S WEST NewVector Group, Inc. the Partner of R.S.A. 7 Limited Partnership the partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

J. McFadden  
NOTARY PUBLIC in and for the  
State of Washington,  
residing at King County.  
My commission expires 5-1-94.





LEGAL DESCRIPTION: A portion of the following described property:

The Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except that portion of the above described real estate deeded to the State of Iowa for highway purposes,

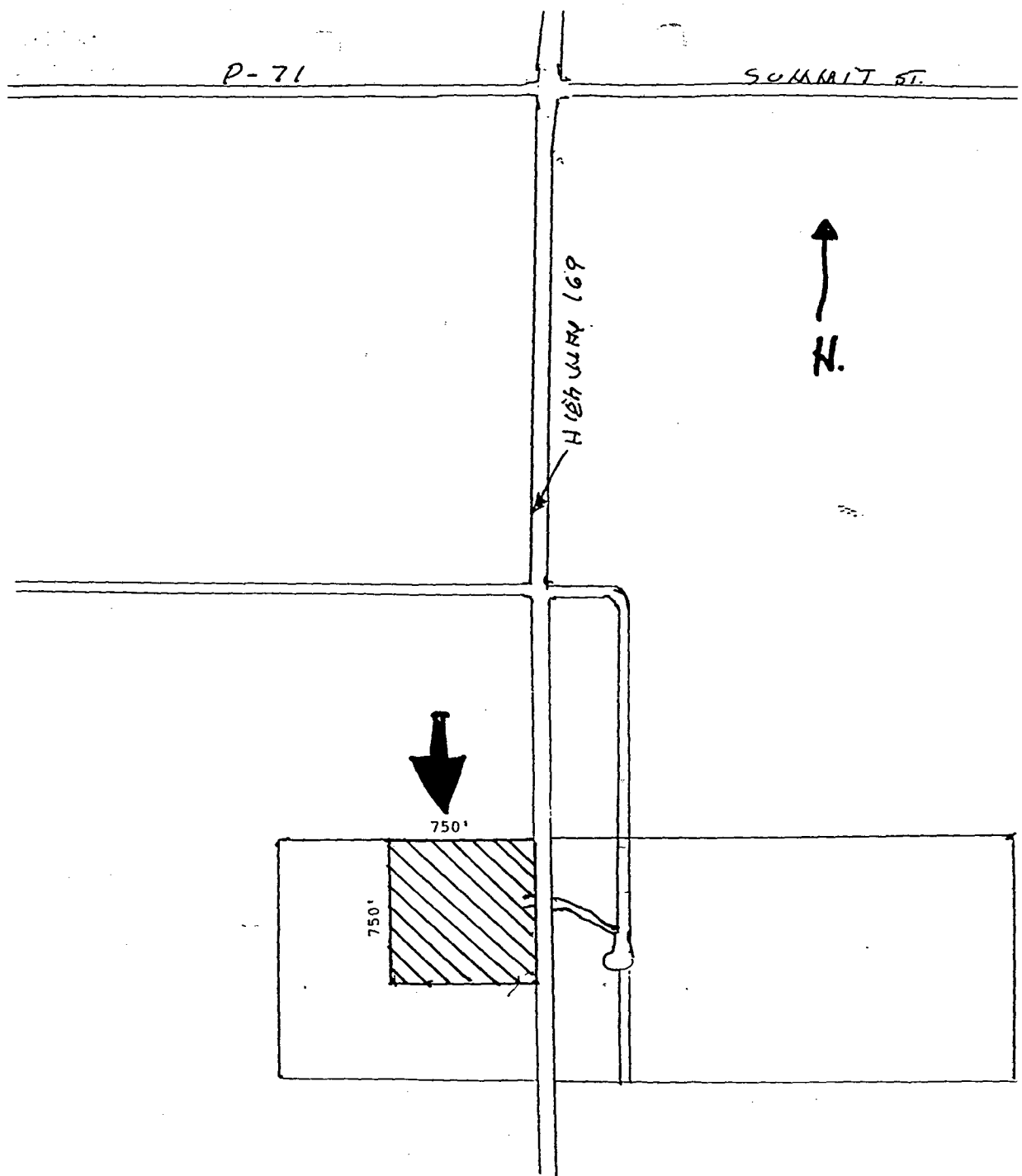


EXHIBIT A  
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