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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

DRAFTED BY
AND RETURN TO:
Moss & Barnett (JDL)
4800 Wells Fargo Building
90 South Seventh Street
Minneapolis, MN 55402-4129
(Site Name: IA07 North Winterset)
(Prepared by Carol Yerks, Telephone No. (612) 877-5314)

(Space above this line for Recorder's use.)

MEMORANDUM OF TOWER LEASE

THIS MEMORANDUM OF TOWER is made this 5th day of October, 2010, between Central Iowa Wireless Co., an Iowa corporation, with a mailing address of 105 W. Harrison Street, P.O. Box 269, Jefferson, Iowa 50129, hereinafter referred to as ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, with its address for notice located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter referred to as ("Lessee"). Lessor and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

1. Lessor and Lessee entered into a Tower Lease (the "Agreement") on October 5, 2010, for an initial term of five (5) years, commencing on the earlier of the date of start of construction or December 1, 2010 ("the "Commencement Date"). The Agreement shall automatically be extended for four (4) additional five (5) year terms unless Lessee terminates it at the end of the then current term by giving Lessor written notice of the intent to terminate at least ninety (90) days prior to the end of the then current term. If Lessee shall remain in possession of the Premises at the end of this Lease (including any Renewal Term) without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Lease.
2. Pursuant to the Agreement, Lessor leased to Lessee a portion of that certain space on the Lessor's Tower, located at 2187 148th Street, in the City of Winterset, County of Madison, State of Iowa, as legally described on Exhibit "A," together with a seventeen (17) foot x thirty three (33) foot parcel for the installation of Lessee's equipment building and other equipment, together with the non-exclusive right for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, and for the installation and maintenance of utility equipment over, under, or along a right-of-way extending from the nearest public

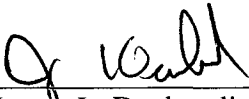
right-of-way, 148th Street to the demised premises. The tower space, demised premises and rights-of-way are referred to as the "Premises."

3. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, Lessor and Lessee have caused this Memorandum to be duly executed on the date written herein below.

Lessor:

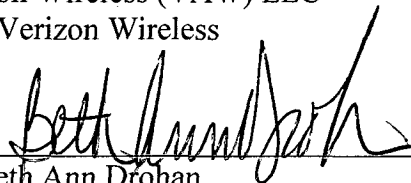
Central Iowa Wireless Co.
an Iowa corporation

By: 
James L. Daubendiek
Its: Chief Executive Officer

Signed: 26th day of October, 2010.

Lessee:

Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless

By: 
Beth Ann Drohan
Its: Area Vice President Network

Signed: 5th day of October, 2010.

Acknowledgments on following page

Remainder of page intentionally left blank

LESSOR ACKNOWLEDGMENT

STATE OF IOWA)
) ss:
COUNTY OF Greene)

On this 26th day of October, 2010, before me, a Notary Public in and for said county, personally appeared James L. Daubendiek, to me personally known, who being by me duly affirmed did say that he is the Chief Executive Officer of said Central Iowa Wireless Co., an Iowa corporation, and that said instrument was signed on behalf of the company by authority of its board of directors and that said Chief Executive Officer acknowledged execution of said instrument to be the voluntary act and deed of said company by it voluntarily executed.

[Signature]
Signature

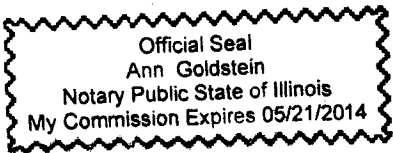
Title: CEO

LESSEE ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 5 day of Oct., 2010, before me, the undersigned, a Notary Public in and for the State of Illinois, duly commissioned and sworn, personally appeared Beth Ann Drohan, to me known to be the Area Vice President Network of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Print or Type Name: Ann Goldstein
Notary Public in and for the State of Illinois
My appointment expires: _____

LESSOR ACKNOWLEDGMENT

STATE OF IOWA)
)
COUNTY OF Greene) ss:

On this 1st day of June, 2011, before me, a Notary Public personally appeared JAMES L. DAUBENDIEK, to me personally known, who being by me duly sworn, did say that he is C.E.O. of CENTRAL IOWA WIRELESS CO, an Iowa company executing the foregoing instrument, that no seal has been procured by the company; that the instrument was signed on behalf of the company's Board of Directors; and that as such officer acknowledged execution of the instrument to be the voluntary act and deed of the company by it and by him voluntarily executed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Shirley A Griffin
NOTARY PUBLIC in and for the
State of Iowa
My commission expires: 3-13-2014



Exhibit "A"

(Legal Description)

Page 1 of 1

That part of the Northeast Quarter of the Southeast Quarter of Section 25, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter of Section 25;

Thence North 89°30'50" West (assumed bearings) for 270.00 feet along the south line of said Northeast Quarter of the Southeast Quarter of Section 25;

Thence North 00°29'10" East for 33.00 feet to the TRUE POINT OF BEGINNING;

Thence North 89°30'50" West for 300.00 feet along the north right of way line of 148th Street;

Thence North 00°29'10" East for 300.00 feet;

Thence South 89°30'50" East for 300.00 feet;

Thence South 00°29'10" West for 300.00 feet to the Point of Beginning.

Contains 2.066 acres