

SCHEDULE I

**DESCRIPTION OF LEASE
AND LEASED PROPERTY**

Landlord/Lessor: Miner Electronics Corporation

Lessee/Debtor/Assignor: Nextel West Corp., successor by operation of law to Smart SMR of Illinois, Inc.

Agreement: Standard Tower Lease Agreement

Address of Property: 500 45th Ave.

City: Munster

County: Lake

State: IN

ZIP Code: 46321

Real Estate Identification Number: Tax# 28-0447-0006

DESCRIPTION OF PROPERTY ATTACHED HERETO AS EXHIBIT A

DESCRIPTION OF PREMISES ATTACHED HERETO AS EXHIBIT B

Date of Lease: 8/26/96

Term: The term of the Agreement is for five (5) years commencing no later than December 31, 1997 and terminating December 30, 2002 at the latest, with five (5) successive five (5) year options to renew.

Nextel Landlord ID: Miner Electronics Corporation

Nextel Location: Munster

Nextel Site No.: IN-2743 C

EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated August 26, 1996, by and between MINER ELECTRONICS CORPORATION, as Lessor, and SMART SMR OF ILLINOIS, INC., as Lessee.

The Land is described and/or depicted as follows:

LOT 6 IN KENNEDY COURT RESUBDIVISION OF PART OF BLOCK 2, IN MIDWEST CENTRAL BUSINESS PARK, TO THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 51, PAGE 84, AND AS AMENDED BY CERTIFICATE OF CORRECTION, DATED JANUARY 10, 1980 AND RECORDED JANUARY 16, 1980, AS DOCUMENT NO. 569136, ALL IN LAKE COUNTY, INDIANA.

and commonly known as: 500 45th Avenue, Munster, IN 46321
TAX KEY NO.: 28-0447-0006

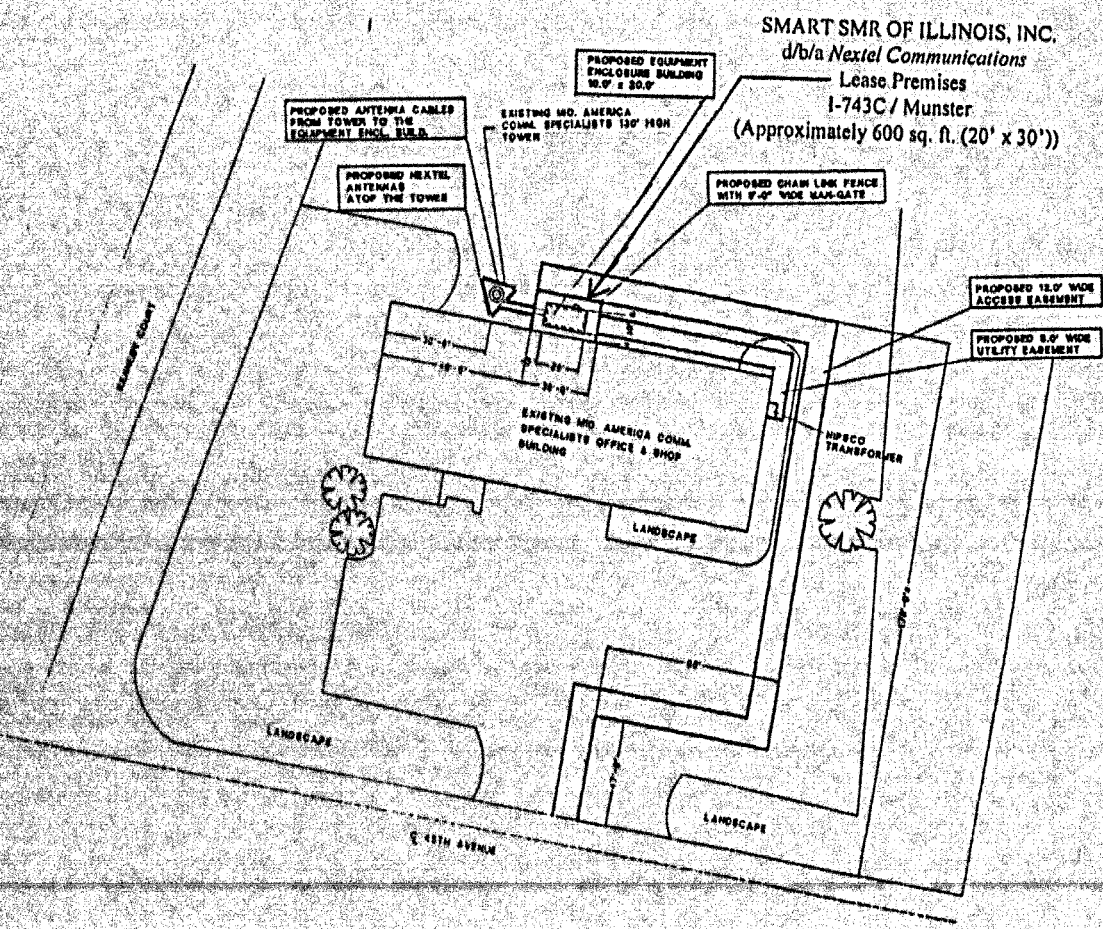
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CSC
CORPORATION SERVICE CO.
P.O. Box 591
Wilmington, De.
19899-0591

EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated August 26, 1996, by and between MINER ELECTRONICS CORPORATION, as Lessor, and SMART SMR OF ILLINOIS, INC., as Lessee.

The Premises are described and/or depicted as follows:



SMART SMR OF ILLINOIS, INC.
 d/b/a *NexTel Communications*
 Lease Premises
 I-743C / Munster
 (Approximately 600 sq. ft. (20' x 30'))

General Notes:

- 1) Drawing not to scale.
- 2) Landlord to provide access easement.
- 3) Landlord to provide utility access easement approximately 10 ft. wide.

- Notes:**
1. This Exhibit may be replaced by a land survey of the Premises once it is received by Lessee.
 2. Setback of the Premises from the Land's boundaries shall be the distance required by the applicable governmental authorities.
 3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
 4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions may vary from what is shown above.

INITIALS
DMK
JES