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Prepared by, and
When Recorded, Please return to:
Ron Priore, Real Estate Manager
Nextel Communications
300 Park Boulevard, Suite 515
Itasca, IL 60143
(630) 875-6625

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 10 day of June, 1999, by and between Wallace Riley and Betty Lou Riley, husband and wife, with an office at 3320 Liverpool Road, Lake Station, IN 46405, (hereinafter referred to as "Lessor") and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications with an office at 300 Park Boulevard, 5th Floor, Itasca, IL 60143 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement (Ground) ("Agreement") on the 10 day of June, 1999, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing on _____, _____, with five (5) successive five (5) year options to renew.
3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Lessee (the "Premises") is described in Exhibit B annexed hereto.

LESSOR:
Wallace Riley and Betty Lou Riley,
husband and wife

LESSEE:
Nextel West Corp., a Delaware corporation,
d/b/a Nextel Communications

By: Wallace Riley

By: Mark B. Nelson

Name: Wallace Riley

Name: Mark B. Nelson

By: Betty Lou Riley

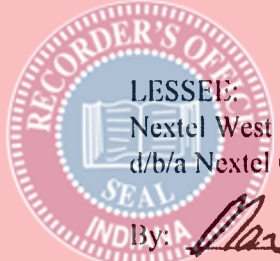
Title: Vice President

Name: Betty Lou Riley

Date: 6/10/99

Title: Owners

Date: 6/8/99



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STATE OF Indiana

COUNTY OF Lake

On June 4, 99, before me, Ann Marcom, Notary Public, personally appeared William Riley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Ann Marcom (SEAL)
Notary Public

My commission expires: 7-18-2001

STATE OF Indiana

COUNTY OF Lake

On June 4, 99, before me, Ann Marcom, Notary Public, personally appeared Betty Lou Riley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Ann Marcom (SEAL)
Notary Public

My commission expires: 7-19-2001

STATE OF ILLINOIS

COUNTY OF DePue

On 6-10-99, before me, Laura Marie Quartello Notary Public, personally appeared Mark B. Nelson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Laura Marie Quartello
Notary Public

My commission expires: 10/15/2001

'OFFICIAL SEAL'
(SEAL) LAURA MARIE QUARTELLO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-15-2001

EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated 21 day of July, 1999, between Nextel West Corp., a Delaware corporation, d b a Nextel Communications, ("Lessee"), and Wallace Riley and Betty Lou Riley, husband and wife, with and office at 3320 Liverpool Road, Lake Station, IN 46405, (hereinafter referred to as "Lessor").

The Land is described and/or depicted as follows:

**Document is
NOT OFFICIAL!**

Description: All that parcel of land situate in Section 24, Township 36 North, Range 8 West, Township of Calumet, County of Lake and State of Indiana, being a strip of land 99 feet wide lying 49.5 feet on each side of the centerline of that portion of the former Joliet and Northern Indiana Railroad known as the Joliet Branch which begins at the centerline of Colorado Street extended across the right of way of said Joliet Branch through a point in the centerline thereof at Railroad Survey Station 165 + 26, more or less, and thence extends Northeastwardly for a distance of 1000 feet, more or less, measured along the centerline of the Joliet Branch to the Southwesterly right of way line of the Pittsburg-Chicago Main Line of the Railroad formerly of Penn Central Transportation Company now of Consolidated Rail Corporation, said Southwesterly line being a line extended across the right of way of the Joliet Branch through a point in the centerline thereof at Railroad Survey Station 155+26, more or less, and the place of ending for the property herein to be conveyed. Lake County, state of Indiana.



and otherwise known as 3320 Liverpool Road, Lake Station, IN 46405
Tax Key:50-0111-00-49

EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated 21 day of July, 1999, between Nextel West Corp., a Delaware corporation, d.b.a Nextel Communications, ("Lessee"), and Wallace Riley and Betty Lou Riley, husband and wife, with and office at 3320 Liverpool Road, Lake Station, IN 46405, (hereinafter referred to as "Lessor").

The Premises benefited by the Easement within the Property is described and/or depicted as follows:

