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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

**Document is
MEMORANDUM OF AGREEMENT
NOT OFFICIAL!**

This Memorandum of Agreement is entered into on this 21 day of July, 1999, by and between Albino Chavez, Trustee of The Albino Chavez, Trust, dated May 9, 1994 ("Lessor") for Lorenzo Jaime Chavez, Ricardo Leonel Chavez, Jorge Albino Chavez and Efrain Chavez, beneficiaries ("Beneficiaries"), with an office at 6011 W. 5th Avenue, Gary, IN 46406, (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, Beneficiaries and Lessee entered into a Communications Site Lease Agreement (Ground) ("Agreement") on the 21 day of July, 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 Jan 1, 2000 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:
Albino Chavez, Trustee of The Albino Chavez
Trust, dated May 9, 1994

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



By: Albino Chavez

By: Mark B Nelson

Name: Albino Chavez

Name: Mark B. Nelson

Title: Grantor/Trustee

Title: Vice President

Date: 7-13-99

Date: 7/21/99

1800
1009322

ACKNOWLEDGED, APPROVED AND ACCEPTED
BENEFICIARIES:

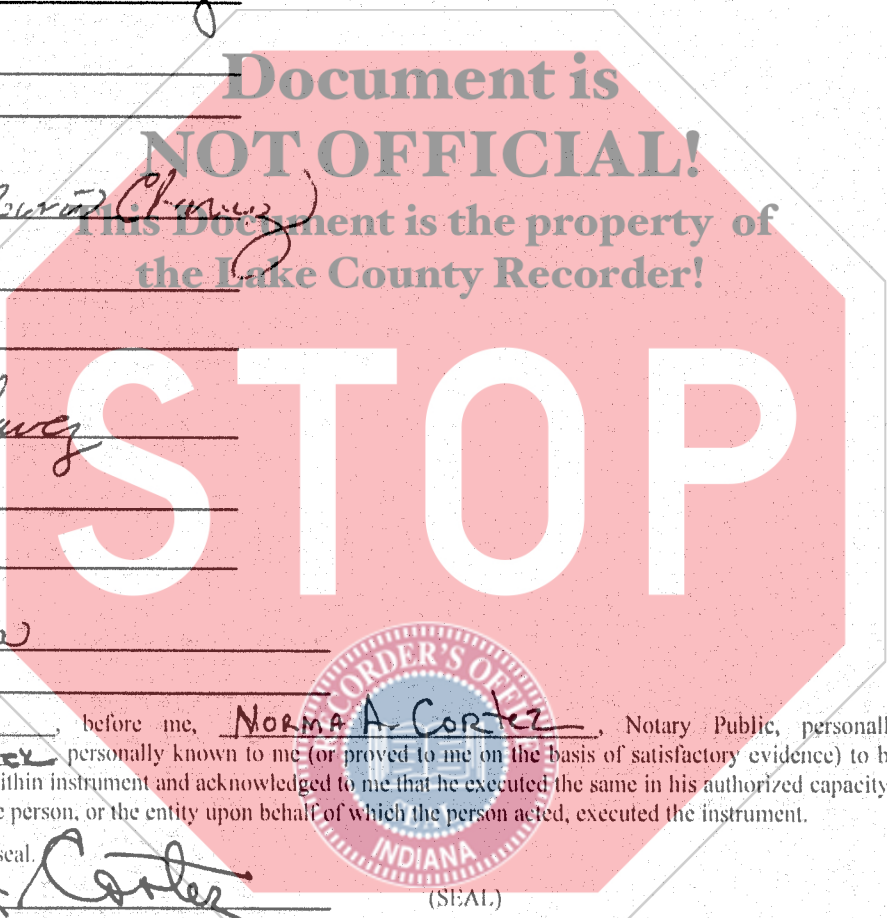
Lorenzo Jaime Chavez, Ricardo Leonel Chavez, Jorge Albino Chavez and Efraim Chavez beneficiaries ("Beneficiaries").

By: Lorenzo Chavez
Lorenzo Jaime Chavez
Date: 7-13-99
Title: Beneficiary

By: Ricardo Leonel Chavez
Ricardo Leonel Chavez
Date: 7-13-99
Title: Beneficiary

By: Jorge Albino Chavez
Jorge Albino Chavez
Date: 7-13-99
Title: Beneficiary

By: Efraim Chavez
Efraim Chavez
Date: 7-13-99
Title: Beneficiary



STATE OF Indiana
COUNTY OF LAKE

On July 13, 1999, before me, NORMA A. CORTEZ, Notary Public, personally appeared Ricardo L. Chavez, 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.
Norma A. Cortez
Notary Public (SEAL)
My commission expires: 2-22-00

STATE OF Indiana
COUNTY OF LAKE

On July 13, 1999, before me, Noema Alarcon, Notary Public, personally appeared Lorenzo J. Chavez, 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.
Noema A. Cortez
Notary Public (SEAL)
My commission expires: 2-22-00

STATE OF Lake Indiana
COUNTY OF LAKE

On July 13, 1999, before me, Norma A. Cortez Notary Public, personally appeared Jorge Albino Chavez, 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.
Norma A. Cortez
Notary Public
My commission expires: 2-22-00

(SEAL)

STATE OF Indiana
COUNTY OF LAKE

On July 13, 1999, before me, Norma A. Cortez Notary Public, personally appeared ERAN CHAVEZ, 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.
Norma A. Cortez
Notary Public
My commission expires: 2-22-00

(SEAL)

STATE OF Indiana
COUNTY OF LAKE

On July 13, 1999, before me, Norma A. Cortez Notary Public, personally appeared ALBINO CHAVEZ, 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.
Norma A. Cortez
Notary Public
My commission expires: 2-22-00

(SEAL)

STATE OF ILLINOIS
COUNTY OF DU PAGE

On July 21, 1999, before me, RONALD J. PRIORE 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.
Ronald J. Priore
Notary Public
My commission expires: _____

(SEAL)

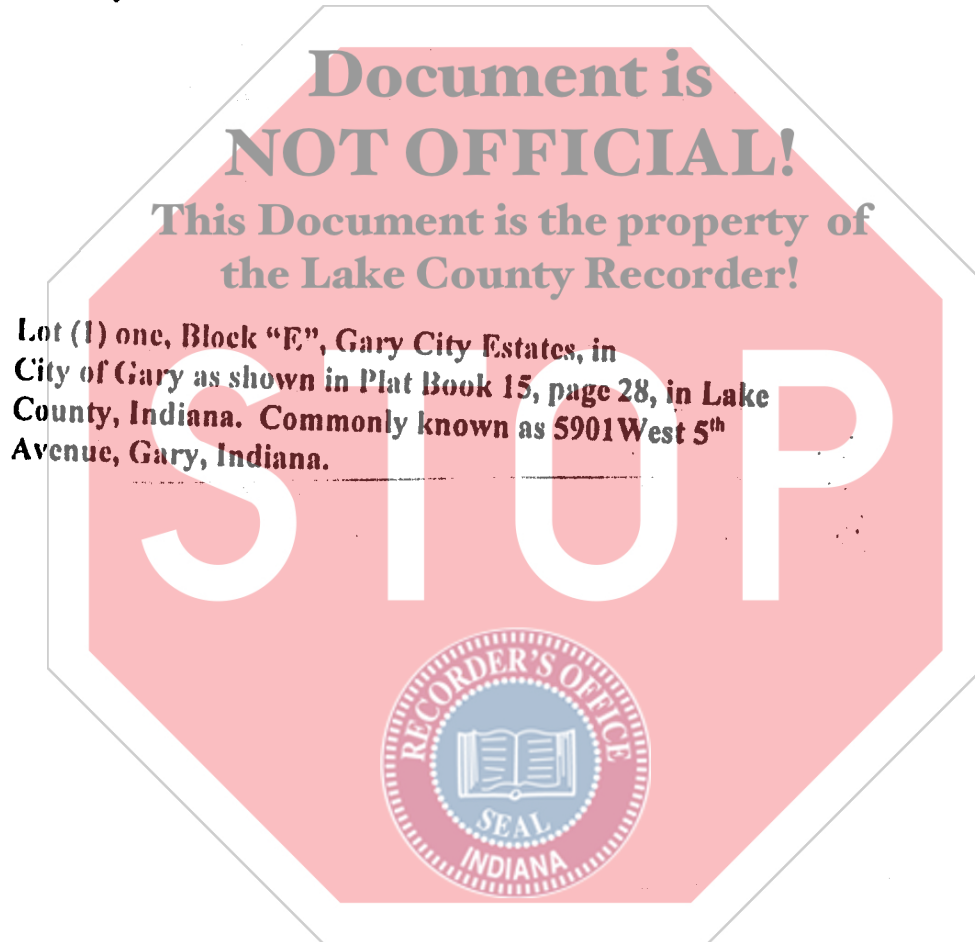
OFFICIAL SEAL
RONALD J. PRIORE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-15-2001

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 Albino Chavez, Trustee of The Albino Chavez, Trust, dated May 9, 1994, ("Lessor") for Lorenzo Jaime Chavez, Ricardo Leonel Chavez, Jorge Albino Chavez, and Efrain Chavez, beneficiaries ("Beneficiaries"), with an office at 6011 W. 5th Avenue, Gary, IN 46406, (hereinafter referred to as "Lessor").

The Land is described and/or depicted as follows:



and otherwise known as 5901 W. 5th Avenue, Gary, IN 46406
Tax Key:25-43-82-1

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 Albino Chavez, Trustee of The Albino Chavez, Trust, dated May 9, 1994, ("Lessor") for Lorenzo Jaime Chavez, Ricardo Leonel Chavez, Jorge Albino Chavez, and Efrain Chavez, beneficiaries ("Beneficiaries"), with an office at 6011 W. 5th Avenue, Gary, IN 46406, (hereinafter referred to as "Lessor").

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

