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4 Prepared by, and  
When Recorded, Please return to:  
Nora Sieder, Legal Coordinator  
Nextel Communications  
300 Park Boulevard, Suite 515 100  
Itasca, IL 60143  
(630) 875-6692

Document is  
NOT OFFICIAL!

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 14 day of MARCH, 2000, by and between Miner Electronics Corporation, an Indiana Corporation, with an office at 500 45<sup>th</sup> Avenue, Munster, IN 46321, (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 Tower Lease Agreement (Tower) ("Agreement") on the 14 day of MARCH, 2000, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing upon commencement of commercial operation, October 11, 1999, whichever first occurs ("Commencement Date"), and terminating on the fifth (5<sup>th</sup>) anniversary of the Commencement Date, 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.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

LESSOR:  
Miner Electronics Corporation, an Indiana Corporation

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

By: Joel R. Mauer  
Name: Joel R. Mauer JOEL R MAUER

By: Mark B. Nelson  
Name: Mark B. Nelson

Title: VICE President

Title: Vice President

Date: 3/14/2000

Date: 3/22/00

15.00  
E.P.  
1009972

STATE OF Indiana

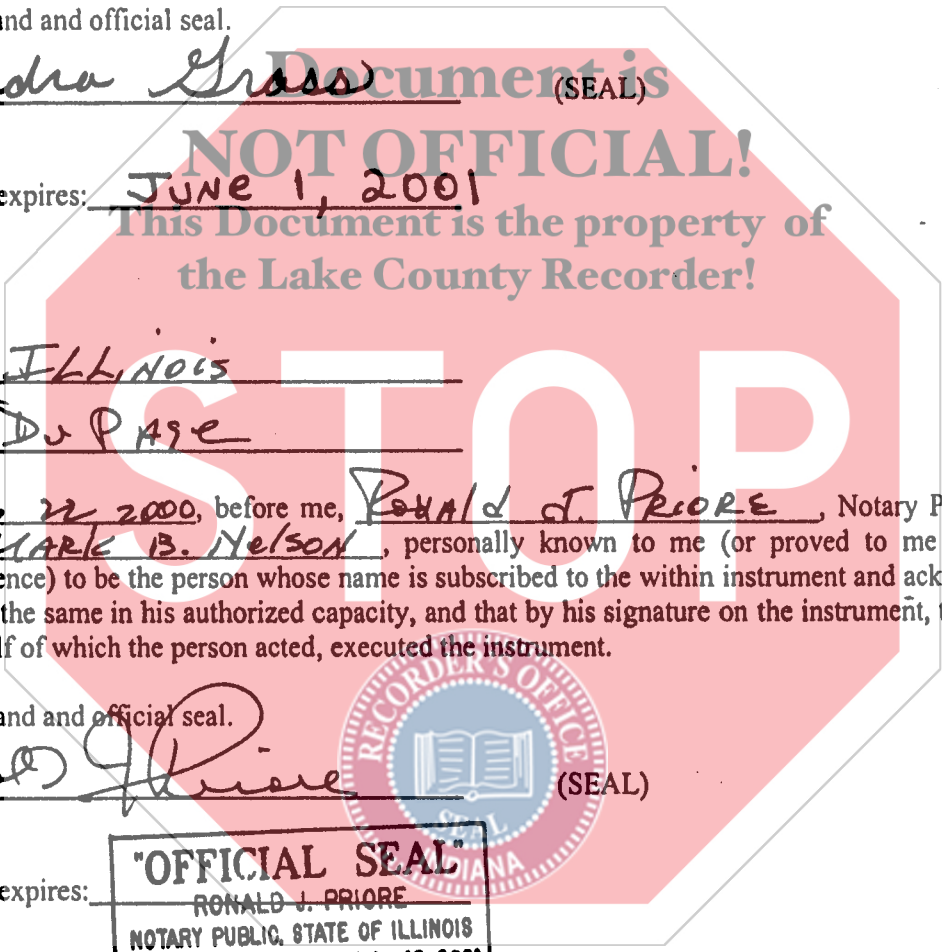
COUNTY OF Lake

On MARCH 14, 2000, before me, Sandra Grass, Notary Public, personally appeared JOEL R. MINER, 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.

Sandra Grass (SEAL)  
Notary Public

My commission expires: JUNE 1, 2001



STATE OF ILLINOIS

COUNTY OF DuPAGE

On MARCH 22 2000, 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 (SEAL)  
Notary Public

My commission expires:

**"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 \_\_\_ day of \_\_\_\_\_, 2000, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, ("Lessee"), and Miner Electronics Corporation, an Indiana Corporation, with an office at 500 45<sup>th</sup> Avenue, Munster, IN 46321, (hereinafter referred to as "Lessor")

The Land is described and/or depicted as follows:

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**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.**

**STOP**



and otherwise known as 500 45<sup>TH</sup> Avenue, Munster, IN 46321  
Tax Key:28-0447-0006  
IN 2743 -C / Munster

03/09/00

EXHIBIT B

DESCRIPTION OF PREMISES

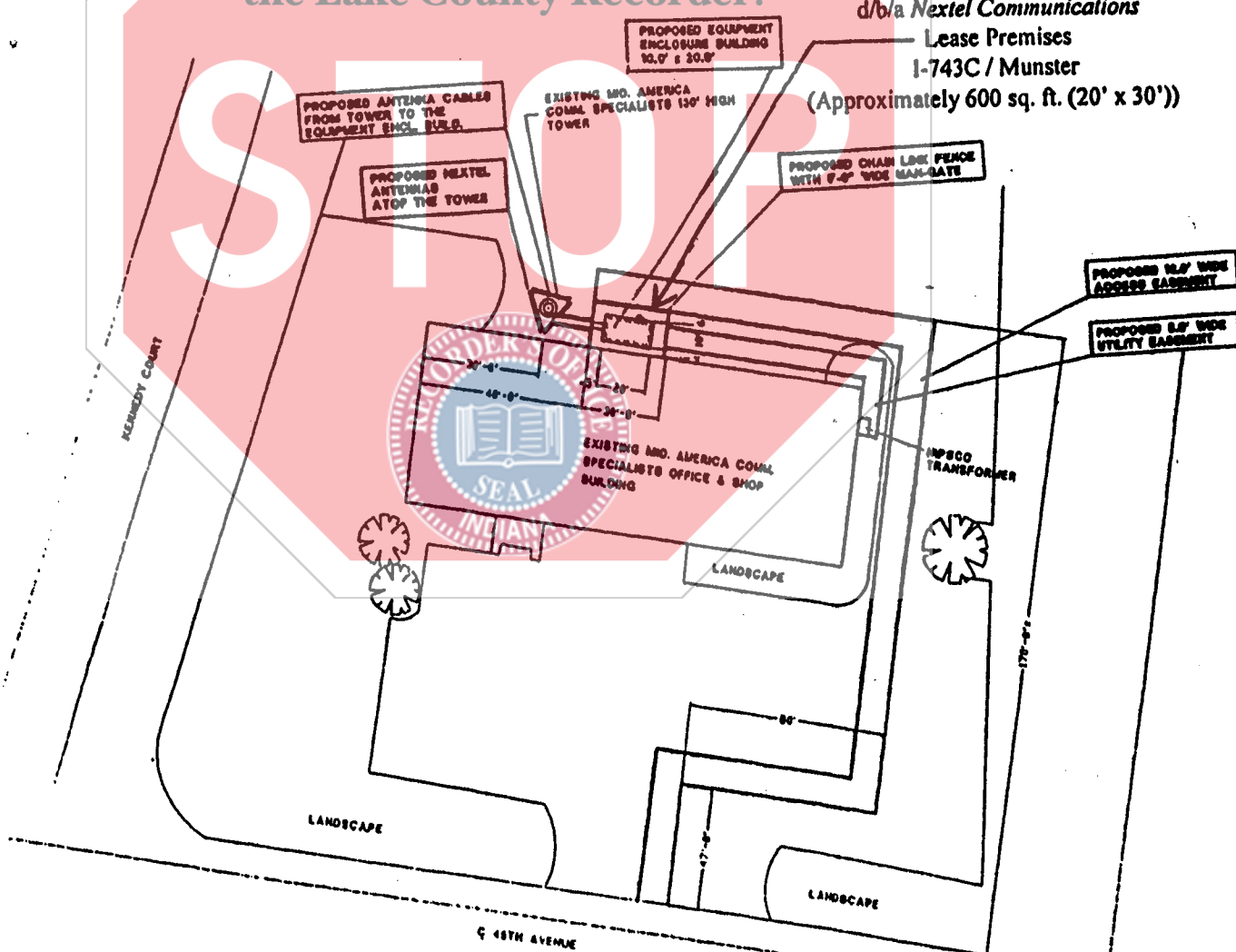
to the Agreement dated \_\_\_ day of \_\_\_\_\_, 2000, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, ("Lessee"), and Miner Electronics Corporation, an Indiana Corporation, with an office at 500 45<sup>th</sup> Avenue, Munster, IN 46321, (hereinafter referred to as "Lessor")

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The Premises benefited by the Easement within the Property is 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'))



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.