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2001-01-31 11:07:42
Cook County Recorder 33.00



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Prepared by, and
When Recorded, Please return to:
Karen Falkenberry, Legal Coordinator
Nextel Communications
400 West Grand Avenue
Elmhurst, Illinois 60126
(630) 379-5732

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS**



MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 10 day of December, 2000, by and between MIPF, L.L.C., a Delaware limited liability company, with an office at 174 North Michigan Avenue, Chicago, Illinois 60601, (hereinafter referred to as "Lessor") and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications with an office at 400 West Grand Avenue, Elmhurst, Illinois 60126 (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement (Building) ("Agreement") on the 10 day of December, 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 on the date Lessee begins construction of the Lessee Facilities or July 1, 2001, whichever first occurs ("Commencement Date"), and terminating on the fifth (5th) anniversary of the Commencement Date, with two (2) 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:
MIPF, L.L.C., a Delaware limited liability company

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

By: Edward Walder

By: [Signature]

Name: Edward Walder

Name: Timothy A. Thompson

Title: Manager

Title: Regional Vice President

Date: 11-30-00

Date: 12/6/00

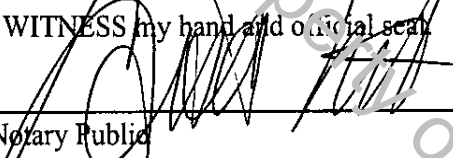
7
NM
J.W.

UNOFFICIAL COPY

STATE OF Illinois

COUNTY OF Cook

On November 30, 2000, before me, Lisa J. Myvette, Notary Public, personally appeared Edward Walder, 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.

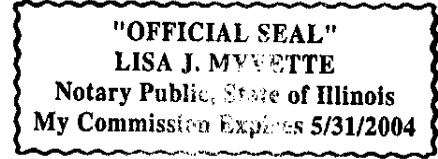
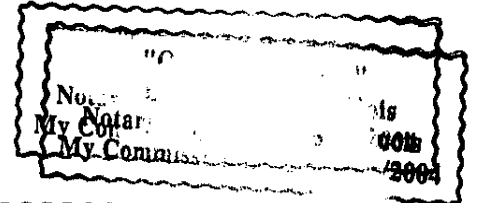
WITNESS my hand and official seal


Notary Public

(SEAL)

My commission expires: May 31, 2004

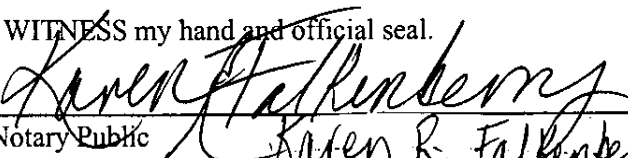
County of Residence: Cook



STATE OF Illinois

COUNTY OF DuPage

On 12-06-00, before me, Karen R. Falkenberg, Notary Public, personally appeared Timothy A. Thompson, 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.


Notary Public

(SEAL)

My commission expires: 10-17-04

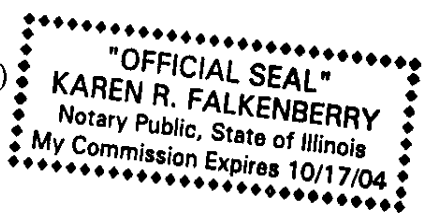


EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated 6 day of December, 2000, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, ("Lessee"), and MIPF, L.L.C, a Delaware limited liability company, (hereinafter referred to as "Lessor").

The Land is described and/or depicted as follows:

LOTS 14 AND 15 AND THE SOUTH 0.5 FEET OF LOT 13 IN BLOCK 10 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

and otherwise known as 174 North Michigan, Chicago, Illinois 60601
Tax Key:17-10-306-013 & 17-10-306-014

EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated 6 day December, 2000, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, ("Lessee"), and MIPF, L.L.C., a Delaware limited liability company, (hereinafter referred to as "Lessor").

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

Please See Attached:

Property of Cook County Clerk's Office



COMMUNICATIONS, INC.

SITE IL-3936
MICHIGAN & RANDOLPH
 NEW INTERIOR EQUIPMENT ROOM LOCATED IN BASEMENT OF EXISTING FOUR-STORY BUILDING
 AND NEW ANTENNAS MOUNTED TO BUILDING EXTERIOR WALL AT + 24'-0" A.F.G.
 AND TO TOP OF PARAPET WALL AT ± 58'-6" A.F.G.

<p>1 AREA MAP NOT TO SCALE</p>	<p>2 VICINITY MAP NOT TO SCALE</p>	<p>3 PROJECT TEAM</p> <p>ARCHITECT PALL TRONSON GROUP 110 N. LAUREL ST., SUITE 200 CHICAGO, IL 60610 TEL: (312) 467-1000 FAX: (312) 467-1001</p> <p>STRUCTURAL ENGINEER PALL TRONSON GROUP 110 N. LAUREL ST., SUITE 200 CHICAGO, IL 60610 TEL: (312) 467-1000 FAX: (312) 467-1001</p> <p>ELECTRICAL ENGINEER PALL TRONSON GROUP 110 N. LAUREL ST., SUITE 200 CHICAGO, IL 60610 TEL: (312) 467-1000 FAX: (312) 467-1001</p> <p>GEOTECHNICAL CONSULTANTS N/A</p> <p>SUBSECTOR N/A</p>	<p>4 SITE INFORMATION</p> <p>NAME: MICHIGAN & RANDOLPH NUMBERS: IL-3936 ADDRESS: 174 N. MICHIGAN AVE. ELMWOOD, 60610</p> <p>PROPERTY OWNER: NEXTEL COMMUNICATIONS 300 PEARSON BLVD BASKIN, IL 60143 OFFICE: (630) 873-3000 FAX: (312) 973-8088</p> <p>APPLICANT: NEXTEL COMMUNICATIONS 300 PEARSON BLVD BASKIN, IL 60143 OFFICE: (630) 873-3000 FAX: (312) 973-8088</p> <p>JURISDICTION: CITY OF CHICAGO</p> <p>APPLICANT REGIONS CODE: CHICAGO BUILDING CODE LAW USE CODE: C3-7 (COMMERCIAL-MANUFACTURING DIST.)</p> <p>HABITABLE REQUIREMENTS: FACILITY IS UNINHABITED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS DO NOT APPLY.</p>	<p>5 SHEET INDEX</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>TITLE SHEET</td> </tr> <tr> <td>2-7</td> <td>EXISTING PLAN</td> </tr> <tr> <td>8-7</td> <td>EXIST ELEVATION</td> </tr> </tbody> </table>	NO.	DESCRIPTION	1	TITLE SHEET	2-7	EXISTING PLAN	8-7	EXIST ELEVATION	<p>PALL TRONSON GROUP 110 N. LAUREL ST., SUITE 200 CHICAGO, IL 60610 TEL: (312) 467-1000 FAX: (312) 467-1001</p> <p>DATE: 11-20-1999</p> <p>SHEET NUMBER: T-1</p> <p>PALL PROJECT NUMBER: 26915</p>
NO.	DESCRIPTION												
1	TITLE SHEET												
2-7	EXISTING PLAN												
8-7	EXIST ELEVATION												

Property Clerk's Office

