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Cook County Recorder

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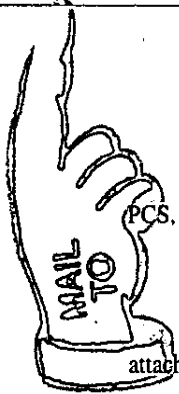
COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

Property of Cook County Clerk's Office

87

VoiceStream GSM I Operating Company, LLC
8550 W. Bryn Mawr Ave., 1st Floor
Chicago, IL 60631

Parcel No.



Memorandum of Lease and Option
Between Muhammed Gheith ("Landlord")
and Cook Inlet/VoiceStream PCS, LLC, a Delaware limited liability company ("Tenant")

A Site Lease with Option ("Lease") by and between Muhammed Gheith ("Landlord") and Cook Inlet/VoiceStream PCS, LLC ("Tenant") was made regarding the following property:

See Attached Exhibit "A" and Exhibit "B" incorporated herein for all purposes

The lease premises, together with all necessary space and easements for access and utilities, are depicted in the attached Exhibit B. Description of Demised Premises: See Exhibit "A" attached hereto.

The Option is for a term of one (1) year after date of Lease, with up to one additional one-year renewal ("Optional Period").

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date") and shall terminate at midnight on the last day of the month in which the fifth anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five (5) additional five-year terms.

The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed and incorporated herein.

NOW, THEREFORE, Landlord, in consideration of the rents and covenants provided for in the Lease to be paid and performed by Tenant, does hereby grant the aforesaid option and, if such option is exercised, does hereby demise, convey, grant and let unto Tenant the Demised Premises upon the terms and subject to the conditions set forth in the Lease, a copy of which is being held by Landlord at its address stated above.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum on the 23rd day of March 2000 (effective as of the date of the last party to sign).

LANDLORD: Muhammed Gheith

By: M J Gheith
Printed Name: Muhammed J Gheith
Its: OWNER
Date: 2-11-00

LANDLORD:

By: _____
Printed Name: _____
Its: _____
Date: _____

Site Number: CH11-094D
Site Name: Cooper & Co.
Market: Chicago

TENANT: Cook Inlet/VoiceStream PCS, LLC, a Delaware limited liability company

By: VoiceStream PCS BTA I Corporation, its Agent

By: [Signature] 3/20/00

Printed Name: raj Tank

Its: Director of Ops ? Dew.

Date: _____

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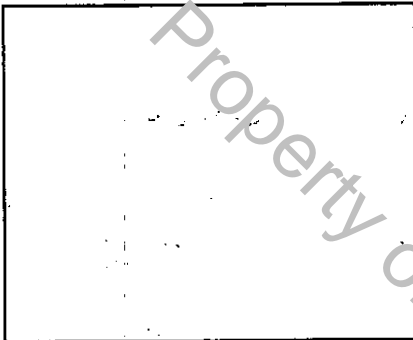
[Notary for Landlord]

[Notary block for Corporation, Partnership, Limited Liability Company]

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____, [title]
_____ of _____ a _____ [type of entity], on
behalf of said _____ [name of entity].

Dated: _____



(Use this space for notary stamp/seal)

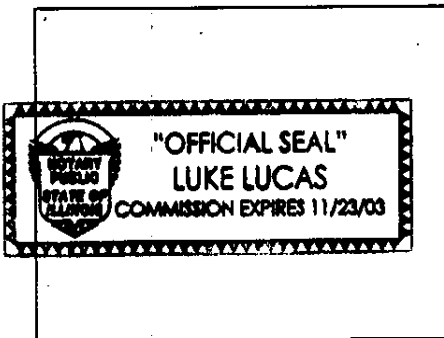
Notary Public
Print Name _____
My commission expires _____

[Notary block for Individual]

STATE OF IL)
) ss.
COUNTY OF COOK)

This instrument was acknowledged before me on 2-11-00 by
MUHAMMAD F. GHEITH

Dated: 2-11-00



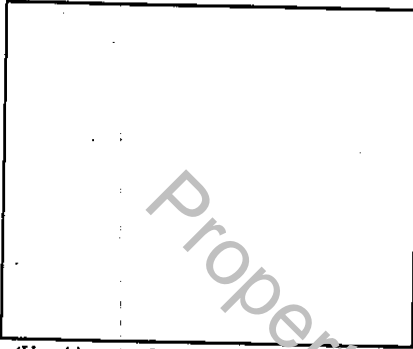
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LUKE LUCAS
Notary Public
Print Name LUKE LUCAS
My commission expires 11-23-03

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____

Dated: _____



(Use this space for notary stamp/seal)

Notary Public _____
Print Name _____
My commission expires _____

[Notary block for Tenant]

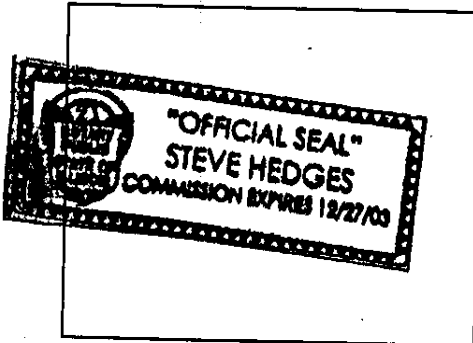
STATE OF Illinois)
) ss.
COUNTY OF Cook)

I certify that I know or have satisfactory evidence that Rajesh Tank is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Dir. of Oper. Dev. VoiceStream PCS BTA I Corporation, a Delaware Corporation, as Agent for Cook Inlet/VoiceStream PCS, LLC, a limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 03/23/00

Steve Hedges

Notary Public _____
Print Name Steve Hedges
My commission expires 12/27/03



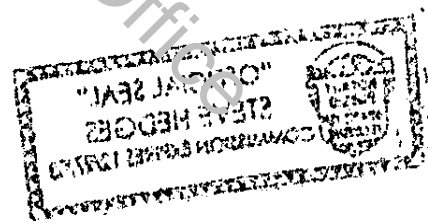
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PARCEL 1:

LOTS 5 THROUGH 42 ALL IN "CHRISTIANA", BEING A SUBDIVISION OF THE EAST 1/2 OF LOT 5 IN THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED APRIL 7, 1882 AS DOCUMENT NUMBER 1640592, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 12, 13, 14, 15 AND 16 IN BLOCK 3 OF N. T. WRIGHT'S SUBDIVISION OF LOT 4 OF THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED OCTOBER 9, 1892 AS DOCUMENT NUMBER 61043, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF NORTH SPAULDING AVENUE, 24 FEET AND 8 3/4 INCHES MORE OR LESS, TO THE SOUTHWESTERLY LINE OF A STRIP OF LAND CONVEYED TO CHICAGO MILWAUKEE AND ST. PAUL RAILWAY COMPANY, BY DEED FROM ANDREW O. BUTLER AND HIS WIFE, DATED APRIL 5, 1899 AND RECORDED APRIL 5, 1899, AS DOCUMENT NUMBER 2829285; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID STRIP OF LAND TO A POINT IN THE NORTH LINE OF LOT 12, WHICH IS 5 FEET AND 3 INCHES, MORE OR LESS, EAST OF THE NORTHWEST CORNER OF SAID LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12 TO THE NORTHWEST CORNER OF SAID LOT, BEING A POINT IN THE EAST LINE OF AN ALLEY; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF SAID LOT 16, AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 16 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 17 THROUGH 50 IN BLOCK 3 IN N. T. WRIGHT'S SUBDIVISION OF LOT 4 OF THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED OCTOBER 9, 1892 AS DOCUMENT NUMBER 61046, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THAT PART OF LOTS 12, 13, 14, 15 AND 16 IN BLOCK 3 IN N. T. WRIGHT'S SUBDIVISION OF LOT 4 OF THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED OCTOBER 9, 1892 AS DOCUMENT NUMBER 61043, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF NORTH SPAULDING AVENUE, 24 FEET AND 8 3/4 INCHES MORE OR LESS, TO THE SOUTHWESTERLY LINE OF A STRIP OF LAND CONVEYED TO CHICAGO MILWAUKEE AND ST. PAUL RAILWAY COMPANY, BY DEED FROM ANDREW O. BUTLER AND HIS WIFE, DATED APRIL 5, 1899 AND RECORDED APRIL 5, 1899, AS DOCUMENT NUMBER 2829285; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID STRIP OF LAND TO A POINT IN THE NORTH LINE OF LOT 12, WHICH IS 5 FEET AND 3 INCHES, MORE OR LESS, EAST OF THE NORTHWEST

ALL OF THE EAST-WEST 16 FOOT VACATED PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 45 IN BLOCK 3 OF N. T. WRIGHT'S SUBDIVISION AFORESAID, LYING SOUTH AND SOUTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOT 37 IN "CHRISTIANA", BEING A SUBDIVISION OF THE EAST 1/2 OF LOT 5 IN THE SUPERIOR COURT PARTITION, AFORESAID, AND LYING SOUTHERLY OF A LINE DRAWN FROM THE INTERSECTION OF THE SOUTH AND SOUTHWESTERLY LINES OF LOT 45 IN N. T. WRIGHT'S SUBDIVISION, AFORESAID, TO THE INTERSECTION OF THE EAST AND SOUTHWESTERLY LINES OF LOT 37 IN "CHRISTIANA" SUBDIVISION, AFORESAID, LYING NORTH OF THE NORTH LINE OF LOTS 46 TO 50, BOTH INCLUSIVE, IN BLOCK 3 IN N. T. WRIGHT'S SUBDIVISION, AFORESAID, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF LOT 38 IN "CHRISTIANA" SUBDIVISION, AFORESAID, AND LYING NORTH OF THE NORTH LINE OF LOTS 39 TO 42, BOTH INCLUSIVE, IN "CHRISTIANA" SUBDIVISION, AFORESAID, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 37 TO THE NORTHWEST CORNER OF LOT 42 IN "CHRISTIANA" SUBDIVISION, AFORESAID, LYING WEST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 45 TO THE NORTHEAST CORNER OF LOT 50 IN BLOCK 3 IN N. T. WRIGHT'S SUBDIVISION,

PARCEL 8 :

ALL THAT PART OF THE NORTH AND SOUTH VACATED PUBLIC ALLEY LYING WESTERLY OF AND SOUTHWESTERLY OF THE WEST LINE AND THE SOUTHWESTERLY LINE RESPECTIVELY OF LOT 45 IN BLOCK 3 OF N. T. WRIGHT'S SUBDIVISION AFORESAID AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 37 IN CHRISTIANA SUBDIVISION AFORESAID AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 37 IN CHRISTIANA SUBDIVISION AFORESAID, PROJECTED EAST 16 FEET AND LYING NORTHERLY OF AND ADJOINING A LINE DRAWN FROM THE INTERSECTION OF THE EAST LINE AND THE SOUTHWESTERLY LINE OF SAID LOT 37 IN CHRISTIANA SUBDIVISION, AFORESAID, TO THE INTERSECTION OF THE SOUTH LINE AND THE SOUTHWESTERLY LINE OF SAID LOT 45, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7 :

ALL THAT PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 38 TO 45 ALL IN BLOCK 3 IN N. T. WRIGHT'S SUBDIVISION OF LOT 4 AFORESAID AND LYING EAST AND ADJOINING THE EAST LINE OF LOTS 29 TO 36, BOTH INCLUSIVE, AND SOUTH OF THE SOUTH LINE OF THE NORTH 16 FEET OF LOT 29, PROJECTED EAST 16 FEET AND LYING NORTH OF THE SOUTH LINE OF LOT 36 PROJECTED EAST 16 FEET, IN CHRISTIANA SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 6 :

THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 5 THROUGH 16, BOTH INCLUSIVE, IN CHRISTIANA SUBDIVISION OF THE EAST 1/2 OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5 :

CORNER OF SAID LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12, TO THE NORTHWEST CORNER OF SAID LOT, BEING A POINT IN THE EAST LINE OF AN ALLEY; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 16, AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF LOT 16 TO THE PLACE OF BEGINNING, AND ALL OF LOTS 17 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 3 IN N. T. WRIGHT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

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AFOREMENTIONED, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THE EAST 1/2 OF THE VACATED NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 25 TO 37 IN BLOCK 3 OF N. T. WRIGHT'S SUBDIVISION OF LOT 4 OF THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE NORTH LINE OF LOT 25 EXTENDED WESTERLY AND NORTH OF THE SOUTH LINE OF LOT 37 EXTENDED WESTERLY, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 17 TO 28 AND THAT PART OF LOT 29 IN CHRISTIANA SUBDIVISION OF THE EAST 1/2 OF LOT 5 IN THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE NORTH LINE OF LOT 17 EXTENDED EASTERLY AND NORTH OF THE NORTH LINE OF THE SOUTH 16 FEET OF LOT 29 EXTENDED EASTERLY IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 16-02-428-074-0000