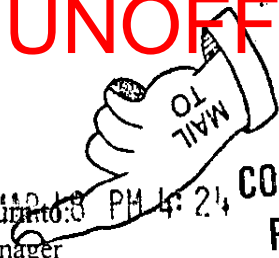


UNOFFICIAL COPY

0010209136

5308/0010 43 005 Page 1 of 5
2001-03-16 10:39:49
Cook County Recorder 29.00

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



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS



MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 10th day of April, 2000, by and between Suburban Bank and Trust Company, as Successor Trustee to St. Paul Trust Company as Successor Trustee to Beverly Trust Company under Trust Agreement dated August 31, 1967 and known as Trust Number 8-1160 ("Lessor") for Southwest Spring, Inc., an Illinois Corporation, as Trust Number 8-1160's beneficiary ("Beneficiary") with an office at 2275 Half Day Road, Bannockburn, IL 60015, (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 (Building) ("Agreement") on the 10th day of April, 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, January 1, 2001, whichever first occurs ("Commencement Date"), and terminating on the fifth (5th) 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:
Suburban Bank and Trust Company, as Successor Trustee to St. Paul Trust Company, as Successor Trustee to Beverly Trust Company under Trust Agreement dated August 31, 1967 and known as Trust Number 8-1160

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

By: Rosemary Moore
Name: ROSEMARY MOORE

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

Title: Trustee

Title: Vice President

Date: 4-4-00

Date: 04-06-00

5/1/00

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ACKNOWLEDGED, APPROVED, AND ACCEPTED
BENEFICIARY: for Southwest Spring, Inc., an Illinois
Corporation as Trust Number 8-1160's beneficiary

By: Antoinette S. Nastali
Antoinette Nastali

Date: 4/04/00

Title: Secretary

STATE OF Illinois

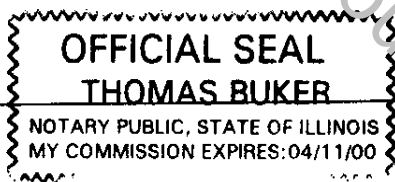
COUNTY OF Cook

On 4-4-00, before me, THOMAS D. BUKER, Notary Public,
~~ROSEMARY MAZUR~~, personally appeared ROSEMARY MAZUR, 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.

Thomas Buker (SEAL)
Notary Public

My commission expires: _____



STATE OF ILLINOIS

COUNTY OF Cook

On 4-4-00, before me, Laura M. Quartello, Notary Public,
personally appeared Antoinette Nastali, 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 (SEAL)
Notary Public

My commission expires: 10-15-2001



STATE OF WASHINGTON

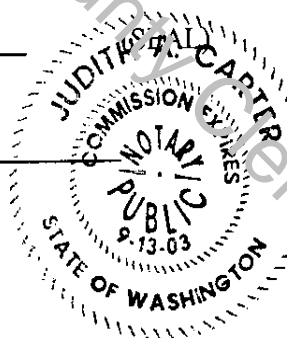
COUNTY OF KING

On 4/6/00 before me, Judith A Carter, Notary Public, personally appeared Marie B Newton, 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.

Judith A Carter
Notary Public

My commission expires: 9/13/03



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EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated 10th day of April, 2000, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, ("Lessee"), and Suburban Bank and Trust Company, as Successor Trustee to St. Paul Trust Company as Successor Trustee to Beverly Trust Company under Trust Agreement dated August 31, 1967 and known as Trust Number 8-1160 ("Lessor") for Southwest Spring, Inc., an Illinois corporation; as Trust Number 8-1160's beneficiary ("Beneficiary").

The Land is described and/or depicted as follows:

Lots 475 to 482 in 87th and Crawford Highland being a subdivision of Lots 1, 2 and 3 in Hately's and Boyer's resubdivision of the South 1/2 of the Southwest 1/4 of Section 35, Township 38, Range 13 East of the Third Principal Meridian (except row of Grand Trunk Railroad and Wabash Railroad) in Cook County, Illinois.

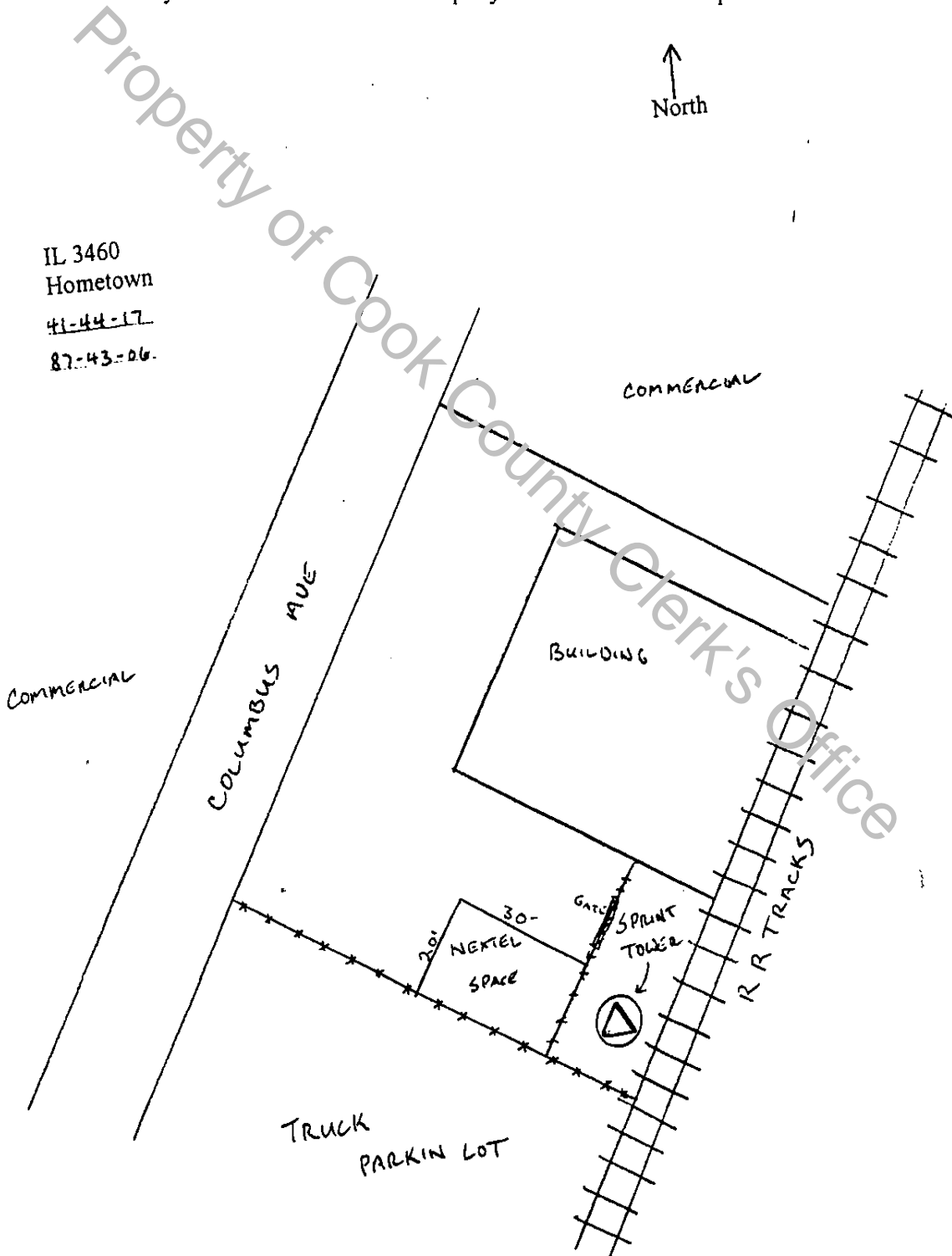
and otherwise known as: 3863 West Columbus, Chicago, Illinois 60652
P.I.N.#: 19-35-322-028

EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated 10th day of April, 2000, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, ("Lessee"), and Suburban Bank and Trust Company, as Successor Trustee to St. Paul Trust Company as Successor Trustee to Beverly Trust Company under Trust Agreement dated August 31, 1967 and known as Trust Number 8-1160 ("Lessor") for Southwest Spring, Inc., an Illinois corporation, as Trust Number 8-1160's beneficiary ("Beneficiary").

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



IL 3460
Hometown
41-44-17
87-43-06.