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Cook County Recorder 33.50



0010229236

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

Property of Cook County Clerk's Office

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

Parcel No. 18-04-200-004

Memorandum of Lease and Option
Between Tower Services, Inc. ("Landlord")
and Cook Inlet/VoiceStream PCS, LLC, a Delaware limited liability company ("Tenant")

A Site Lease with Option ("Lease") by and between Tower Services, Inc. ("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 leased 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~~ ^{SIX (6) MONTHS} after date of Lease, with up to one additional ~~one year~~ ^{7 MONTH} 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 <type in the year again with "th" or "st" etc.> 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 23 day of May 2000 (effective as of the date of the last party to sign).

LANDLORD: Tower Services, Inc.

By: [Signature]
Printed Name: WILLIAM W EDELSTEIN
Its: PRESIDENT
Date: APRIL 13, 2000

LANDLORD:

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

Site Number: CH12-315A
Site Name: CellOne C1042-
Market: Chicago

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

By: VoiceStream PCS BTA I Corporation, its Agent

By:

[Signature] 5/23/00

Printed Name:

Raj Tank

Its:

Director of Ops. and Dev.

Date:

Property of Cook County Clerk's Office

**EXHIBIT A
Legal Description**

The Property is legally described as follows:

LOTS 28 AND 29 IN BLOCK 2 IN SHAWMUT AVENUE ADDITION TO LA GRANGE, A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Site Number: CH12-315A
Site Name: CellOne C1042
Market: Chicago

Rev. 11/99

A-1

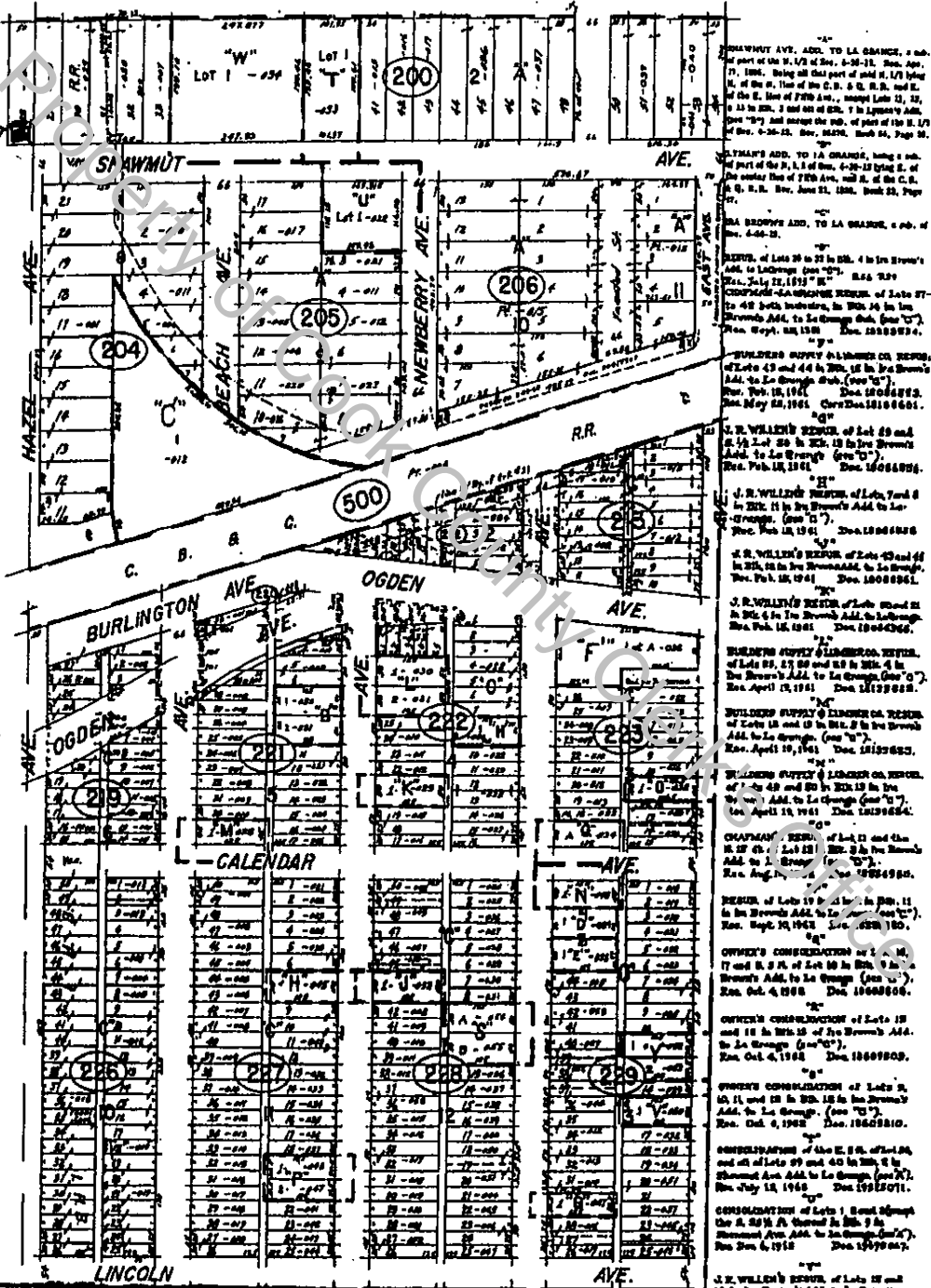
EXHIBIT B
Premises Location within the Property

The location of the Premises within the Property is more particularly described and depicted as follows:

E. 1/2 N.E. 1/4 Sec. 4 -38-12
LYONS

38-12-4B
18-4

PROPOSED
VOICE STREAM
LOCATION



Site Number: CH12-315A
Site Name: CellOne C1042
Market: Chicago

Rev. 11/99

B-1

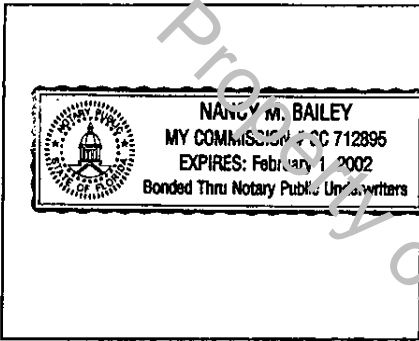
[Notary for Landlord]

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

STATE OF Illinois)
) ss.
COUNTY OF Peoria)

This instrument was acknowledged before me on 4-13-00 by William W Edelstein, [title] President of Tandem Services Inc a Corporation [type of entity], on behalf of said Tandem Services Inc [name of entity].

Dated: 4-13-00



(Use this space for notary stamp/seal)

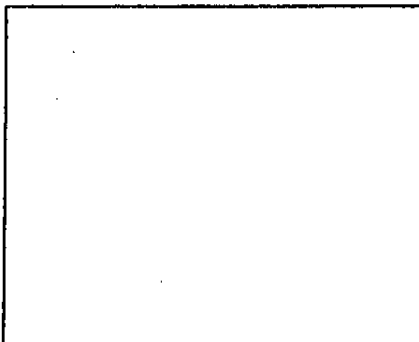
Nancy M. Bailey
Notary Public
Print Name Nancy M. Bailey
My commission expires 2-1-02

[Notary block for Individual]

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____

Dated: _____



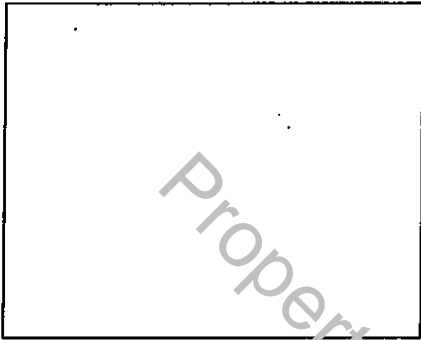
(Use this space for notary stamp/seal)

Notary Public
Print Name _____
My commission expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____

Dated: _____



Notary Public
Print Name _____
My commission expires _____

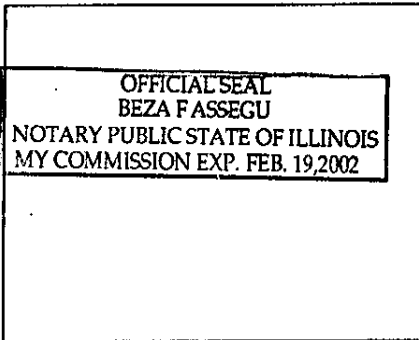
(Use this space for notary stamp/seal)

[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 Ops & 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: 5/23/00.



(Use this space for notary stamp/seal)

Beza F. Assegu.
Notary Public
Print Name BEZA F. ASSEGU.
My commission expires 2-19-02