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Cook County Recorder 27.00



Prepared by, and
When Recorded, Please return to:
Karen Falkenberry, Legal Coordinator
Nextel Communications
400 West Grand Avenue
Elmhurst, Illinois 60126
(630) 379-5727

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



MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 30 day of August, 2001, by and between Heritage Community Bank, f/k/a Riverdale Bank, not personally, but as Trustee under Trust Agreement dated December 7, 1983 and known as Trust Number 142, with an office at 13421 South Vernon Avenue, Chicago, Illinois 60827, (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 (Ground) ("Agreement") on the 30th day of December, 1999, 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 commercial operation of the Lessee Facilities or December 1, 2000, 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:
Heritage Community Bank, f/k/a Riverdale Bank,
not personally, but as Trustee under Trust Agreement
dated December 7, 1983 and known as Trust
Number 142

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

By: [Signature]
Land Trust Officer

By: [Signature]

Name: Constance A. Hodges

Name: Jocelyn Prochilo

Title: Trustee

Title: Director of Site Development

Date: 8.23.01

Date: 8-30-01

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S

STATE OF Illinois

COUNTY OF Cook

On August 23, 2001, before me, Dion Grey, Notary Public, personally appeared Constantine A. Hodges, Land Trust Officer 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.

Dion Grey

Notary Public

My commission expires: 03.06.04

County of Residence: Cook

(SEAL)



STATE OF Illinois

COUNTY OF DuPage

On August 30, 2001, before me, Karen R. Falkenberg, Notary Public, personally appeared Jocelyn Prochilo, 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.

Karen R. Falkenberg
Notary Public Karen R. Falkenberg

My commission expires: 10.17.04

(SEAL)

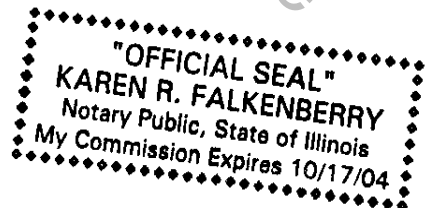


EXHIBIT A-1

DESCRIPTION OF LAND

to the Agreement dated 30 day of August, 2001, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, (hereinafter referred to as "Lessee"), and Heritage Community Bank f/k/a Riverdale Bank, not personally, but as Trustee under Trust Agreement dated December 7, 1983 and known as Trust Number 142 (hereinafter referred to as "Lessor").

The Land is described and/or depicted as follows:

LOT 9 IN BLOCK 1 AND LOTS 1 TO 8, INCLUSIVE, IN BLOCK 7 IN MARKET ADDITION TO RIVERDALE, BEING A SUBDIVISION OF THE SOUTHWEST ¼ NORTH OF CALUMET RIVER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 5 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

and otherwise known as: 13421 South Vernon Avenue, Chicago, Illinois 60827
P.I.N.#: 25-34-303-002

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EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated 30 day of August, 2001, between Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, (hereinafter referred to as "Lessee"), and Heritage Community Bank f/k/a Riverdale Bank, not personally, but as Trustee under Trust Agreement dated December 7, 1983 and known as Trust Number 142 (hereinafter referred to as "Lessor").

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

Property of Cook County Clerk's Office