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Eugene "Gene" Moore Fee: \$58.50
Cook County Recorder of Deeds
Date: 08/06/2003 07:43 AM Pg: 1 of 5

AFTER RECORDING RETURN TO:
TVMAX Telecommunications, Inc.
1111 West Mockingbird Lane, Suite 1000
Dallas, TX 75247
ATTN: Legal Department-Contract Affairs

MEMORANDUM OF AGREEMENT

March 6, 2003

This Memorandum of Agreement (this "Memorandum") is entered into as of ~~November~~, 2002, by and between Newberry Plaza Condominium Association, Inc., an Illinois not-for-profit corporation ("Licensor"), and TVMAX Illinois, Inc., a Delaware corporation ("Licensee").

A. Licensor is the owner of real property known as Newberry Plaza Condominiums located at 1030 North State Street, Chicago, Illinois 60610, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

B. Licensor and Licensee have entered into that certain Rooftop License Agreement (the "Agreement"), dated as of the date hereof pursuant to which Licensor has granted to Licensee a right of access over the rooftops, the Equipment Room, and those portions of the Property necessary to install, operate and maintain Licensee's equipment (the "Equipment") on the terms and conditions set forth in the Agreement.

C. The Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

D. The Agreement and this Memorandum constitute the entire agreement between the parties, and shall supersede all other contemporaneous or prior oral and written agreements between the parties relating to the subject matter of the Agreement. The Agreement may only be modified or amended by written agreement executed by the parties.

E. The Agreement shall be deemed effective upon the date of hereof and shall continue in full force and effect for an initial term of five (5) years. Thereafter, the Agreement shall be renewed automatically for three (3) additional successive five (5) year terms unless terminated pursuant to the terms of the Agreement.

F. The terms of the Agreement are incorporated herein by this reference.

This Memorandum of Agreement is dated as of the 6th day of March, 2003 ~~November, 2002~~.

Newberry Plaza Condominium Association, Inc.
an Illinois not-for-profit corporation

By: [Signature]
Name: Anthony C. Carrollo
Its: Board President

TVMAX Illinois, Inc.
a Delaware corporation

By: [Signature] 3/6/2003
James C. Brumleve
Vice President

PROPERTY INDEX NUMBERS

17-04-424-050-0000
A BA BLK PCL UNIT

58.50
penalty
5

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EXHIBIT "A"
TO
MEMORANDUM OF AGREEMENT
LEGAL DESCRIPTION OF PROPERTY

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 1: Lots 1 to 11 both inclusive in Newberry Estate Trustees Subdivision of Lot 5 in Block 16 in Bushnells Addition to Chicago in the E 1/2 of the SE 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principle Meridian, in Cook County, Illinois. Parcel 2: Also all of the vacated alley lying S of and adjoining the S line of Lots 1 to 4, N of and adjoining Lot 11 and W of and adjoining Lot 10 in Newberry Estate of the SE 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principle Meridian, in Cook County, Illinois. Parcel 3: Also all of Block 5 in Canal Trustee's Subdivision of the S fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principle Meridian, in Cook County, Illinois.

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STATE OF Illinois)
) ss.
COUNTY OF Cook)

On ~~November~~ FEBRUARY 27, 2003, 2002, before me, the undersigned notary, personally appeared ANTHONY CARROLLO 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/she executed the same in his/her authorized capacity(ies) and that by his/her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Tracey Moran
Notary Public in and for said State



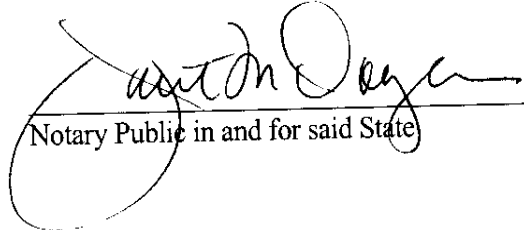
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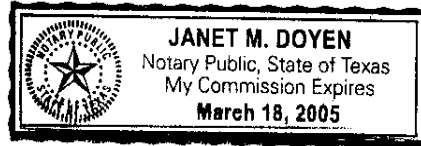
STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

On ~~November~~ ^{MARCH} 6, 2003, before me, the undersigned notary, personally appeared James C. Brumleve, 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 entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public in and for said State



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