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Memorandum of Lease and Option

Assessor's Parcel Number: 17-22-314-031

Between Prairie Avenue Lofts Condominium Association, an Illinois not-for-profit corporation ("Landlord") and Voicestream Gsm I Operating Company, Llc ("Tenant")

A Site Lease with Option (the "Lease") by and between Prairie Avenue Lofts Condominium Association, an Illinois not-for-profit corporation ("Landlord") and Voicestream GSM I Operating Company, LLC, a Delaware Limited Liability Company ("Tenant") was made regarding a portion of following the property:

See Attached Exhibit "A" incorporated herein for all purposes

The Option is for a term of six (6) months after the Effective Date of the Lease (as defined under the Lease), with up to one additional six (6) 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"). Tenant shall have the right to extend this Lease for five (5) additional five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: Prairie Avenue Lofts Condominium Association, an Illinois not-for-profit corporation

By: [Signature]
Printed Name: Suzette Feher
Its: President of Prairie Avenue Lofts Condominium Association, an Illinois not-for-profit corporation
Date: 06/02/03

TENANT: Voicestream GSM I Operating Company, LLC

By: [Signature]
Printed Name: Rajesh Tank
Its: Executive Director of Engineering & Operations
Date: 6-25-03

15812414
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Doc#: 0330117101
Eugene "Gene" Moore Fee: \$58.50
Cook County Recorder of Deeds
Date: 10/28/2003 11:18 AM Pg: 1 of 5

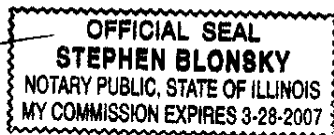
[Notary block for Landlord]
[Notary block for Corporation, Partnership, Limited Liability Company]

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

This instrument was acknowledged before me on 6/2/03 by NOTARY PUBLIC, [title]
STEPHEN BLONSKY of Peel Construction a _____ [type of entity], on behalf of
said _____ [name of entity].

Dated: 6/2/03

[Signature]



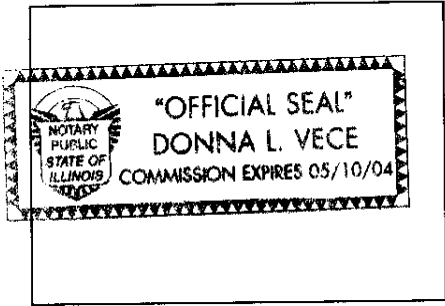
Site Number: CH20-862
Site Name: Prairie Ave. Lofts
Market: Chicago

Version 9-19-01

[Handwritten initials]
SMA
P5
m48
CW

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Donna L. Vece
 Notary Public
 Print Name DONNA L. VECE
 My commission expires 5-10-04



(Use this space for notary stamp/seal)

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**Memorandum of Lease EXHIBIT A
Legal Description**

The Property is legally described as follows:

**221 East Cullerton, Chicago, IL 60616
17-22-314-031**

Legal Description to be added at a later date.

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Exhibit A – Legal Description

Case No.: 20030201290 CH20-862B

All of Lots 5, 8 and 9 and that part of Lot 12 lying North of a line drawn from a point in the East line of said Lot 12 that is 174.65 feet South of the Northeast corner of said Lot 5 to a point in the West line of said Lot 12 that is 174.34 feet South of the Northwest corner of said Lot 5, all in Block 4 in George Smith's Addition to Chicago, being a subdivision of Blocks 17 to 22, both inclusive in Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Less and except portion conveyed to James J. Jee in Special Warranty Deed recorded December 20th, 2002 in Instrument Number 00214108073.

Subject to Declaration of Condominium and amendments thereto.



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MEMORANDUM OF LE
REF# CH20-862B
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