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Memorandum of Lease

Assessor's Parcel Number: 13-14-221-022

Between The 3546 West Montrose Building, Inc. ("Landlord")
and Voicestream GSM I Operating Company, Inc. ("Tenant")

A Rooftop Lease with Option (the "Lease") by and between The 3546 West Montrose Building, Inc. ("Landlord") and VoiceStream GSM I Operating Company, Inc. a Llc ("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: The 3546 West Montrose Building, Inc.

By: Patrick T. Martin
Printed Name: Patrick T Martin
Its: President
Date: 4/30/03

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

TENANT: Voicestream GSM I Operating Company, Inc.
By: Raj Tank
Printed Name: Executive Director
Its: Dev. and Ops.
Date: 5-15-03



Doc#: 0330117109
Eugene "Gene" Moore Fee: \$54.50
Cook County Recorder of Deeds
Date: 10/28/2003 11:26 AM Pg: 1 of 4

15808264
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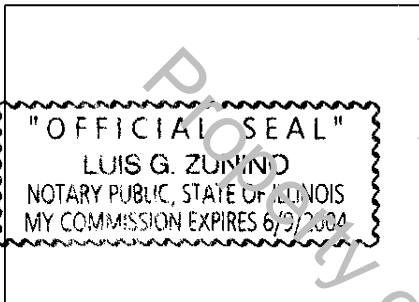
[Notary block for Landlord]

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

STATE OF IL)
) ss.
COUNTY OF Cook)

This instrument was acknowledged before me on AP by Patrick MARTIO, [title] President of 3546 W Montrose Corp a IL Corporation [type of entity], on behalf of said Corporation [name of entity].

Dated: 4/30/03



[Signature]
Notary Public
Print Name LUIS G. ZUNINO
My commission expires 06-09-2004

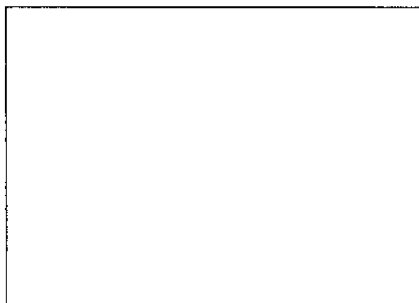
(Use this space for notary stamp/seal)

[Notary block for Individual]

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)

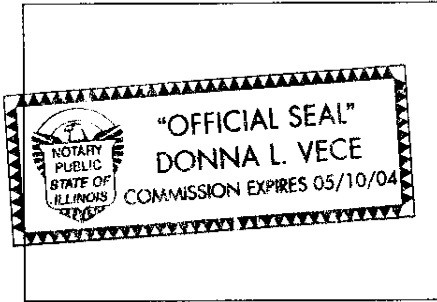
I certify that I know or have satisfactory evidence that Rajesh Tank is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the

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instrument and acknowledged it as the Executive Director of VoiceStream GSM I Operating Company, Inc., a Llc, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5-15-03

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



(Use this space for notary stamp/seal)

Property of Cook County Clerk's Office

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Memorandum of Lease EXHIBIT A Legal Description

The Property is legally described as follows:

The South 48.92 Feet of lot three (3) (except the West 35.40 feet thereof) also the South forty-eight (48) feet of lots four (4) and five (5), all in block one (1) in M. A. Barnes subdivision of the Southwest quarter (SW-1/4) of section fourteen (14), township forty (40) North, Range thirteen (13), East of the third principal meridian, in Cook County, Illinois.



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MEMORANDUM OF LE
REF# CH31-188A
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Property of Cook County Clerk's Office