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Memorandum of Lease

Assessor's Parcel Number: 14-05-200-003-0000
Between Irving Dainas and Barbara Dainas ("Landlord")
and VoiceStream GSM I Operating Company, Inc. ("Tenant")

A Site Lease with Option (the "Lease") by and between Irving Dainas and Barbara Dainas ("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 zero (0) months after the Effective Date of the Lease (as defined under the Lease), with up to one additional zero (0) 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 four (4) 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: Irving Dainas

By: Irving Dainas
Printed Name: IRVING DAINAS
Its: I.D.
Date: 4/16/03

LANDLORD: Barbara Dainas

By: Barbara Dainas
Printed Name: BARBARA DAINAS
Its: B.D.
Date: 4-16-03

TENANT: VoiceStream GSM I Operating Company, Inc.

By: Taylor L. Tank
Printed Name: Raj Tank
Its: Executive Director
Date: 6/13/03 Dev. and Ops.

15808424
Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117



Doc#: 0330117111
Eugene "Gen." Moore Fee: \$54.50
Cook County, Recorder of Deeds
Date: 10/28/2003 11:27 AM Pg: 1 of 4

[Notary block for Landlord]

Site Number: CH31-192A
Site Name: Broadway & Sheridan
Market: Chicago

Version 10-2-01

SM
PR
ML
OK

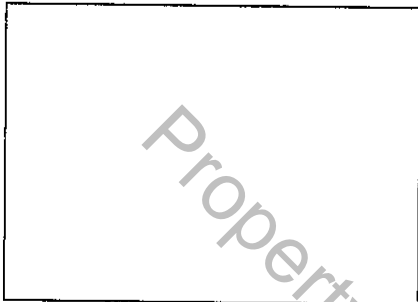
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[Notary block for Corporation, Partnership, Limited Liability Company]

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by _____, [title]
of _____ a _____ [type of entity], on behalf of
said _____ [name of entity].

Dated: _____



(Use this space for notary stamp/seal)

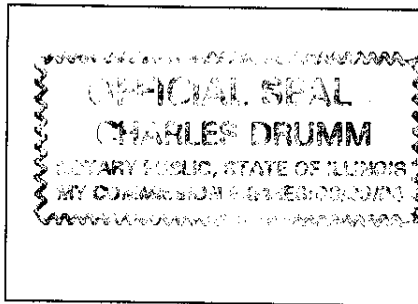
Notary Public
Print Name _____
My commission expires _____

[Notary block for Individual]

STATE OF IL.)
) ss.
COUNTY OF COOK)

This instrument was acknowledged before me on 16 Apr 2003 by
Charles Drum

Dated: 4/16/03



(Use this space for notary stamp/seal)

Charles Drumm
Notary Public
Print Name Charles Drumm
My commission expires 6/9/04

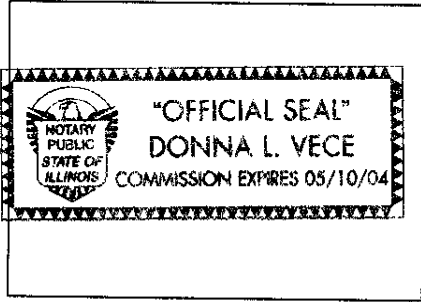
[Notary block for Tenant]

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 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.

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Dated: 6-13-03



(Use this space for notary stamp/seal)

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

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:

Lot twenty four (24) in Block four (4) in Cochran's Second Addition to Edgewater, said Addition being a Subdivision of the East fractional half (except the West 1320 feet of the South 1913 feet thereof and the right of way of the Chicago, Evanston and Lake Superior Railroad in Chicago) of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian.



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MEMORANDUM OF LE
REF# CH31-192A
US Recordings

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Site Name: Broadway & Sheridan
Market: Chicago

Version 10-2-01