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Property of Cook County Clerk's Office

Memorandum of Lease

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Memorandum of Lease

Assessor's Parcel Number: 25-32-109-027

Between First National Bank of Blue Island as Trustee under the provisions of a trust agreement dated the 5th day of May 1992 and known as Trust Number 92046 ("Landlord") and Voicestream GSM I Operating Company LLC ("Tenant")

A Site Lease with Option (the "Lease") by and between First National Bank of Blue Island as Trustee under the provisions of a trust agreement dated the 5th day of May 1992 and known as Trust Number 92046 ("Landlord") and Voicestream GSM I Operating Company LLC, a A Delaware Limited Liability Comapny ("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 twelve (12) months after the Effective Date of the Lease (as defined under the Lease), ("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: First National Bank of Blue Island as Trustee under the provisions of a trust agreement dated the 5th day of May 1992 and known as Trust Number 92046

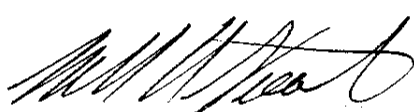
By: *Judith L. Maggio*
Printed Name: Judith Maggio
Its: Trust Officer
Date: 2/10/03

GREAT LAKES TRUST COMPANY, N.A.
AS SUCCESSOR TRUSTEE TO
FIRST NATIONAL BANK OF BLUE ISLAND, IL
AS TRUSTEE AND NOT PERSONALLY

Executed and delivered by the Great Lakes Trust Company, N.A. as successor trustee to First National Bank of Blue Island, IL, in its individual capacity, but solely in the capacity herein described, for the purpose of binding the herein described property, and it is expressly understood and agreed by the parties hereto, and it is expressly contrary notwithstanding, that each and all of the understandings and agreements herein made are made and intended not as personal binding the trustee personally, but executed and delivered by the trustee solely in the exercise of the powers conferred upon it as such trustee, and no personal liability or personal responsibility is assumed by the trustee at any time be asserted or enforced against said trustee on account hereof, or on account of any undertaking or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by all other parties hereto, and those claiming through, or under them.

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

TENANT: Voicestream GSM I Operating Company LLC
By: *Raj Tank*
Printed Name: Raj Tank
Its: Executive Director
Date: Dev. and Ops. 3-20-03



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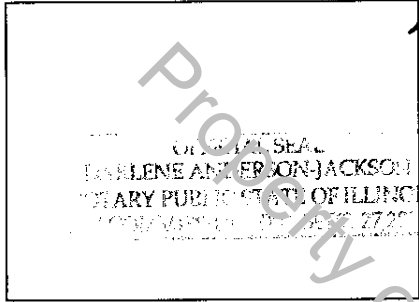
[Notary block for Landlord]

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

STATE OF Illinois)
) ss.
COUNTY OF Cook)

This instrument was acknowledged before me on 10th by March 2003, [title] Julie L Maggip, Trust Officer First National Bank of Blue Island a Island [type of entity], on behalf of said Island [name of entity].

Dated: _____



Darlene Anderson-Jackson
Notary Public
Print Name DARLENE ANDERSON-JACKSON
My commission expires 9-27-03

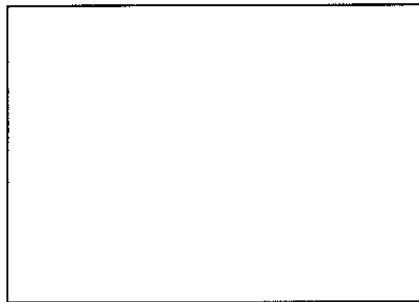
(Use this space for notary stamp/seal)

[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]

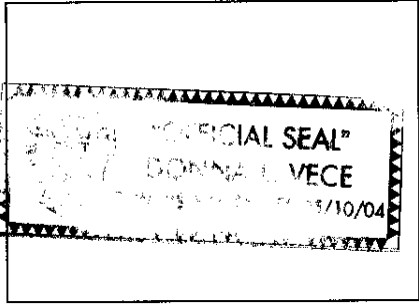
STATE OF Illinois)
) ss.
COUNTY OF Cook)

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 instrument and acknowledged it as the Executive Director of Voicestream GSM I Operating Company LLC, a A Delaware

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Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-20-03



(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:

PIN: 25-32-190-027

Property Address: 12935 Throop Street, Calumet Park, IL 60827

The South 120 feet of the North 520 feet of the South 10 acres of the West 20 acres of the East 40 acres of the East half of the Northwest Quarter of Section 32, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except the West 66 feet thereof) in Cook County, Illinois



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MEMORANDUM OF LE
REF# CH32-932B
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