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US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

Memorandum of Lease
Assessor's Parcel Number: 13-14-326-029
235 ("Landlord")
and Voicestream GSM I Operating Company ("Tenant")

16813167

A Rooftop Lease with Option (the "Lease") by and between Chicago Title and Trust Company as Successor to the First Suburban Bank of Olympia Fields under Trust Number 84-235 ("Landlord") and VoiceStream GSM I Operating Company A Dealware 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 two (2) 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.

CHICAGO TITLE LAND TRUST COMPANY
AS SUCCESSOR TRUSTEE TO

LANDLORD: Chicago Title and Trust Company as Successor to the First Suburban Bank of Olympia Fields under Trust Number 84-235

**SEE ATTACHED EXHIBITORY
CLAUSE FOR MEMORANDUM**

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



LANDLORD:

Doc#: 0335015082
Eugene "Gene" Moore Fee: \$58.50
Cook County Recorder of Deeds
Date: 12/16/2003 01:30 PM Pg: 1 of 5

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

TENANT: Voicestream GSM I Operating Company

By: [Signature]
Printed Name: Raj Tank
Its: Executive Director
Date: Dev. and Ops. 4-30-03

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SU
5008
S.
my
[Signature]

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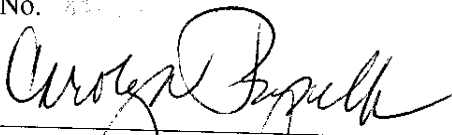
EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST # 84-235 ATTACHED TO AND MADE A PART OF THAT MEMORANDUM OF LEASE DATED APRIL 17, 2003 , WITH VOICE STREAM GSM 1 OPERATION COMPANY ,.

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date: April 17, 2003

CHICAGO TITLE LAND TRUST COMPANY, as Trustee
Under Trust No. 84-235

By:


Assistant Vice President



State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 17th day of April, 2003 .



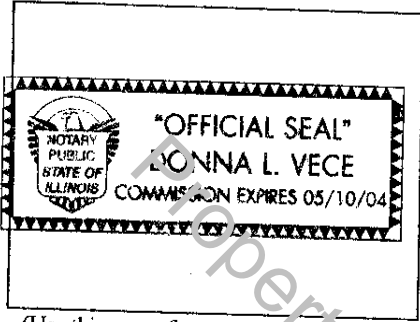

NOTARY PUBLIC

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COUNTY OF Cook) ss.
)

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 Engineering & Operations of VoiceStream GSM I Operating Company, a A Dealware Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-30-03



(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:

NOVEMBER 12 1984
described real estate in the County of COOK and State of Illinois, to-wit: COOK COUNTY RECORDER

Lot 18 and the South 14 1/2 feet of Lot 19 in Block 2 in Edward's and Dana's Addition to Irving Park, a Subdivision of the South West 1/4 of the South West 1/4 of the South West 1/4 of Section 14, Township 40 North, Range 13, East of the 3rd Principal Meridian, according to the Plat thereof recorded May 2, 1873 in Book 4 of Plats, Page 65, in Cook County, Illinois.

Address of Property: 4025-27 N. Pulaski Road Chicago, Il.

Perm. Index Number : 13-14-326-029



U16813168-01TM05

MEMORANDUM OF LEASE
COOK COUNTY RECORDER
US Recordings