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Property of Cook County Clerk's Office

Memorandum Of Lease And Option

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Memorandum of Lease and Option

Assessor's Parcel Number: 25-11-100-035-000

25-11-100-026-000

Between South Cottage Grove, LLC,
("Landlord")
and Voicestream GSMI Operating Company Llc ("Tenant")

A Site Lease with Option (the "Lease") by and between South Cottage Grove, LLC, ("Landlord") and VoiceStream GSMI Operating Company LLC, a 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 twelve (12) 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: South Cottage Grove, LLC,

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2925 Country Drive Ste 201
St. Paul, MN 55117

By: *Edward G Gardner*
Printed Name: EDWARD G GARDNER
Its: PRESIDENT
Date: 10/12/02

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

TENANT: Voicestream GSMI Operating Company Llc
By: *Raj Tank*
Printed Name: Raj Tank
Its: Executive Director
Date: 10-25-02
Dev. and Ops.

Drafted By: Val Wood
T-Mobile USA, Inc
8550 W Bryn Mawr Ave, Ste 100
Chicago, IL 60631

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

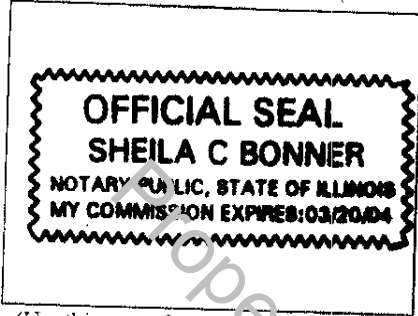
Site Number: ~~CH22-653E~~ CH22-653E
Site Name: House of kicks
Market: Chicago

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STATE OF Illinois)
COUNTY OF Cook) ss.
)

This instrument was acknowledged before me on 10-17-02 by Edward G. Gardner, [title] Member of South College Grove, LLC a limited liability company [type of entity], on behalf of said limited liability company [name of entity].

Dated: 10/17/02



(Use this space for notary stamp/seal)

Sheila C. Bonner

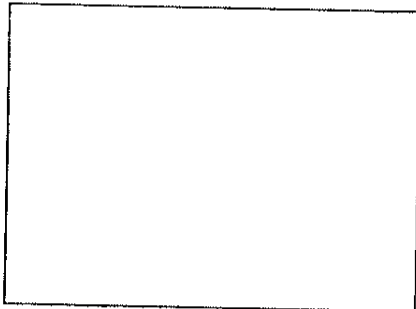
Notary Public
Print Name Sheila C. Bonner
My commission expires 3/20/04

[Notary block for Individual]

STATE OF _____)
COUNTY OF _____) ss.
)

This instrument was acknowledged before me on _____ by _____

Dated: _____



(Use this space for notary stamp/seal)

Notary Public
Print Name _____
My commission expires _____

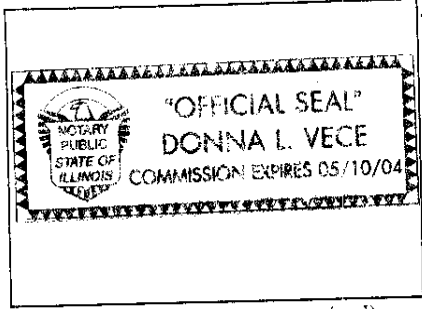
[Notary block for Tenant]

STATE OF IL)
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 VoiceStream GSM Operating Company LLC, a A Delaware Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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Dated: 10-23-02



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:

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET, WITH THE EAST LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) RUNNING THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID COTTAGE GROVE AVENUE 213.26 FEET, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 95TH STREET, A DISTANCE OF 320.36 FEET TO THE EAST LINE OF A RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID RIGHT OF WAY WHICH IS PARALLEL WITH THE AFORESAID EAST LINE OF COTTAGE GROVE 711.53 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET, A DISTANCE OF 338.43 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AND 1200 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE, SAID 1200 FEET BEING MEASURED ON THE EAST LINE OF COTTAGE GROVE AVENUE AND SAID POINT OF INTERSECTION OF SAID CURVED LINE BEING 539.82 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE EAST ALONG SAID LINE 10.18 FEET; THENCE NORTHWESTERLY 127.42 FEET TO A POINT OF INTERSECTION OF A LINE 1100 FEET SOUTH OF THE SOUTH LINE OF EAST 95TH STREET AS MEASURED ON A LINE 450 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE, SAID 450 FEET BEING MEASURED ON THE SOUTH LINE OF EAST 95TH STREET, AND ON A LINE PARALLEL THERETO; THENCE NORTHEASTERLY ALONG SAID LINE WHICH IS 450 FEET EAST OF AND PARALLEL TO THE EAST LINE OF COTTAGE GROVE AVENUE FOR A DISTANCE OF 1100 FEET TO THE SOUTH LINE OF EAST 95TH STREET; THENCE WEST ALONG SAID LINE 450 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS NOW LAID OUT WHICH IS 213.26 FEET SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF 95TH STREET (AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE); THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 300 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE WEST 300 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRIANGULAR PARCEL OF LAND SOUTH OF AND ADJOINING THE ABOVE DESCRIBED PREMISES, DESCRIBED BY BEGINNING AT A 288 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTHWESTERLY A CONTINUATION OF THE EASTERLY LINE THEREOF 90 FEET; THENCE NORTHERLY 88.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39) WHICH IS 315.08 SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF EAST 95TH STREET (AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE); THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 300 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE 11.82 FEET; THENCE NORTHEASTERLY 88.53 FEET TO A POINT ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET DRAWN THROUGH THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 288 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRIANGULAR PARCEL OF LAND SOUTH OF AND

ADJOINING THE ABOVE DESCRIBED BY BEGINNING AT A POINT 288 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTHWESTERLY ON A CONTINUATION OF THE EASTERLY LINE THEREOF, 90 FEET; THENCE NORTHERLY 88.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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MEM REPRCH OPTN
LOAN# CHICAGO
US Recordings

Site Number: CH29-653E
Site Name: House of kicks