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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/30/2006 12:18 PM Pg: 1 of 4

EXHIBIT C

Memorandum of Lease

Property of Cook County Clerk's Office

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Site Number: CH28-858 **A**
Site Name: St. James Hospital
Market: Chicago

Prepared By: Greg DiBona
~~Return to:~~ T-Mobile USA, Inc.
8550 W. Bryn Mawr Ave #100
Chicago, IL 60631

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Memorandum of Lease and Option

Assessor's Parcel Number: 32-20-403-001

Between Sisters of St. Francis Health Services, Inc. ("Landlord")
and Voicestream GSM I Operating Company, Llc ("Tenant")

A Rooftop Lease with Option (the "Lease") by and between Sisters of St. Francis Health Services, Inc. ("Landlord") and VoiceStream GSM I 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 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: Sisters of St. Francis Health Services Inc.

By:

Printed Name:

Peter J. Murphy
PETER J. MURPHY, PRESIDENT & CEO

Its:

Date:

3/3/03

29301492
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St. Paul, MN 55117

LANDLORD:

By:

Printed Name:

Its:

Date:

TENANT: Voicestream GSM I Operating Company, Llc

By:

Printed Name:

Its:

Date:

Raj Tank
Raj Tank
Executive Director
Dev. and Ops. 2-14-03

APPROVED us 68 form
Michael A. Stevertson
Michael A. Stevertson

[Notary block for Landlord]

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

STATE OF Ill.

)
) ss.

Site Number: CH28-858
Site Name: St. James Hospital
Market: Chicago

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Memorandum of Lease EXHIBIT A Legal Description

The Property is legally described as follows:

LOTS 1 THROUGH 28 AND LOTS 53 THROUGH 55 IN BLOCK 13 IN ORIGINAL TOWN OF CHICAGO HEIGHTS, BEING A SUBDIVISION OF PART SECTION 21, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THRID PRINCIPAL MERIDIAN AND PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF CHICAGO-VINCENNES ROAD, ACCORDING TO A PLAT RECORDED AS DOCUMENT NUMBER 1528868, SEPTEMBER 1, 1891, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



U29301492-01T04

MEM REPRCH OPTN

LOAN# CHICAGO

US Recordings

Site Number: CH28-858
Site Name: St. James Hospital
Market: Chicago