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PREPARED BY AND
WHEN RECORDED MAIL TO:

WIRELESS CAPITAL PARTNERS, LLC
2800 28th Street, Suite 100
Santa Monica, California 90405
Attn: Servicing Manager
WCP#: 12178

Doc#: 0709222011 Fee: \$62.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/02/2007 10:17 AM Pg: 1 of 8

MEMORANDUM OF PURCHASE AND SALE OF LEASE

This Memorandum of Purchase and Sale of Lease and Successor Lease (this "Memorandum") is made as of FEBRUARY 13, 2007 between FLOSSMOOR COUNTRY CLUB, an Illinois non-profit corporation ("Landlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, as lessor, and AT&T Wireless PCS, LLC, a Delaware limited liability company, as successor in interest to AT&T Wireless PCS, Inc., as lessee ("Tenant"), are parties to that certain lease dated as of April 10, 1996, a memorandum of which was recorded on May 6, 1998, as Instrument No. 98370345, Cook County Registry (the "Lease"), with respect to the premises described on Exhibit A attached hereto (the "Premises").

B. Landlord and WCP are parties to a Purchase and Sale of Lease and Successor Lease dated on or about the date hereof (the "Agreement"), pursuant to which Landlord has, among other things, sold and assigned to WCP its right, title and interest in and to the Lease. The parties hereto desire to execute this Memorandum to provide constructive notice of the existence of the Lease and the Agreement, and of WCP's rights under the Agreement including the easement granted therein.

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto acknowledge and/or agree as follows:

Landlord has sold and assigned and hereby does sell and assign all of its right, title and interest in and to the Lease to WCP, on the terms and subject to the conditions set forth in the Agreement. The Lease expires by its terms on or about October 31, 2007 and contains three (3) option(s) to renew or extend the term for an additional period of five (5) years each. Landlord has leased and hereby does lease the Premises to WCP, on the terms and subject to the conditions set forth in the Agreement. The successor lease is for a term commencing upon the expiration or termination of the Lease and ending on February 28, 2037. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

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The terms and conditions of the Lease and the Agreement are hereby incorporated herein by reference as if set forth herein in full. Copies of the Lease and the Agreement are maintained by WCP at the address of WCP above and are available to interested parties upon request. This Memorandum has been duly executed by the undersigned as of the date first written above.

Landlord:

FLOSSMOOR COUNTRY CLUB, an Illinois non-profit corporation

By: Christopher Daddino
Name: CHRISTOPHER DADDINO
Title: President
ATTORNEY FOR LANDLORD /
BOARD MEMBER

~~By: _____
Name: _____
Title: Secretary~~

WCP:

WIRELESS CAPITAL PARTNERS, LLC,
a Delaware limited liability company

By: [Signature]
Name: Joni Lesage
Title: Treasurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

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ALL-PURPOSE ACKNOWLEDGMENT

State of ILLINOIS }
County of COOK } ss.

On 2/12/07 before me, MARY S. Young
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared CHRISTOPHER DADDIWO
Name(s) of Signer(s)

- personally known to me
 (or proved to me on the basis of satisfactory evidence)



to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mary S. Young
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could not prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

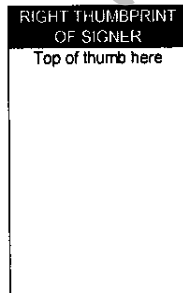
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer - Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



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ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Los Angeles } SS.

On 02-13-2007 before me, Michael Garcia, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Joni LeSage
Name(s) of Signer(s)

- personally known to me
 (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

[Signature]
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could not prevent fraudulent removal and reattachment of this form to another document.

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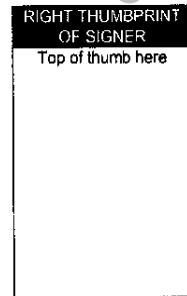
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer – Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____



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SCHEDULE A

LEASE DESCRIPTION AND LEGAL DESCRIPTION

That certain Option and Site Lease Agreement dated April 10, 1996, by and between Flossmoor Country Club, whose address is PO Box 9, Flossmoor, IL 60422 ("Landlord") and AT&T Wireless PCS, LLC, as successor in interest to AT&T Wireless PCS, Inc. ("Tenant"), whose address is c/o Wireless Asset Management, PO Box 2088, Rancho Cordova, CA, 95741, for the property located at 1441 Western Ave, Flossmoor, IL 60422 for which a Memorandum of Lease is duly recorded on May 6, 1998 as Instrument No. 98370345 of the Cook County Registry.

The Legal Description follows on the next page:

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Legal Description

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WESTERLY 200 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PIN # 32-07-300-002

Property of Cook County Clerk's Office