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WHEN RECORDED MAIL TO:

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Cook County Recorder of Deeds
Date: 12/12/2007 08:32 AM Pg: 1 of 7

WIRELESS CAPITAL PARTNERS, LLC
11900 W. Olympic Blvd., Suite 400
Los Angeles, California 90064
Attn: Title Department
WCP#: 155899

MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE

This Memorandum of Purchase and Sale of Lease and Successor Lease (this "Memorandum") is made as of 11/20/07 between W & W PROPERTIES, L.L.C., an Illinois limited liability company ("Landlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, as lessor, and T-Mobile Central LLC a Delaware limited liability company, as successor in interest to Voicestream GSM I Operating Company LLC, as lessee ("Tenant"), are parties to that certain lease dated as of November 12, 2003, (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 December 3, 2008 and contains Five (5) 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 November 30, 2047. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

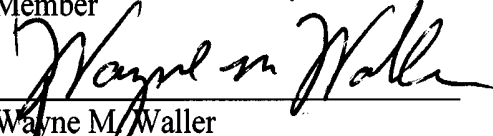
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The terms and conditions of the Lease and the Agreement are hereby incorporated herein by reference as if set forth herein in full. Copies of the Lease and the Agreement are maintained by WCP at the address of WCP above and are available to interested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

Landlord:

W & W PROPERTIES, L.L.C.,
an Illinois limited liability company

By: 
Name: Lawrence A. Wilk
Title: Member

By: 
Name: Wayne M. Waller
Title: Member

By: 
Name: Eric A. Rothner
Title: Member

WCP:

WIRELESS CAPITAL PARTNERS, LLC,
a Delaware limited liability company

By: 
Name: Joni Lesage
Title: Treasurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

Property of Cook County Clerk's Office

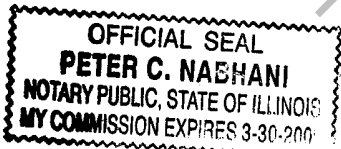
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ALL-PURPOSE ACKNOWLEDGMENT

State of ILL }
 County of Cook } ss. Peter C. NABHANI
 On 11 19 before me, Lawrence A. Wick
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared LAWRENCE A. Wick
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Peter C. Nabhani
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.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

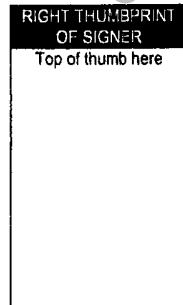
Signer(s) Other Than Named Above: _____

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: _____



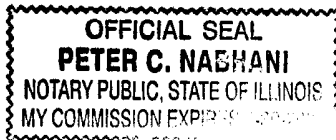
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ALL-PURPOSE ACKNOWLEDGMENT

State of Ill
 County of Cook } ss. Peter C. NABHANI
 On 11 19 before me, Wayne M. Walker
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared WAYNE M. WALKER
Name(s) of Signer(s)

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

to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.
Peter C. Nabhani
 Signature of Notary Public

OPTIONAL

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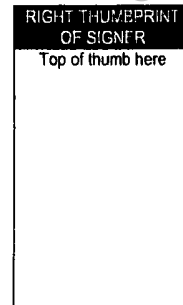
Signer(s) Other Than Named Above: _____

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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ALL-PURPOSE ACKNOWLEDGMENT

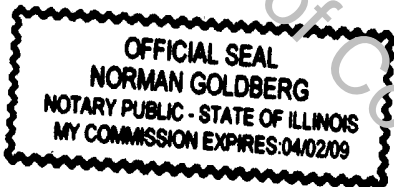
State of Ill
County of Cook } ss.

On NOV 19, 2007 before me, NORMAN GOLDBERG, NOTARY
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ERIC A ROTHNER
Name(s) of Signer(s)

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

to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Norman Goldberg
Signature of Notary Public

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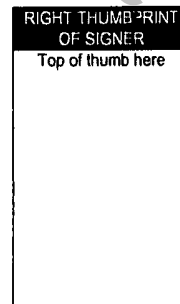
Signer(s) Other Than Named Above: _____

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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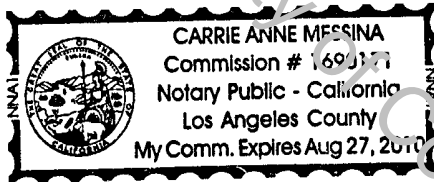
ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 11/20/07 before me, Carrie Anne Messina
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
 proved to me on the basis of satisfactory evidence



to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Carrie Anne Messina
Signature of Notary Public

OPTIONAL

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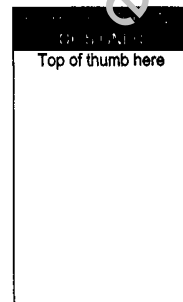
Signer(s) Other Than Named Above: _____

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 LEASE AGREEMENT dated November 12, 2003, by and between W & W PROPERTIES, L.L.C., an Illinois limited liability company whose address is 77 W Washington St Ste 407, Chicago, IL 60602 ("Landlord") and VoiceStream GSM I Operating Company, LLC a Delaware limited liability company as successor in interest to Voicestream GSM I Operating Company LLC, ("Tenant"), whose address is 8550 W. Bryn Mawr Ave, #100, Chicago, IL, 60631, for the property located at 3933-3945 W. Diversey Ave., Chicago, IL 60647.

The Legal Description is as follows:

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 3.83 FEET OF LOT 5) IN BLOCK 2 IN PENNOCK IN SECTION 28 AND SECTION 27 AND SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.