

# UNOFFICIAL COPY

## MEMORANDUM OF LEASE

2401 N. Palmer Drive  
Schaumburg, IL 60173



Doc#: 0808504001 Fee: \$66.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/25/2008 08:11 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY AND  
WHEN RECORDED RETURN TO:

Denali Spectrum Operations, LLC  
c/o Cricket Communications, Inc.  
10307 Pacific Center Court  
San Diego, CA 92121  
Attn: Legal Department, Real Estate Counsel

## MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum"), dated for reference purposes as of January 21<sup>st</sup>, 2008, is entered into by and between Evergreen Palmer, LLC, a Delaware limited liability company ("Landlord") whose address is set forth below, and Denali Spectrum Operations, LLC, a Delaware limited liability company ("Tenant") whose address is set forth below.

WHEREAS, Landlord, and Tenant executed that certain Lease ("Agreement") fully executed on January 7, 2008 relating to certain premises and related improvements ("Premises") situated on certain real property located in the City of Schaumburg, County of Cook, State of Illinois, and more particularly described in Exhibit A ("Property") attached hereto and incorporated herein by this reference; and

WHEREAS, Landlord and Tenant desire to record notice of the Agreement in the Official Records of Cook County, Illinois;

NOW, THEREFORE, in consideration of the foregoing, Landlord and Tenant hereby declare as follows:

1. Demise. Landlord has leased the Premises to Tenant and Tenant has leased the Premises from Landlord, subject to the terms, covenants and conditions contained in the Agreement.

2. Expiration Date. The term of the lease of the Premises under the Agreement ("Term") commenced on January 21, 2008, and shall expire on July 31, 2018, subject to Tenant's option to extend the Term pursuant to the Agreement for, at Tenant's election, four (4) additional terms of five (5) years each.

**[Remainder of Page Intentionally Left Blank]**

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3. Agreement Controlling. This Memorandum is solely for the purpose of giving constructive notice of the Agreement. In the event of conflict between the terms of the Agreement and this Memorandum, the terms of the Agreement shall control.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date and year first written above.

**LANDLORD:**

**EVERGREEN PALMER, LLC,**  
a Delaware limited liability company  
By: ERP Managers, LLC

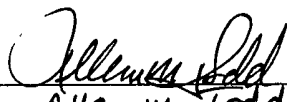
By:   
\_\_\_\_\_  
Member of the Management Committee  
Date: 1/22/08

Address: 30 S. Wacker Drive,  
Suite 3600  
Chicago, IL 60606

**TENANT:**

**DENALI SPECTRUM OPERATIONS, LLC**  
a Delaware limited liability company

By: Denali Spectrum License, LLC  
Its sole member  
By: Denali Spectrum, LLC  
Its sole member  
By: Denali Spectrum Manager, LLC  
Its manager  
By: Doyon, Limited  
Its manager

By:   
\_\_\_\_\_  
Name: Allen M. Todd  
Title: Asst. Sec. to General Counsel  
Date: January 2, 2008

Address: c/o Cricket Communications, Inc  
10307 Pacific Center Court  
San Diego, CA 92121  
Attn: Legal Department, Real Estate Counsel

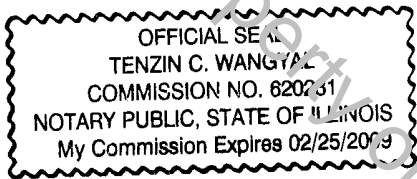
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## LANDLORD ACKNOWLEDGEMENT:

STATE OF ILLINOIS )  
 )ss.  
COUNTY OF COOK )

On January 22, 2008 before me, Tenzin C. Wangyal,  
Notary Public, personally appeared Peter M. Vilim, personally  
known to me to be the person(s) whose name(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 signature(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.



Tenzin C. Wangyal  
Notary Public

## TENANT ACKNOWLEDGEMENT:

STATE OF ALASKA )  
 )ss.  
COUNTY OF 4th Judicial District

On Jan 2, 2008, 2007 before me, Linda Stocum,  
Notary Public, personally appeared Allen M. Todd, personally  
known to me to be the person(s) whose name(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 signature(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.

Linda Stocum  
Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

2401 N. Palmer Drive  
Schaumburg, IL 60173

LOT 3 OF LAURA'S RESUBDIVISION OF LOT 2 IN TOLLWAY INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 38, AND PART OF THE WEST 1/2 OF SECTION 34 TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, TOGETHER WITH THE SOUTHERLY 390 FEET OF THE WESTERLY 13.42 FEET OF LOT 3, AS MEASURED ALONG THE WESTERLY AND SOUTHERLY LINES RESPECTIVELY THEREOF IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33 AND PART OF THE WEST 1/2 OF SECTION 34, ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS.

P.I.N. 02-34-300-060

P.I.N. 02-34-300-061

Property of Cook County Clerk's Office