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Property of Cook County Clerk's Office

MEMORANDUM OF LEASE

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MEMORANDUM OF LEASE

Assessor's Parcel Number: 22-19-400-016-0000

Between New Venture Properties, LLC ("Landlord") and T-Mobile Central LLC ("Tenant")

A Site Lease with Option (the "Lease") by and between New Venture Properties, LLC ("Landlord") and T-Mobile Central LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of the following property:

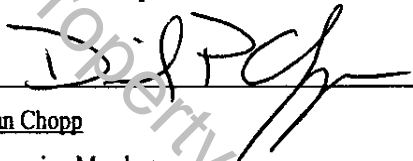
See Attached Exhibit "A" incorporated herein for all purposes

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 twelve (12) month renewal ("Optional Period").

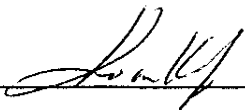
The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for four (4) additional and successive five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: New Venture Properties, LLC

By: 
 Printed Name: Dan Chopp
 Title: Managing Member
 Date: 9-22-08

TENANT: T-Mobile Central LLC, a Delaware limited liability company

By: 
 Printed Name: Kevin Kulaga
 Title: Area Director - Network, Engineering, Operations
 Date: 10-9-08

Cook County Clerk's Office

Drafted by: Sequinna Williams

T-Mobile Central LLC
Attn: Sequinna Williams
2001 Butterfield Rd. Ste. 1900
Downers Grove, IL 60515

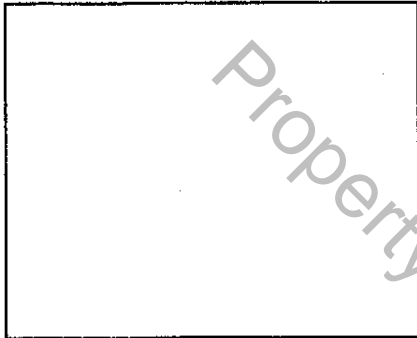
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[Notary block for Landlord]

STATE OF Illinois)
) ss.
COUNTY OF Cook)

This instrument was acknowledged before me on Sept. 22, 2008 (date) by Dan Chopp (name), the Managing Member (title) of New Venture Properties, LLC.

Dated: 9-22-08



(Use this space for notary stamp/seal)

Sally A. Gregosanc
Notary Public
Print Name SALLY A. GREGOSANC
My commission expires 5-6-2009

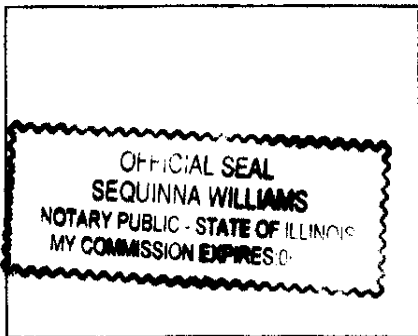


[Notary block for Tenant]

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

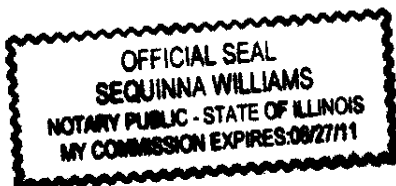
I certify that I know or have satisfactory evidence that Kevin Kulaga is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Area Director - Network, Engineering, Operations of T-Mobile Central LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/9/08



(Use this space for notary stamp/seal)

Sequinna Williams
Notary Public
Print Name Sequinna Williams
My commission expires 6/27/2011



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Memorandum of Lease Exhibit A Legal Description

The Property is legally described as follows:

Property located in Cook, IL

Lot 6 (except the East 460 feet and except the West 30 feet thereof) of the County Clerk's Division of Sec. 19 - Township 37, North Range 11, East of the Third Principal Meridian, excepting from all of the above described premises the two 90 foot reserve strips, one on each side of the Illinois & Michigan Canal and also excepting any portion of said premises embraced in the Original bed of the Des Plaines River before diversion of the channel and further excepting any and all railroad lands, all in Cook County, Illinois, together with all buildings, improvements, easements, appurtenances, and hereditaments thereto belonging.

All Rights, reversionary or otherwise, of the grantor herein in and to the right-of-way of the Illinois and Michigan Canal, and two 90 foot reserve strips, one on each side of said Canal, the original bed of the Des Plaines River before diversion of the channel, and any and all railroad lands, insofar as said right of way, and reserve strips, said original bed of the Des Plaines River before diversion of the channel and said railroad lands about the premises described in Warranty Deed from the Grantor to Grantee of even date herewith located in Lemont, Cook County, Illinois.

AND BEING the same property conveyed to Constance Malmquist, a spinster, from La Grange Bank & Trust as Trustee under a Trust Agreement dated the 27th day of December, 1977, and known as Trust Number 4647, by Deed dated January 4, 1984 and recorded January 18, 1984 in Instrument No. 26933841. AND FURTHER conveyed to Edgewood Bank, an Illinois banking corporation, as Trustee under a Trust Agreement dated the 3rd day of January, 1984, known as Trust Number 199 from Constance O. Malmquist, a spinster, by Quit Claim Deed in Trust dated January 4, 1984 and recorded January 18, 1984 in Instrument No. 26933842. AND FURTHER conveyed to New Venture Properties, LLC, from Chicago Title Land Trust Company, an Illinois corporation, successor trustee to LaSalle Bank National Association as trustee under trust agreement dated January 2, 1984, known as Trust Number 199, by Trustee's Deed dated September 21, 2007 and recorded September 27, 2007 in Instrument NO. 0727009003.

Tax Parcel No. 22-19-400-016-0000



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