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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2014 03:48 PM Pg: 1 of 5

DOCUMENT COVER SHEET

Title of Document: MEMORANDUM OF LEASE
Date of Document: September 17, 2014
Grantor: V3F 4000 Lincoln, LLC
4747 W. Peterson Avenue
Chicago, IL 60646
Grantee: Custom Cellular, Inc.
11700 St. Charles Rock Road
Bridgeton, MO 63044
Legal Description: See Exhibit 1 attached hereto.
Parcel Identification Number: 30-30-307-037-000
Reference Book and Page Number(s): N/A

Name and Address of Preparer:

Patrick T. Wittenbrink
Carmody MacDonald P.C.
120 S. Central Avenue, Suite 1800
Saint Louis, Missouri 63105

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M 10
S YS
E Yes
INT 16

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EXHIBIT "D"

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "**Memorandum**") dated for reference purposes only this 17th day of September, 2014 by and between V3F 4000 LINCOLN LLC, an Illinois limited liability company ("**Landlord**"), and CUSTOM CELLULAR, INC., a Missouri corporation ("**Tenant**"), with regard to that certain Amended and Restated Lease dated September 17, 2014 between Landlord and Tenant (the "**Lease**").

NOW, THEREFORE, it is hereby agreed as follows:

1. Unless otherwise defined herein, capitalized terms used herein shall have the same meanings as set forth for those terms in the Lease.
2. Landlord is the fee owner of 4000 N. Lincoln Avenue, in the City of Chicago, State of Illinois, as more particularly described on Exhibit 1 attached hereto, together with improvements constructed thereon (the "**Building Site**"). The Premises leased to Tenant pursuant to the Lease are located within the Building Site.
3. The initial Term of the Lease is 5 years from the Commencement Date, and the Lease establishes that Tenant shall have 1 extension option of 5 years.
4. Tenant shall have the exclusive right within the Building Site to provide, offer, service and/or sell the following goods and services to the public: communication products and services including, but not limited to wireless communications products and services; long and local distances products and services; cable television products and services; Internet access products and services; and any substitutes which are the technological evolution of the foregoing.
5. The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed. The terms and conditions of the Lease, as may be amended, are incorporated herein as though set forth in full. In the event of any conflict between the provisions of this instrument and the Lease, the provisions of the Lease shall control. This Memorandum of Lease is not intended, and shall not be construed, to limit or modify the Lease.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first set forth above.

LANDLORD:

TENANT:

V3F 4000 LINCOLN LLC an IL LLC
By 3FM 4000 Lincoln LLC its member
By MPA Manager LLC its manager
By 3F Investments LLC its member

CUSTOM CELLULAR, INC.

By: [Signature]

By: [Signature]

Print Name: Drew Friestadt

Print Name: RICK FESSLER

Title: member

Title: PRESIDENT

[NOTARY BLOCKS APPEAR ON NEXT PAGE]

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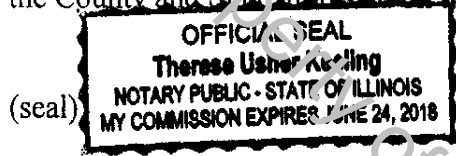
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STATE OF Illinois)
)
COUNTY OF Cook)

SS.

On this 18 day of Sept in the year 2014, before me, Theresa Usher Keeling, a Notary Public in and for said state, personally appeared Andrew Friedland of V3F 4000 LINCOLN LLC, an Illinois limited liability company, known to me to be the person who executed the within instrument in behalf of said limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.



Theresa Usher Keeling
Notary Public

My Commission Expires:

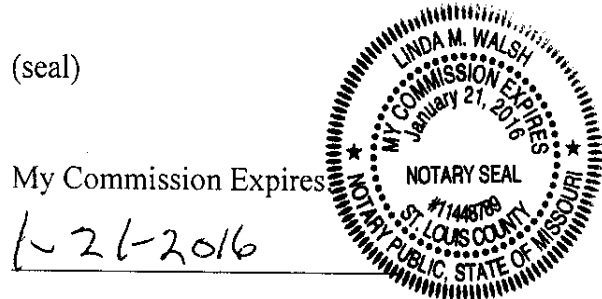
6/24/2018

STATE OF Missouri)
)
COUNTY OF St. Louis)

SS.

On this 5th day of September in the year 2014, before me, Linda M. Walsh, a Notary Public in and for said state, personally appeared Rick Fessler of CUSTOM CELLULAR, INC., a Missouri corporation, known to me to be the person who executed the within instrument in behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.



My Commission Expires:

1-21-2016

Linda M. Walsh
Notary Public

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EXHIBIT 1

LEGAL DESCRIPTION OF

4000 N. LINCOLN AVENUE, CHICAGO, ILLINOIS

LOT 34 IN RUDOLPH'S SUBDIVISION OF BLOCKS 10 AND 11 IN W.B. ODGEN'S SUBDIVISION IN THE SOUTHWEST 1/8 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT OF RUDOLPH'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 1426940, IN COOK COUNTY, ILLINOIS.

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Exhibit D