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MEMORANDUM OF LEASE

30181378

THIS MEMORANDUM is entered into as of March 15, 1990 by LAKE DEVELOPMENT LIMITED, an Illinois corporation, as agent of Chicago Title and Trust Company under a Trust Agreement dated April 15, 1983 and known as Trust No. 1082500 ("Landlord"), and DIGI-NET, INC., a Nevada corporation ("Tenant").

Recitals:

A. Landlord and Tenant have entered into an Antenna and Equipment Space Lease dated April 30, 1989 (the "Lease"). The term of the Lease runs through March 31, 1999 (unless sooner terminated as provided in the Lease).

B. The Lease relates to equipment space known as "Equipment Space No. 4504" on the 45th floor and antenna space utilizing the existing mount on the east side of the 44th floor roof of the premises known as 20 North Wacker Drive, Chicago, Illinois. These premises are legally described on Schedule A on the other side.

NOW, THEREFORE, Landlord and Tenant have executed this Memorandum in order to put notice of the Lease of record in the office of the Cook County Recorder. Nothing in this Memorandum shall vary or affect any of the terms of the Lease.

LAKE DEVELOPMENT LIMITED, an Illinois corporation, as the agent of Chicago Title and Trust Company under a Trust Agreement dated April 15, 1983 and known as Trust No. 1082500.

By: _____
Title: _____

DIGI-NET, INC.,
a Nevada corporation

By: Beth Bauer
Title: President

State of Illinois

County of Cook.

This instrument was acknowledged before me on _____,

Upon recording return to:
Michael Binn, Esq.
Johnson and Colman
75 East Wacker Drive
Chicago, IL 60601

Commonly known as:
20 North Wacker Drive
Chicago, IL

PN: 17-09-452-001

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EXHIBIT 100

Property of Cook County Clerk's Office

EXHIBIT 100

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1990 by _____ as _____ of Lake Development Limited, as the agent of Chicago Title and Trust Company under a Trust Agreement dated April 15, 1983 and known as Trust No. 1082500.

Notary Public
My commission expires: _____

State of Wisconsin
County of Milwaukee.

This instrument was acknowledged before me on April 16, 1990 by Both Bauer as President of Digi-Net, Inc.

Ronald Mendelsohn Lubi
Notary Public
My commission expires: is permanent

. DEPT-01 RECORDING \$13.25
. T#7777 TRAN 2338 (4/20/90 15:00:00
. #7902 # *-90-181378
. COOK COUNTY RECORDER

Schedule A

Legal Description

Lots one (1) and two (2) in the County Clerk's Division of Block fifty-two (52) Original Town and Wharfing Privileges according to the Map thereof recorded on May 10, 1878 in Book 13 of Plats, at page 90, in the Recorder's Office of Cook County, Illinois (except that part of said Lots lying West of the Westerly face of the Dock or Wharf on the East bank of the Chicago River) in Section nine (9), Township thirty-nine (39) North, Range fourteen (14), East of the Third Principal Meridian; also described as all that tract of land bounded on the East by Wacker Drive, on the South by Madison Street, on the West by the Chicago River and on the North by Washington Street, in said City of Chicago, in Cook County, Illinois.

PIN: 17-09-452-001

This instrument prepared by
and please return to:

Michael Bonn
Johnson and Colmar
75 East Wacker Drive
Chicago, Illinois 60601

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