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MEMORANDUM OF LEASE

TJR
THIS MEMORANDUM OF LEASE is made this 4th day of January, 1992 by and between GRAND TRUNK WESTERN RAILROAD COMPANY, a Michigan corporation, having its office at 1333 Brewery Park Boulevard, Detroit, Michigan 48207-2699, hereinafter referred to as "Lessor", and TOWER COMMUNICATION SYSTEMS CORP., an Ohio corporation, having its office at 5000 Plaza on the Lake, Suite 100, Austin, Texas 78746, hereinafter referred to as "Lessee".

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Lease Agreement dated October 25, 1988 (hereinafter referred to as the "Lease Agreement") for a right-of-way for the installation, use and maintenance and operation therein of a telecommunications and transmission system on a portion of Lessor's railroad right-of-way, as more particularly described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the term of the Lease Agreement is a basic period of twenty (20) years and thereafter up to three (3) additional renewal terms of twenty (20) years each, at the option of Lessee;

NOW, THEREFORE, this Memorandum of Lease shall constitute a memorandum of the Lease Agreement covering the Leased Premises, all of the terms and conditions of which are hereby made a part hereof with the same force and effect as though fully set forth herein.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Memorandum of Lease to be executed on the day and year first above written.

WITNESSES:

GRAND TRUNK WESTERN RAILROAD COMPANY

R. E. Mills
R. E. Mills

By: T. J. Rigley
T. J. Rigley

S. M. Cameron
S. M. Cameron

Its: Manager, Property Management

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By: TOWER COMMUNICATION SYSTEMS CORP.

[Signature]
Linda J. Smith
[Signature]
Mildred Denton

By: [Signature]
John D. Wittingham
Its: Vice President & Chief Financial Officer

STATE OF MICHIGAN }

COUNTY OF WAYNE }

The foregoing instrument was acknowledged before me this 4TH day of JANUARY, 1990, by T. J. RIGLEY, the MGR. PROF. MGMT of GRAND TRUNK WESTERN RAILROAD COMPANY, a MICHIGAN corporation, on behalf of said corporation.

[Signature]
Notary Public

WAYNE County, MICHIGAN
My commission expires: 8-9-92

STATE OF TEXAS }

COUNTY OF TRAVIS }

The foregoing instrument was acknowledged before me this 28th day of December, 1990, by John J. Wittingham the Vice President & CFO of TOWER COMMUNICATION SYSTEMS CORP., an Ohio corporation, on behalf of said corporation.

[Signature]
Notary Public

Travis County, Tx
My commission expires: 9/5/93

Drafted By and When Recorded
Return To:

Robert A. Longson
Tower Communication Systems Corp.
5000 Plaza on the Lake, Suite 100
Austin, Texas 78746
(512) 328-1112

EXHIBIT A

That portion of the following described Right-of-Way (as defined in the Lease Agreement) on which the System (as defined in the Lease Agreement) is or will be so located pursuant to the terms and conditions of the Lease Agreement:

[See legal description of said Right-of-Way
on attached two pages.]

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DESCRIPTION OF A PORTION OF THE RIGHT-OF-WAY OF THE GRAND TRUNK WESTERN RAILROAD COMPANY CHICAGO, ILLINOIS TO PORT HURON, MICHIGAN ROUTE, COOK COUNTY, ILLINOIS

A portion of the right-of-way of the Chicago, Illinois to Port Huron, Michigan route of the Grand Trunk Western Railroad Company lying within Cook County, Illinois. This segment hereinafter described begins at the junction of the Grand Trunk Western Chicago to Port Huron route with the Illinois Central Gulf Railroad in the NE $\frac{1}{4}$ of Section 17, T36N, R14E, in the City of Harvey and is more fully described as follows:

A strip of land of varying widths which begins at a line perpendicular to said Railroad's main track in the NE $\frac{1}{4}$ of Section 17, T36N, R14E, which line is further identified as approximate Railroad Mile Post 23.15 on the Chicago to Port Huron route; thence Southeasterly through the NE $\frac{1}{4}$ of Section 17, the NW $\frac{1}{4}$, SW $\frac{1}{4}$, and SE $\frac{1}{4}$ of Section 16; the NW $\frac{1}{4}$, SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 22; the NE $\frac{1}{4}$ of Section 27; the NW $\frac{1}{4}$, SW $\frac{1}{4}$, and SE $\frac{1}{4}$ of Section 26; the NE $\frac{1}{4}$ of Section 35; the NW $\frac{1}{4}$, NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 36, all in T36N, R14E; thence continuing Southeasterly through the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 31, T36N, R15E; thence continuing Southeasterly through the NE $\frac{1}{4}$ of Section 6; the N $\frac{1}{2}$ and S $\frac{1}{2}$ of Section 5, all in T35N, R15E to the East line of the S $\frac{1}{2}$ of Section 5, said line also being the East line of Cook County, Illinois and is further identified as approximate Railroad Mile Post 30.64, for a total distance in this segment of approximately 7.49 miles.

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29-16 - 500 - 001
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29-22 - 500 - 002
004 - 6001
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29-27 - 501 - 001
29-26 - 500 - 001
29-36 - 500 - 002
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30-31 - 500 - 001
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DESCRIPTION OF A PORTION OF THE RIGHT-OF-WAY OF THE GRAND TRUNK WESTERN RAILROAD COMPANY CHICAGO, ILLINOIS TO PORT HURON, MICHIGAN ROUTE, LAKE COUNTY, INDIANA

A portion of the right-of-way of the Chicago, Illinois to Port Huron, Michigan route of the Grand Trunk Western Railroad Company lying within Lake County, Indiana. This segment hereinafter described begins on the West line of Lake County, in the NW $\frac{1}{4}$ of Section 36, T36N, R10W and is more fully described as follows:

A strip of land of varying widths which begins at the West line of the N $\frac{1}{2}$ of Section 25, also being the West line of Lake County, Indiana, and continues Southeasterly through the NW $\frac{1}{4}$, NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 25, T36N, R10W, to the East line of the SE $\frac{1}{4}$ of Section 25, Lake County, Indiana which is further identified as approximate Railroad Mile Post 31.62, for a total distance of approximately 0.79 miles.

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THOMAS J. RIGLEY
MANAGER, PROPERTY MANAGEMENT
GRAND TRUNK WESTERN RAILROAD CO.
1333 BREWERY PARK BLVD.
DETROIT, MICHIGAN 48207-2699

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