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SCHEDULE 1

DESCRIPTION OF LEASE AND LEASED PROPERTY

Landlord/Lessor: Peter and Angie Vergados
Lessee/Debtor/Assignor: Smart SMR of Illinois, Inc. d/b/a Nextel Communications
Agreement: Standard Lease Agreement

Address of Property: 50 W. Higgins Road

City: South Barrington

County: Cook

State: Illinois

ZIP Code: 60019

Real Estate Identification number: 01-34-300-006

METES AND BOUNDS DESCRIPTION ATTACHED HERETO AS EXHIBIT A
DESCRIPTION OF PREMISES ATTACHED HERETO AS EXHIBIT B

Date of Lease: April 27, 1994

Term: The term of the Agreement is for five (5) years commencing on the earlier of commercial operation or October 1, 1994 and ending on September 30, 1999 at the latest, with one (1) successive five (5) year option to renew.

Nextel Landlord ID: Vergados, Peter and Angie

Nextel Location: Streamwood (N/K/A South Barrington)

Nextel Site No.: IL-630D

Cook County Clerk's Office

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EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated April 27th, 1994, by and between Peter Vergados and Angie Vergados, as Lessor, and Smart SMR of Illinois, Inc., as Lessee.

The Land is described and/or depicted as follows:

OF PROPERTY DESCRIBED AS:

THAT PART OF THE WEST 416 FEET (except the North 428.9 feet thereof) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (assumed), ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 428.90 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 428.9 FEET OF SAID SOUTHWEST QUARTER, 416.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 416.0 FEET OF SAID SOUTHWEST QUARTER, 503.55 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT NUMBER 12080573; THENCE NORTH 69 DEGREES 21 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 444.53 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE, 351.75 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID DESCRIBED PROPERTY, THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (assumed), ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 428.90 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 428.9 FEET OF SAID SOUTHWEST QUARTER, 416.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 195.89 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 307.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT NUMBER 12080573; THENCE NORTH 69 DEGREES 21 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 444.53 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE, 175.00 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 00 SECONDS EAST, 416.67 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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P.I.N. 01-34-300-006

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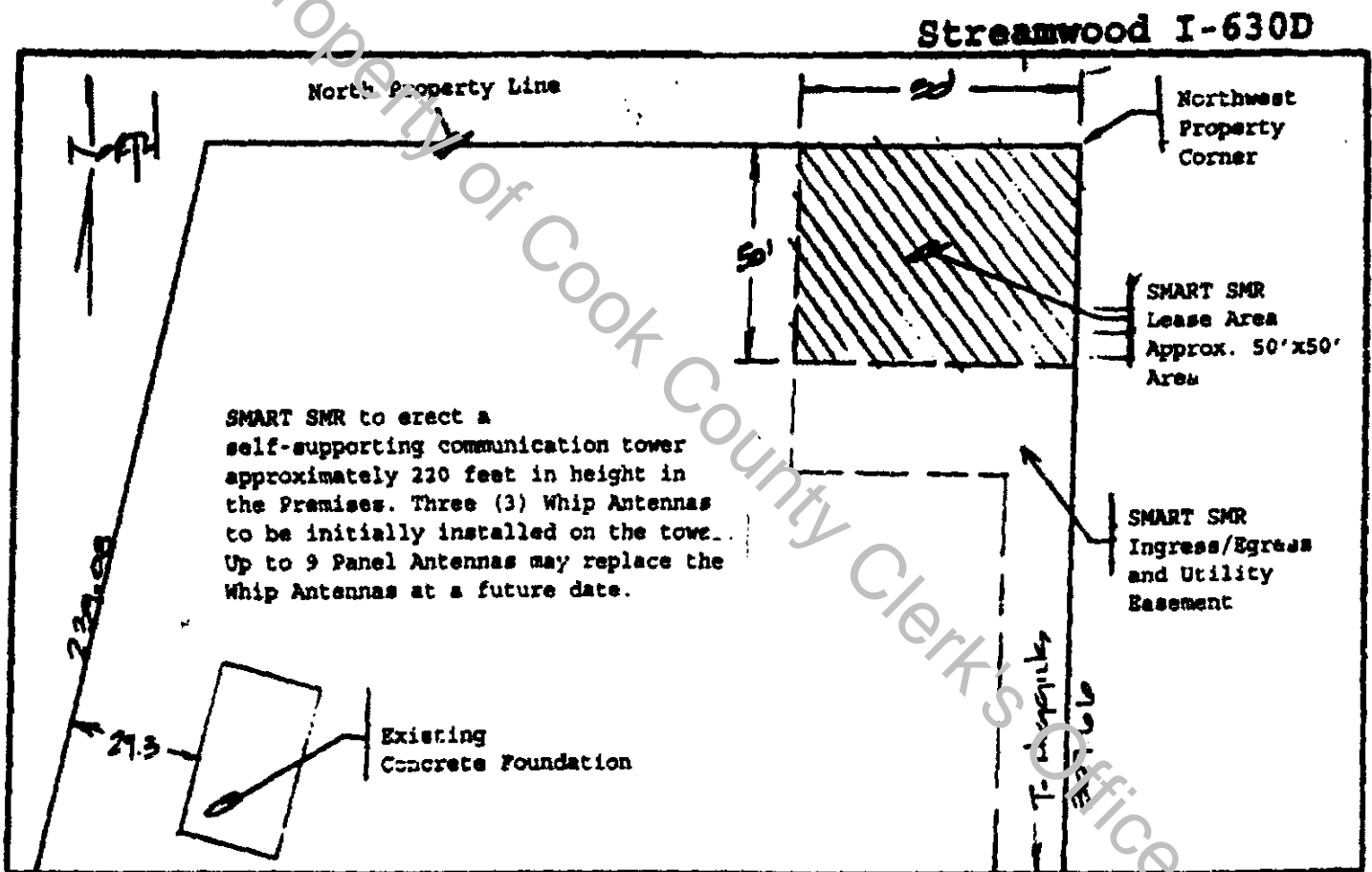
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EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated April 27th, 1994, by and between Peter Vergados and Angie Vergados, as Lessor, and Smart SMR of Illinois, Inc., as Lessee.

The Premises are described and/or depicted as follows:



Notes:

1. This Exhibit may be replaced by a land survey of the Premises once it is received by Lessee.
2. Setback of the Premises from the Land's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.

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