

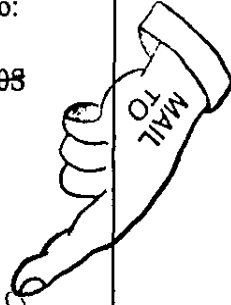
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2519/0059 21 001 Page 1 of 3
1998-10-23 14:24:23
Cook County Recorder 25.50



After recording please return to:
~~AT&T Wireless Services~~
8700 W. Bryn Mawr, Suite 9008
Chicago, IL 60631



Site No.: 1196B

Legal Dept.
American Tower
2258A Landmeier RD
Elk Grove Villages IL
60007

RECORDER'S STAMP

Memorandum of Lease

This memorandum of Lease is made this 18th day of November, 1997, between Balton Corporation ("Landlord") and AT&T Wireless PCS, Inc., a Delaware corporation acting by and through its agent, Wireless PCS, Inc., a Delaware corporation ("Tenant").

Agreement

1. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, a portion of the real property located at 3092 S. South Chicago Avenue, Chicago, County of Cook, State of Illinois and more particularly described in Exhibit A, attached hereto and incorporated herein.

2. The lease agreement is more fully set forth in the Site Lease Agreement between Landlord and Tenant, dated November 18, 1997 (the "Lease"), the terms of which are incorporated herein by reference.

3. The Lease shall be for an initial term of five (5) years with four (4) subsequent optional extension terms of five (5) years each, pursuant to the terms of the Lease.

4. This Agreement is executed for recording purposes only and is not to be a summary of the Lease and is subject to the terms of the Lease. In the event of conflict between this Agreement and the Lease, the Lease shall control.

5. This Agreement shall inure to the benefit of and be binding upon Landlord and Tenant and their respective representatives, successors and assigns.

In witness whereof, the parties hereto have respectively executed this Agreement as of the day and year first above written.

Landlord: Balton Corporation

By: Annunzio A. Patete
Its: President

Tenant: AT&T Wireless PCS, Inc.

By: Wireless PCS, Inc., its agent
By: S. L. Casey
Its: System Development Manager

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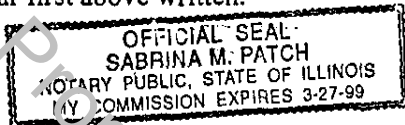
State of Illinois)

ss:

County of Cook)

On this 18th day of November, 1997, before me personally appeared Samuel A Patch of Balton Corporation, the _____ that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said _____ for the uses and purposes therein mentioned, and on oath that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Sabrina M. Patch

OFFICIAL NOTARY SEAL HERE

NOTARY PUBLIC in and for the state of Illinois
Residing at Matteson, Illinois
My commission expires: 3-27-99

State of Ill)

ss:

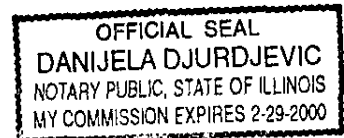
County of Cook)

On this 2nd day of January, 1998, before me personally appeared Steven E Casey, known to me to be the System Development Manager of Wireless PCS, Inc., the Delaware corporation that executed the within and foregoing instrument (the "Corporation"), and acknowledged the said instrument to be the free and voluntary act and deed of the Corporation as agent for AT&T Wireless PCS, Inc., a Delaware corporation ("AT&T PCS") for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of the Corporation as an agent for AT&T Wireless PCS, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Danijela Djurdjevic
OFFICIAL NOTARY SEAL HERE

NOTARY PUBLIC in and for the state of Ill
Residing at Chicago Ill
My commission expires: 2/29/00



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Exhibit A to Memorandum of Lease,
dated ~~November 18~~, 1997, between
Balton Corporation and
AT&T Wireless PCS, Inc., a Delaware corporation acting by and through its agent,
Wireless PCS, Inc., a Delaware corporation, as Tenant

Legal Description of Property:

LOTS ONE THROUGH SIX, BLOCK TWO, ANTHONY'S AND HARVEY'S
SUBDIVISION OF A STRIP OF LAND 200 (200) FEET IN WIDTH ADJOINING
AND PARALLEL TO THE MICHIGAN SOUTHERN RAILROAD AND A STRIP OF
LAND TWO HUNDRED (200) FEET IN WIDTH ADJOINING AND PARALLEL TO
THE PITTSBURG, FORT WAYNE AND CHICAGO RAILROAD, RUNNING
THROUGH THE WEST THREE QUARTERS (3/4) OF THE NORTH WEST
QUARTER (1/4) OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

Common Address: 8092 S. South Chicago Avenue
Chicago, IL 60617

Pin No: 20-36-114-018