

6474112

6474112
10/07/96 10:38 AM 23.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
U.S. WEST COMMUNICATIONS
REC BY: B GRAY DEPUTY - WI

Project Name: SALUNION-CPI
FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
U S WEST NewVector Group, Inc.
Attn: Real Estate and Construction Department
3350 161st Ave SE
P. O. Box 91211
Bellevue, WA 98009-9211

ORIGINAL

MEMORANDUM OF OPTION AND LEASE AGREEMENT

This Memorandum dated this 21st day of August, 1996, by and between
SUSA Partnership L.P., (hereinafter "Lessor") and U S WEST NewVector
Group, Inc., 3350 161st Avenue S.E., P.O. Box 91211; Bellevue, Washington 98009-9211 (hereinafter
"Tenant"), is a record of that Option and Lease Agreement (hereinafter "Agreement") between Lessor
and Tenant dated August 21, 1996 which Agreement includes in part the following terms:

1. Leased Premises. The Agreement pertains to real property which is described in Exhibit "A" (hereinafter "Property"), which is attached hereto and incorporated herein by this reference.
2. Term of Agreement and Options to Extend. The initial term of the Agreement is for a five-year (5) period commencing on the date the Option is exercised by Tenant. Tenant has options to extend the Agreement term for four (4) consecutive five-year (5) periods. Tenant may, under certain conditions, elect to further extend the term thereof.
3. Successors and Assigns. The terms, covenants and provisions of the Agreement extend to and are binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Tenant.
4. Ratification of Lease. The parties by this Memorandum intend to record a reference to the Agreement and do hereby ratify and confirm all of the terms and conditions of the Agreement and do hereby declare that the real property described in Exhibit "A" attached hereto is in all respects subject to all of the applicable provisions contained in the Agreement.

LESSOR:
SUSA Partnership, L.P.
By: Storage USA, Inc.
Its: General Partner
By: [Signature]
Its: Chairman and CEO, Storage USA, Inc.
Date: 08/21/96

TENANT:
By: [Signature]
Its: Wireless Technical Services Manager
Date: 8/29/96

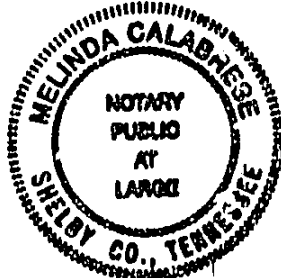
SK7506PG0517

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Tennessee)
) SS.
COUNTY OF Shelby)

On this 21st day of August, 1996, before me, the undersigned, a Notary Public in and for the State of Tennessee duly commissioned and sworn, personally appeared Dean Jernigan to me known to be Chairman and Chief Executive Officer of Storage USA, Inc. the general partner of SUSA Partnership, L.P., the partnership that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that he/~~she/they~~ is/~~are~~ authorized to execute the said instrument.

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



NOTARY COMMISSION EXPIRES 03/16/99

Melinda Calabrese
Notary Public in and for the State of TN
residing at 6075 Poplar Avenue, Memphis, TN
My appointment expires: 03/16/99

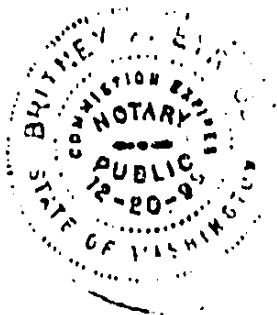
JK 7506 PG 0618

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

On this 29 day of August, 1996, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael A. Cummings to me known to be the Wireless Technical Services Manager of U S WEST NewVector Group, Inc., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Britney A. Ewald
Notary Public in and for the State of WA
residing at King County
My appointment expires: 12-20-99

3K7506PG0619

EXHIBIT A
SALUNION-CPI

Description

A portion of the land situated in the County of Salt Lake, State of Utah,
described as follows:

PARCEL NO. 1:

BEGINNING 614.5 feet South and 53.0 feet West from the East Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, thence West 753.85 feet; thence South 47.12 feet; thence West 18.18 feet; thence South 113.38 feet; thence East 772.03 feet; thence North 160.5 feet to the point of BEGINNING.

PARCEL NO. 2:

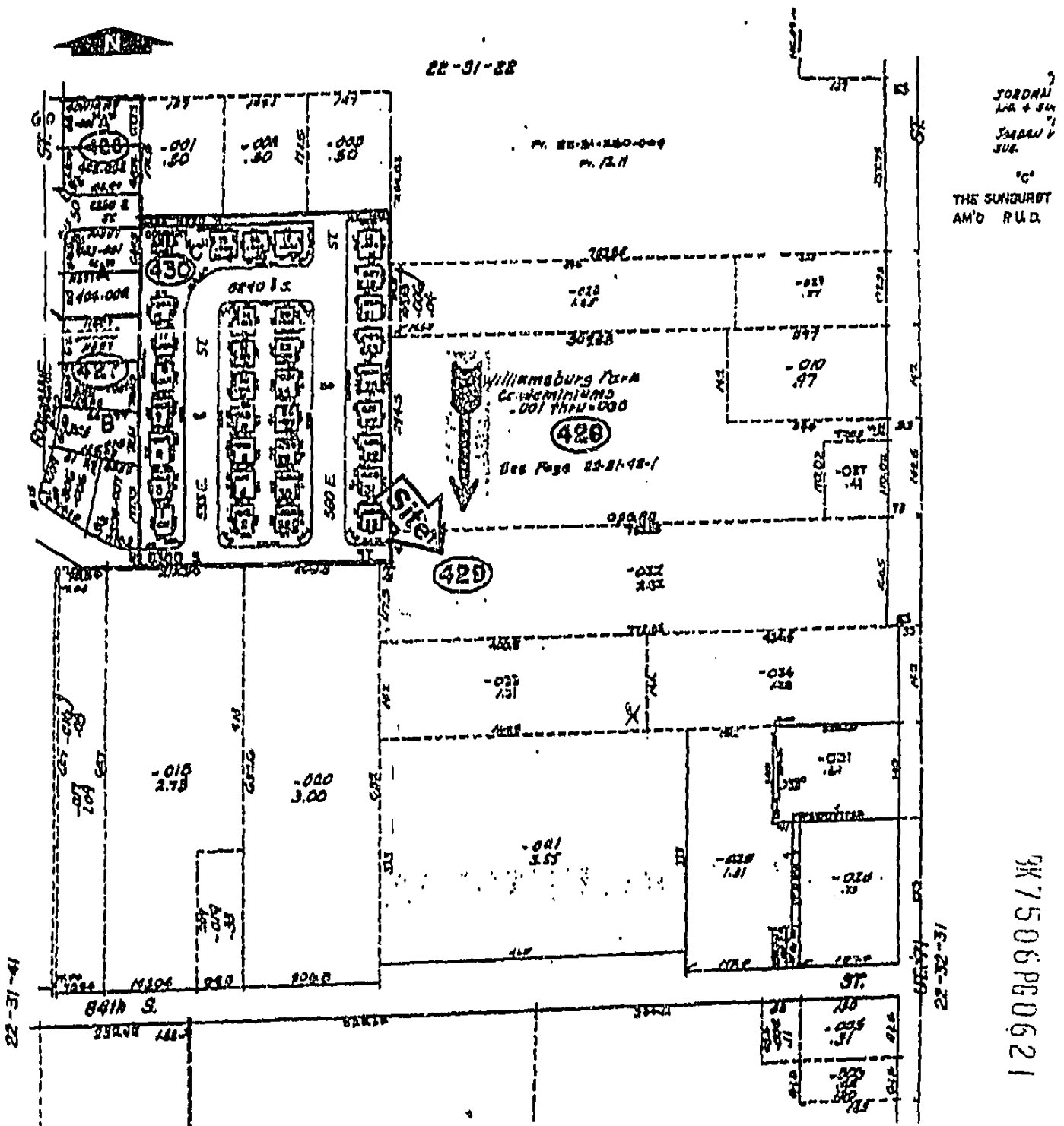
BEGINNING 56 rods South and 50 rods West from the Northeast corner of the Southeast quarter of Section 31, Township 2 south, Range 1 East, Salt Lake Meridian, and running thence North 149.0 feet; thence East 400.5 feet; thence South 149.0 feet; thence West 400.5 feet to the point of BEGINNING.

The above described property also known by the street address of:
8308 South 700 East, Sandy, Utah 84070.

* * *

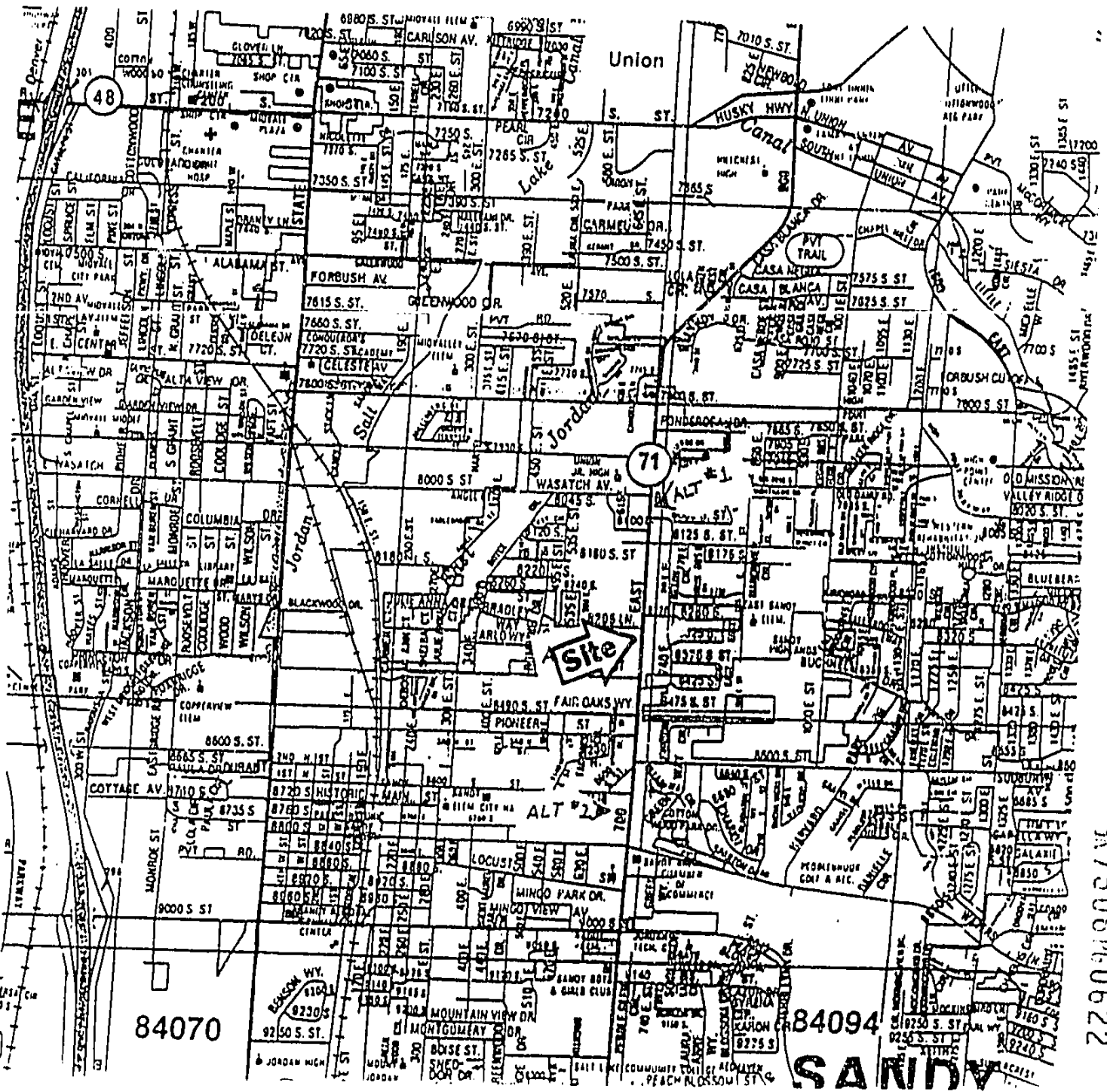
3K7506PG0620

EXHIBIT A
SALUNION-CPI
Plat Map



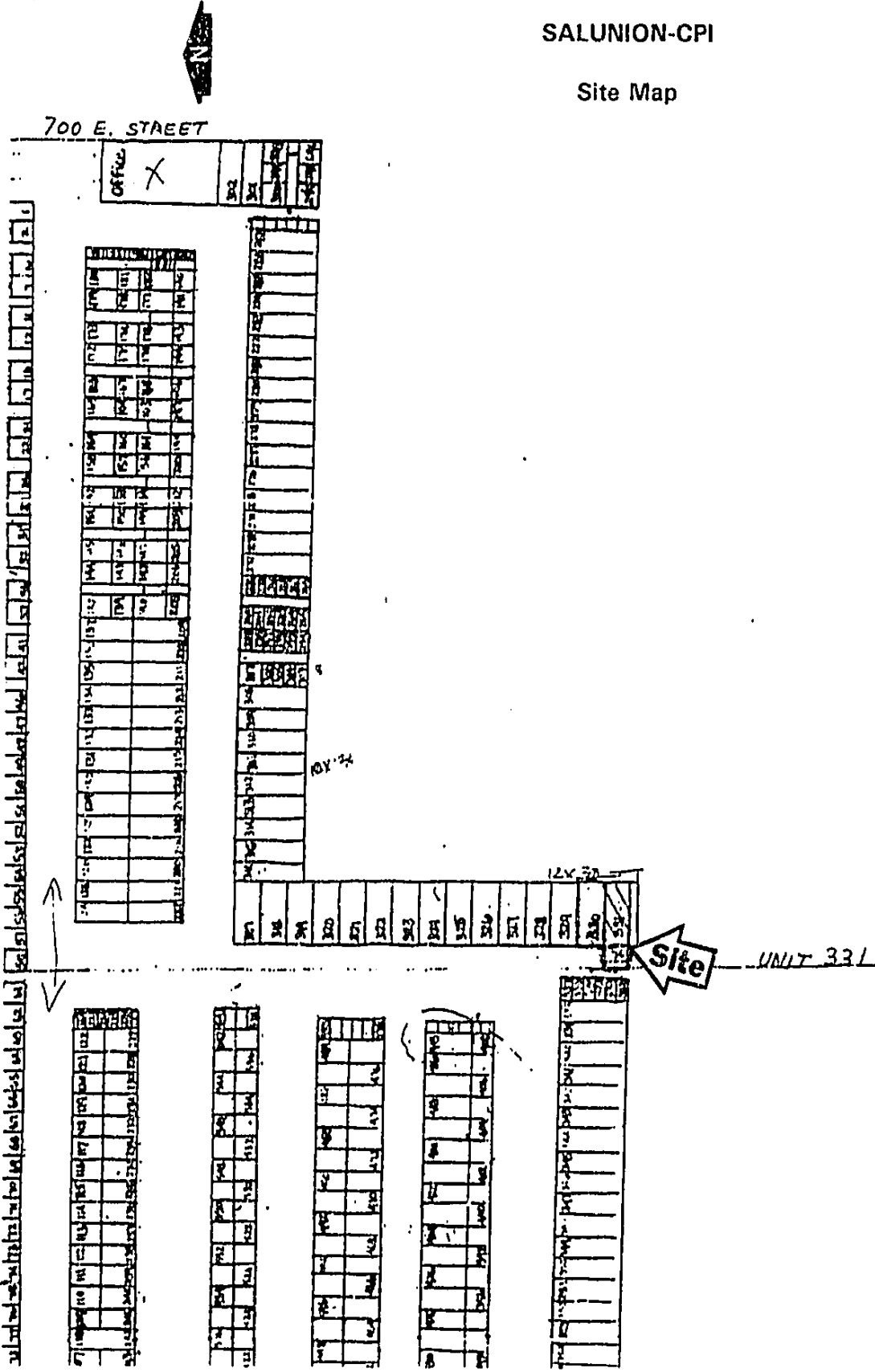
9K7506PG0621

EXHIBIT A
SALUNION-CPI
Street Map



975060622

EXHIBIT A
SALUNION-CPI
Site Map



9K7506P60623