

13/4

RETURNED

OCT 19 1999

After recording please return to:

AT&T Wireless Services  
4393 South Riverboat Road, Suite 400  
Taylorsville, UT 84123  
Attn: Site Acquisition Manager

E 1553456 B 2572 P 364  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
1999 OCT 19 12:36 PM FEE 18.00 DEP MEC  
REC'D FOR AT & T SERVICES

SE 26 5N-2W  
13-080 - 0049

MEMORANDUM OF LEASE BETWEEN  
Sunset City ("LANDLORD") AND  
AT&T Wireless Services of Utah, Inc. ("Tenant")

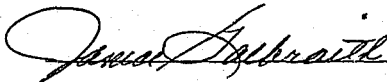
A Lease between Sunset City ("Landlord") and AT&T Wireless Services of Utah, Inc. ("Tenant") was made regarding the following premises:

See the attached Exhibit "A"

The date of execution of the Lease was September 1, 1999. Subject Lease is for a term of five (5) years and shall commence on the date that Tenant commences construction (the "Commencement Date") and terminating at midnight on the last day of the month in which the fifth annual anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five (5) additional five (5) year terms.

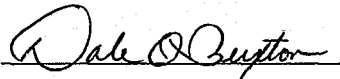
IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum this 23rd day of September, 1999.

OWNER'S NAME



By Janice Galbraith  
Its Mayor

AT&T Wireless Services of Utah, Inc.



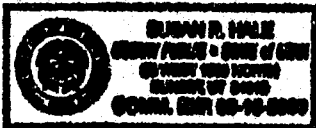
By Dale O. Buxton  
Its Systems Development Manager

STATE OF Utah )  
 ) ss:  
COUNTY OF Davis )

E 1553456 B 2572 P 365

On this 23<sup>rd</sup> day of September, 1999 before me personally appeared Janice Galbraith known to me to be the individual described herein, who executed the within and foregoing instrument, and acknowledged that he signed the same as a free and voluntary act and deed for the uses and purposes therein mentioned.

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

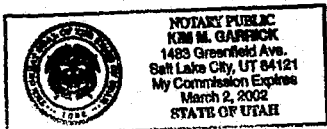


Susan R. Hale  
Notary Public  
My Commission Expires: 3-16-2003

STATE OF UTAH )  
 )  
County of SALT LAKE )

On this 5 day of October, 1999, before me a Notary Public in and for the State of Utah, personally appeared Dale O. Buxton, known to me to be the Systems Development Manager of AT&T Wireless Services of Utah, Inc., the corporation that executed the within and 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 was authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

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

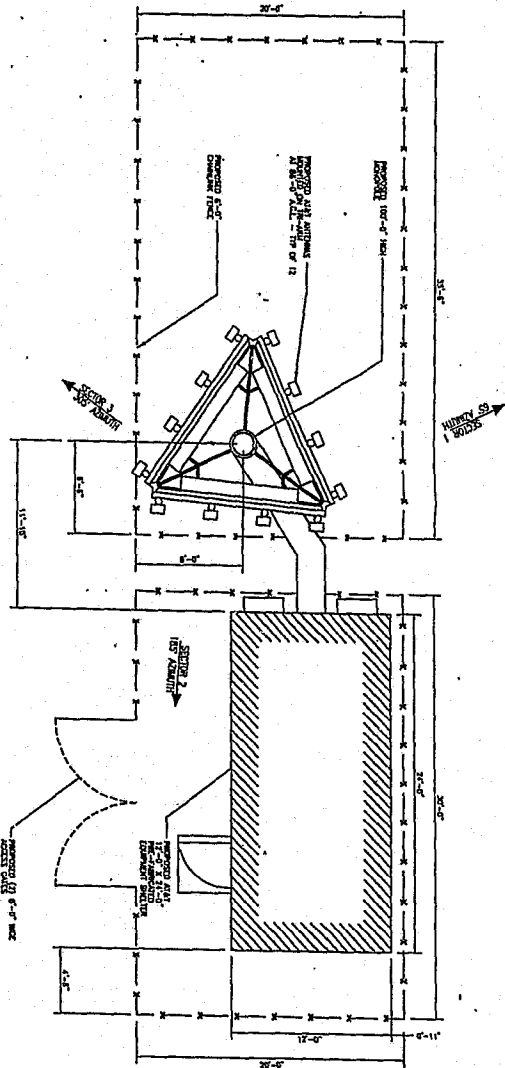


Kim M. Garrick  
NOTARY PUBLIC  
My commission expires 3/2/02

EXHIBIT 1

To the Agreement dated the 23 day of Sept. 1999 between Sunset Town, a Utah Municipal Corporation, as Landlord and AT&T Wireless Services of Utah d/b/a AT&T WIRELESS SERVICES, a Nevada Corporation as tenant.

The Premises are described and/or depicted as follows:



To the Agreement dated the 23rd day of September 1999 between Sunset Town, a Utah Municipal Corporation, as Landlord and AT&T Wireless Services of Utah d/b/a AT&T WIRELESS SERVICES, a Nevada Corporation as tenant.

The Property is legally described as follows:

*Commencing at a point 37 feet South and 361.1 feet West of the Northeast corner of the Southeast quarter of Section 26, Township 5 North, Range 2 West, Salt Lake Meridian, and running thence West 622.2 feet, thence South 511.2 feet, thence East 621.0 feet, thence North 511.2 feet to the place of beginning.*

*Less and Excepting the following 2 Parcels:*

*Beginning 37 feet South and 985.5 feet West from the Northeast Corner of Southeast 1/4, Section 26, Township 5 North, Range 2 West, Salt Lake Base and Meridian, South 130 feet, East 87.44 feet North 130 feet to the South line of Street; thence West 87.44 feet to beginning.*

*Beginning 1045.5 feet West and 356.5 feet South of the Northeast Corner of the Southeast 1/4 of Section 26; thence East 62.2 feet; thence South 191.7 feet; thence East 85.51 feet; thence North 381.2 feet to a point 130 feet South of the South line of a Street; thence West 147.41 feet parallel to the South line of said Street; thence South 189.5 feet to point of beginning. Found in Section 26; Township 5 North, Range 2 West, Salt Lake Meridian.*