

6558674

Site Name: N/A

PCS Site Agreement

Cascade/Site I. D.: 250/293

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated August 5th, 1996 between Holladay Cleaners, Inc., a Utah corporation ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("SSPL"), the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner leases to SSPL a certain site ("Site") located at 4720 South Holladay Boulevard, City of Salt Lake City, County of Salt Lake, State of Utah within the property of Owner which is described in Exhibit A attached hereto, with grant of easement for unrestricted rights of access thereto and to electric and telephone facilities for a term of five (5) years commencing on August 5, 1996, which term is subject to four (4) additional five (5) year extension periods by SSPL.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

"OWNER"

Holladay Cleaners, Inc., a Utah corporation

By: *Dan Frampton*

Name: Dan Frampton

Title: President

Address: 4720 South Holladay Boulevard
Salt Lake City, Utah 84117

See Exhibit B1 for continuation of Owner signatures

"SSPL"

Sprint Spectrum L.P., a Delaware limited partnership

By: *Dennis Paschke*

Name: DENNIS PASCHKE

Title: DIRECTOR

Address: 1105 W. 2400 S., Ste. A
SLC, UT 84119

RECORDER
CO. RECORDER

F-17726

Attach Exhibit A - Site Description

6558674
01/28/97 11:19 AM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
REC BY: ZJOHANSON DEPUTY - WI

BK7586PG0712

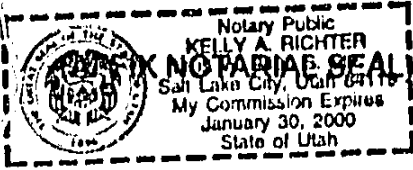
SPRINT SPECTRUM L.P. NOTARY BLOCK:

STATE OF Utah

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 5th day of August, 1996, by Dennis Paschke, UTA Director of Sprint

Spectrum, L.P., a Delaware limited partnership, who executed the foregoing instrument on behalf of such limited partnership.



Kelly A. Richter
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC - STATE OF Utah

Kelly A. Richter
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

My commission expires:

January 30, 2000

□

BK7586PG0714

EXHIBIT A

Site Name: N/A

Site Description

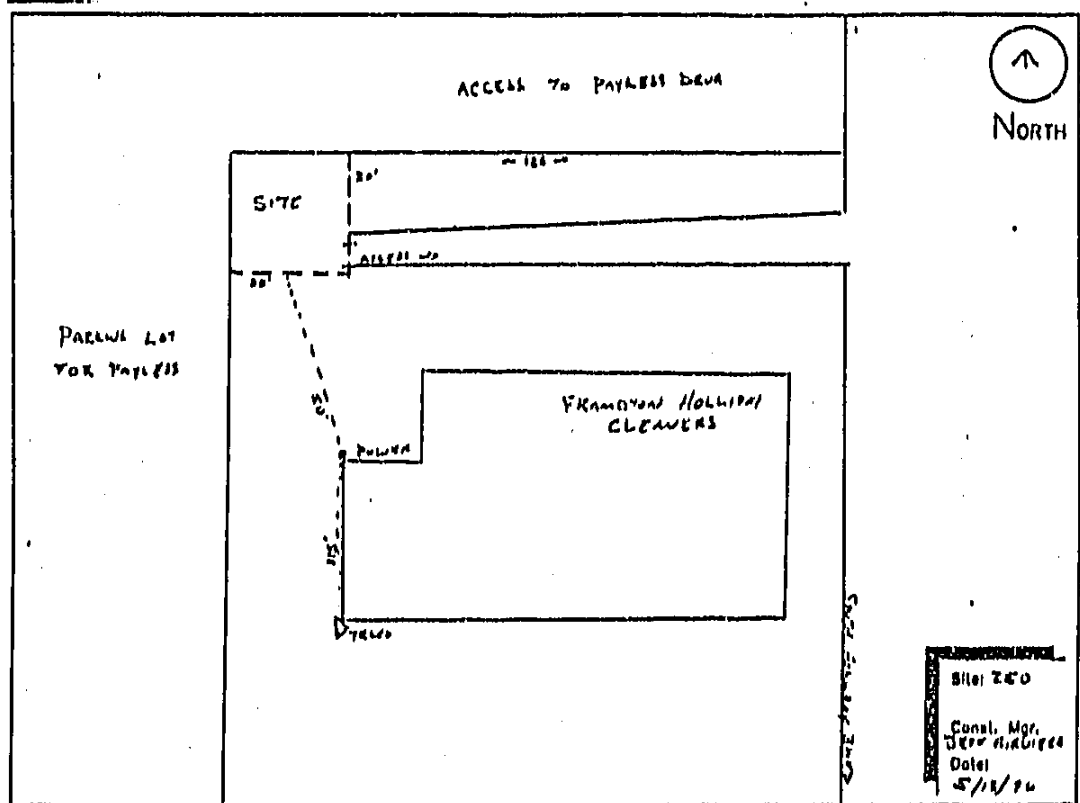
Cascade/Site I. D.: 250/296-A

Site situated in the City of Bountiful, County of Salt Lake, State of Utah, commonly described as follows: 2270 East 4800 South.

Legal Description: An approximate 1,020 square foot area within;

Beginning at a point that is North 38 deg. 00'30" West 109.98 feet from the most Easterly corner of the Paul Howard property as evidenced by deeds of record and described in that certain document recorded 12/29/83 in Book 5518 at Page 2014, said most Easterly corner being South 416.51 feet and East 549.52 feet and North 38 deg. 00'30" West 100.00 feet from the North quarter corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being North 38 deg. 00'30" West along the Holladay Boulevard monument line (basis of bearing) 125.16 feet and South 51 deg. 40'15" West 45.05 feet and North 38 deg. 00'30" West 109.98 feet from the county monument at the intersection of said Holladay Boulevard and Arbor Lane; thence along a line between two existing building walls South 51 deg. 53'47" West 153.67 feet; thence North 37 deg. 51'40" West 96.74 feet to the most Westerly corner of said Paul Howard property; thence North 56 deg. East 153.80 feet (prior deed = 165.09 feet) to the most Northerly corner of said Paul Howard property; thence South 38 deg. 00'30" East 85.73 feet to the point of beginning.

Sketch of Site:



Owner Initials [Signature]

SSPL Initials [Signature]

Note: Owner and SSPL may, at SSPL option, replace this Exhibit with an exhibit setting forth the legal description of the property on which the Site is located and/or an as-built drawing depicting the Site.

*[Use this Exhibit A for PCS Site Agreement, Memorandum of PCS Site Agreement, Option Agreement and Memorandum of Option Agreement.]

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