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04/06/99 11:38 AM
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
NEXTEL COMMUNICATIONS
860 W LEVOY DR STE 102
SLC UT 84123
REC BY: Z JOHANSON
DEPUTY - MP

MEMORANDUM OF AGREEMENT

CLERK: Please return this document to: Nextel West Corp., d.b.a. Nextel Communications
860 West Levo Drive, Ste 102
Salt Lake City, UT 84123
Attn.: Property Manager

This Memorandum of Agreement is entered into on this 10th day of February, 1999, by and between TC Limited Partnership, a Utah Limited Partnership with an office at 10246 S. Redwood Road, South Jordan, UT 84094 (hereinafter referred to as "Lessor") and Nextel West Corp., a Delaware Corporation, d.b.a. Nextel Communications with an office at 4643 South Ulster Street, Ste 500, Denver, CO 80237, (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement (Ground) ("Agreement") on the 10th day of February, 1999, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing on March 4, 1999, ("Commencement Date"), and terminating on the fifth anniversary of the Commencement Date with five (5) successive five (5) year options to renew.
3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Lessee (the "Premises") is described in Exhibit B annexed hereto.

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

LESSOR:

TC Limited Partnership, a Utah Limited Partnership

LESSEE:

Nextel West Corp., a Delaware Corporation
d.b.a. Nextel Communications

By: Ken Holt

Title: Partner

Date: 1/26/1999

By: William C. Jarvis

Title: Area President

Date: 2/10/99

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MEMORANDUM OF AGREEMENT

STATE OF Utah

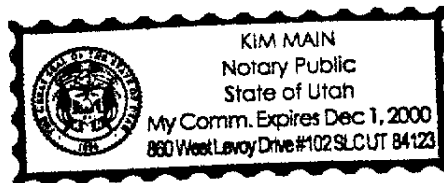
COUNTY OF Salt Lake

On January 26, 1999, before me, Kim Main, Notary Public, personally appeared Ken Holt, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kim Main
Notary Public

(SEAL)



My commission expires: December 1, 2000

STATE OF Colorado

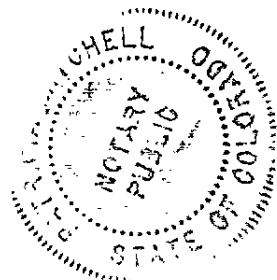
COUNTY OF Denver

On February 10, 1999, before me, Patricia Mitchell, Notary Public, personally appeared William Jarvis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Patricia Mitchell
Notary Public

(SEAL)



My commission expires: My Commission Expires 10/12/2002

Mountain Pacific Market
S. Jordan, UT-0114A

EXHIBIT A

DESCRIPTION OF LAND

to the Communications Site Lease Agreement (Ground) dated February 10, 1999, by and between TC Limited Partnership, a Utah Limited Partnership, as Lessor, and Nextel West Corp., a Delaware Corporation d.b.a. Nextel Communications, as Lessee.

The Land is described and/or depicted as follows (metes and bounds description):

APN: 27-15-127-005-0000

Beginning South 115 feet and West 53 feet from North quarter corner of Section 15, Township 3 South, Range 17 <03 L M; West 228.6 feet; South 16^53' East 122.75; East 193 feet; North 117.50640 to beginning.

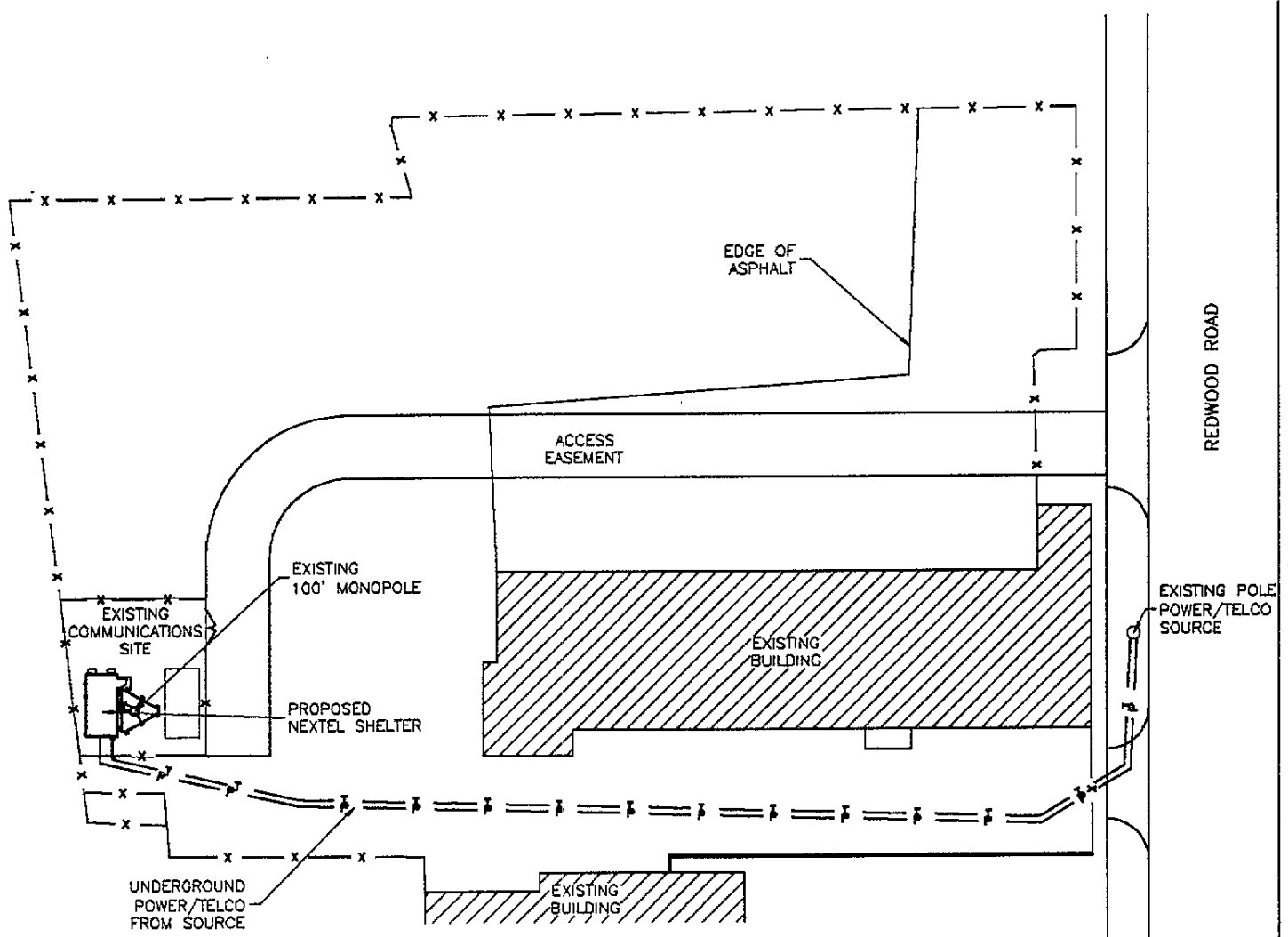
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EXHIBIT B

DESCRIPTION OF PREMISES

to the Communications Site Lease Agreement (Ground) dated February 10, 1999, by and between TC Limited Partnership, a Utah Limited Partnership, as Lessor, and Nextel West Corp., a Delaware Corporation d.b.a. Nextel Communications, as Lessee.

The Premises are described and/or depicted as follows:



SOUTH JORDAN (UT-0114A)		N O R T H
SITE A.P.N.: 15-9-300-051		
OWNER: Ken Holt		
SITE ADDRESS: 10246 South Redwood Rd South Jordan, UT 84095		

- 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.
 4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions may vary from what is shown above.