

Pacific Mountain Market
Site Name: 9th South Industrial
Site #: UT-271A

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10/12/2000 01:45 PM 16.00
Book - 8393 Pg - 8877-8880
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
NEXTEL WEST CORP
4643 S ULSTER STE 500
DENVER CO 80237
BY: ZJM, DEPUTY - MA 4 P.

MEMORANDUM OF AGREEMENT

CLERK: Please return this document to: NEXTEL WEST CORP., d/b/a Nextel Communications
860 West Levoy Drive, Ste 102
Salt Lake City, Utah 84123
Attn: Property Manager

This Memorandum of Agreement is entered into on this 7th day of February, 2000, by and between UTAH INVESTMENTS, L.C., a Utah limited liability company, with an address at 863 South 500 West, Salt Lake City, UT 84101, (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 ("Agreement") on 7th day of February 2000, 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.

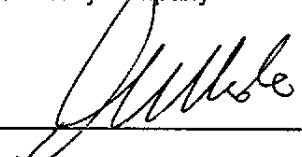
2. The term of the Agreement is for five (5) years commencing on October 1, 2000 ("Commencement Date"), and terminating on Sept. 30, 2005 with five (5) successive five (5) year options to renew.

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:

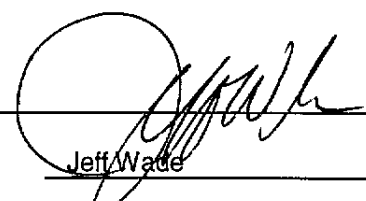
UTAH INVESTMENTS, L.C.,
a Utah limited liability company



By: David Wade

Title: Member

Date: 3-2-00



By: Jeff Wade

Title: Member

Date: 3-2-00

LESSEE:

NEXTEL WEST CORP.,
a Delaware corporation,
d/b/a Nextel Communications



By: Mark B. Nelson

Title: Nextel West Corp.

Title: Vice President

Date: 2-7-00

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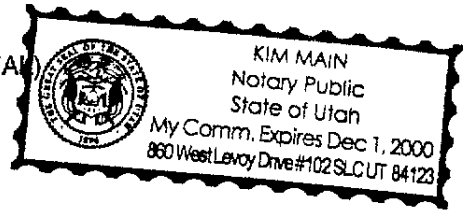
STATE OF Utah

COUNTY OF Salt Lake

On 3/2/00, before me Kim Main, Notary Public, personally appeared **David Wade**, 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 (SEAL)
Notary Public
My commission expires: 12/31/00



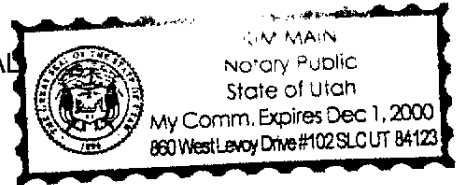
STATE OF Utah

COUNTY OF Salt Lake

On 3/2/00, before me Kim Main, Notary Public, personally appeared **Jeff Wade**, 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 (SEAL)
Notary Public
My commission expires: 12/31/00



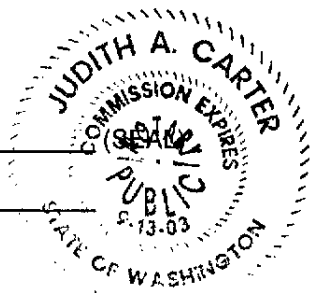
STATE OF Washington

COUNTY OF King

On 3/3/00, before me Judith A Carter, Notary Public, personally appeared **Mark B. Nelson**, 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.

Judith A Carter
Notary Public
My commission expires: 9/13/2003



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EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated February 7, 2000, by and between UTAH INVESTMENTS, L.C., a Utah limited liability company, 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):

APN: 15-12-176-007

Salt Lake County, State of Utah.

Beginning at the Southwest corner of Lot 4, Block 8, Plat "A", Salt Lake City Survey, and running thence South 89 degrees 57' 52" East 296.17 feet; thence North 0 degrees 03' East along the east face of a fence 151.01 feet to the center line of the Oregon Short Line Spurtrack; thence West along the centerline of said spurtrack 231.35 feet; thence Northwesterly along the Centerline of said spurtrack to the West line of said Lot 4, of Block B; thence South 0 degrees 00' 59" East along the West line of said Lot 4, 161.30 feet to the Southwest corner of said lot, and to the point of beginning

Lessor Initials:

Lessee Initials:



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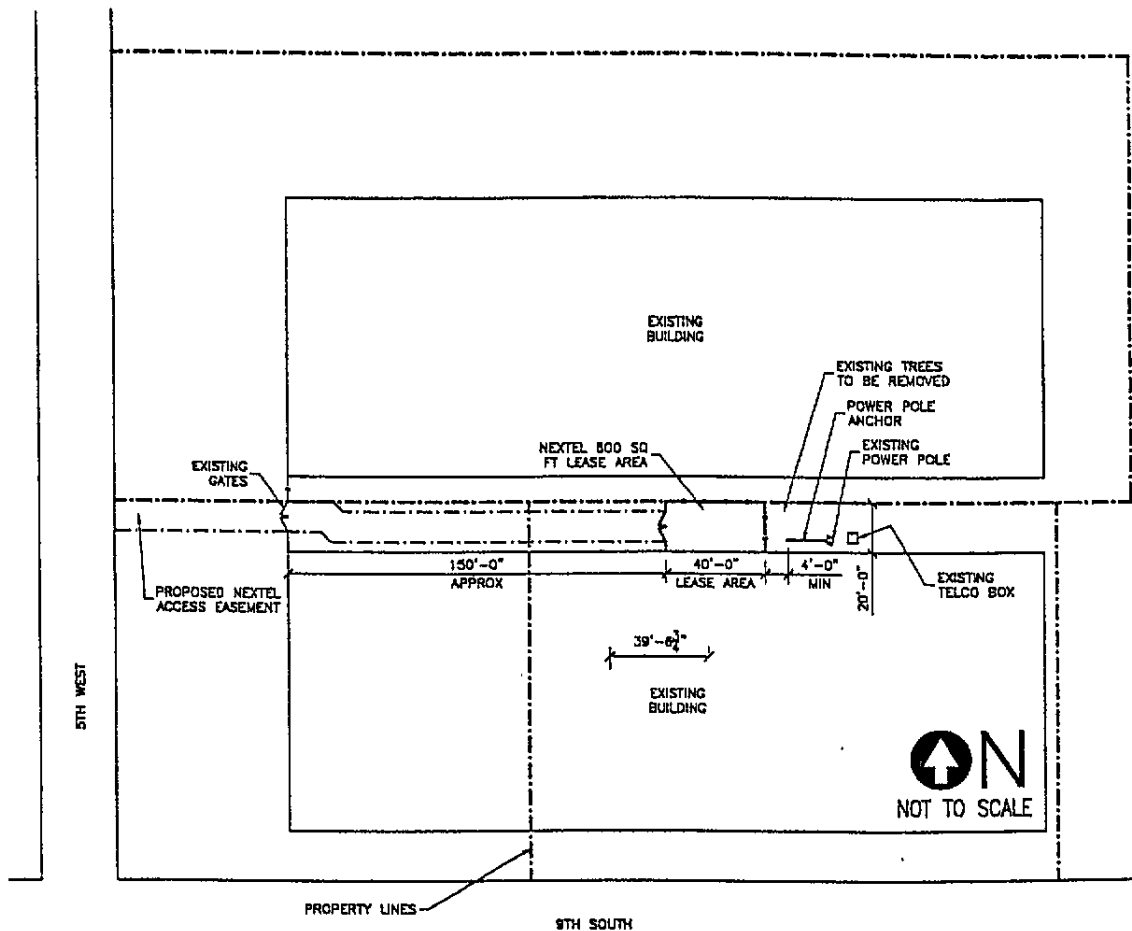
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EXHIBIT B

DESCRIPTION OF PREMISES

to the Agreement dated February 7, 2000, by and between UTAH INVESTMENTS, L.C., a Utah limited liability company, 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:



Lessor Initials: [Signature]

Lessee Initials: [Signature]

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.
5. The location of any utility easement is illustrative only. Actual location shall be determined by the servicing utility company in compliance with all local laws and regulations.

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