

When Recorded. Return to:
4
40 Qwest Communications RE Services
8200 E. Bellevue, Suite 500
Greenwood Village, CO 80111
Attn: PST/Wireless mgr.
SLC 063D

SHORT FORM OF LEASE

8055534

THIS SHORT FORM OF LEASE (this "Memorandum") is entered into as of the 12TH day of JULY, 1999, between Souvall Investment Company, a Utah General Partnership ("Landlord"), whose address is 3701 South 700 West, Salt Lake City, UT, and U S WEST Wireless, LLC, a Delaware limited liability company, whose address is 8200 East Bellevue, Suite 500, Greenwood Village, CO 80111, ("Tenant").

Recitals

A. Landlord has a fee simple interest in the real property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

B. Pursuant to an Option and Site Lease dated as of JULY 12, 1999 (the "Lease"), Landlord leased the Property to Tenant.

C. Landlord and Tenant desire to provide record evidence to Tenant's leasehold interest in the Property and to place of record certain terms and conditions of the Ground Lease.

Agreement

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Lease. Landlord does hereby lease the Property unto Tenant, and Tenant does hereby accept such lease of the Property, to have and to hold the same for the term set forth below, upon the terms and conditions contained in the Lease.

2. Term. The term of the Lease commenced as of JULY 12, 1999, and shall continue for twenty-five (25) years.

3. Other Provisions. In addition to the provisions contained in this Memorandum, the Lease contains other terms, covenants, conditions and provisions. This Memorandum does not alter, amend, modify or change the Lease in any respect and is executed by the parties hereto for the purpose of recordation in the real property records of Salt Lake


BK 8523 PG 8847

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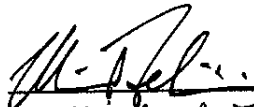
County, Utah, to give notice of, and to confirm, the Lease and all of its terms to the same extent as if all provisions of the Lease were fully set forth herein. In the event of any conflict between the provisions of this Memorandum and the Lease, the provisions of the Ground Lease shall control.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first set forth above.

Souvall Investment Company, a
Utah General Partnership

By: 
Name: TOM SOUVALL
Title: GENERAL PARTNER

U S WEST WIRELESS, LLC, a Delaware
limited liability company

By: 
Name: Michael Felicissimo
Title: V.P. & C.F.O.

[Insert acknowledgments for correct jurisdiction; check requirements for recordation (e.g., "When recorded return to....", etc.)]

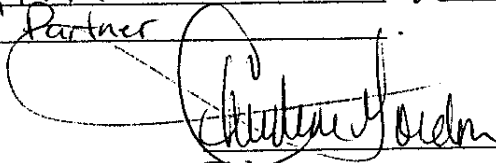
SLC063D

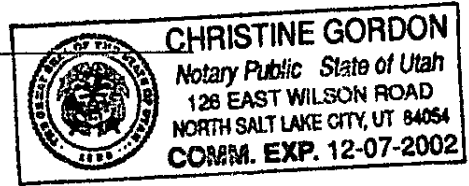
STATE OF UTAH)

COUNTY OF SALT LAKE)

ss.

The foregoing instrument was acknowledged before me this
July 12, 1999 by Tom Souvall,
General Partner


Title



My commission expires:

Residing at:

SLC063-D

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Exhibit A

Legal Description

**A 10' X 10' AREA LEASED AREA TO BE LOCATED ON THE
SOUTHWEST CORNER OF THE BLACKTOPPED AREA LOCATED ON:
BEG S 291.45 FT FR NW COR LOT 4, BLK 13, 10 AC PLAT A, BIG FIELD
SUR; E 759 FT M OR L; S 80 FT; W 759 FT M OR L; N 80 FT TO BEG.**

Parcel #
15-36-151-038

8055534
11/08/2001 02:17 PM 16.00
Book - 8523 Pg - 8847-8850
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
QUEST WIRELESS
8200 E BELLEVUE, SUITE 500
GREENWOOD VILLAGE CO 80111
BY: KLB, DEPUTY - WI 4 P.

BK 8523 PG 8850

Scd3D