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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DAVIS WRIGHT TREMAINE LLP
2600 CENTURY SQUARE
1501 FOURTH AVE
SEATTLE WA 98101-1688
BY: SEM, DEPUTY - WI 5 P.

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

Verizon Wireless
Real Estate Specialist - Mountain Region
2777 S. Corporate Park Drive
West Valley City, UT 84120

Space above this line is for Recorder's use.

Memorandum of Option to Lease and Lease Agreement

Grantor: Millstream Properties, LLC
Grantee: Verizon Wireless (VAW) LLC d/b/a Verizon Wireless
Legal Description: Salt Lake County, State of Utah
Official legal description as Exhibit A
Assessor's Tax Parcel ID#:
Reference # (if applicable): N/A

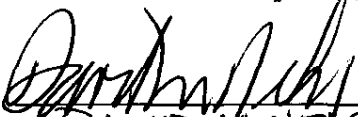
SITE NAME: SAL BACCHUS

MEMORANDUM OF OPTION TO LEASE AND LEASE AGREEMENT

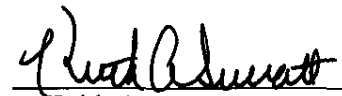
THIS MEMORANDUM OF OPTION TO LEASE AND LEASE AGREEMENT evidences that an Option to Lease and Lease Agreement ("Agreement") was entered into as of October 29, 2005, by and between Millstream Properties, LLC ("Lessor"), and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless ("Lessee"), concerning certain real property located at 3390 South 5600 West in the City of West Valley City, County of Salt Lake, State of Utah, within the property of Lessor which is described in Exhibit "A" attached hereto ("Legal Description"), together with a right of access and to install and maintain utilities, for an initial term of five (5) years commencing on Lessee's exercise of the option to lease, which term is subject to Lessee's rights to extend the term of the Agreement for five (5) terms of five (5) years each.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Option and Lease Agreement as of the day and year last below written.

LESSOR: Millstream Properties, LLC

By: 
Name: DAVID M NELSON
Title: MANAGER
Date: 10-28-05

LESSEE: Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless

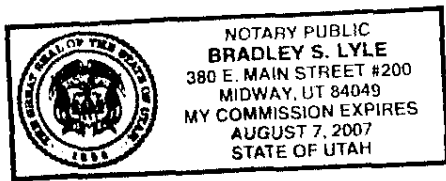
By: 
Keith A. Surratt
West Area Vice President - Network
Date: 12/28/05

LESSOR ACKNOWLEDGEMENT

STATE OF Utah)
) ss.
COUNTY OF Wasatch)

On this 28 day of October, 2005, before me, a Notary Public in and for the State of Utah, personally appeared David Nelson personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the Manager of Millstream Properties, LLC, to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

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



Bradley S. Lyle
NOTARY PUBLIC in and for the State of Utah
residing at Wasatch Co.
My appointment expires 7/7/07
Print Name Bradley S. Lyle

LESSEE ACKNOWLEDGMENT

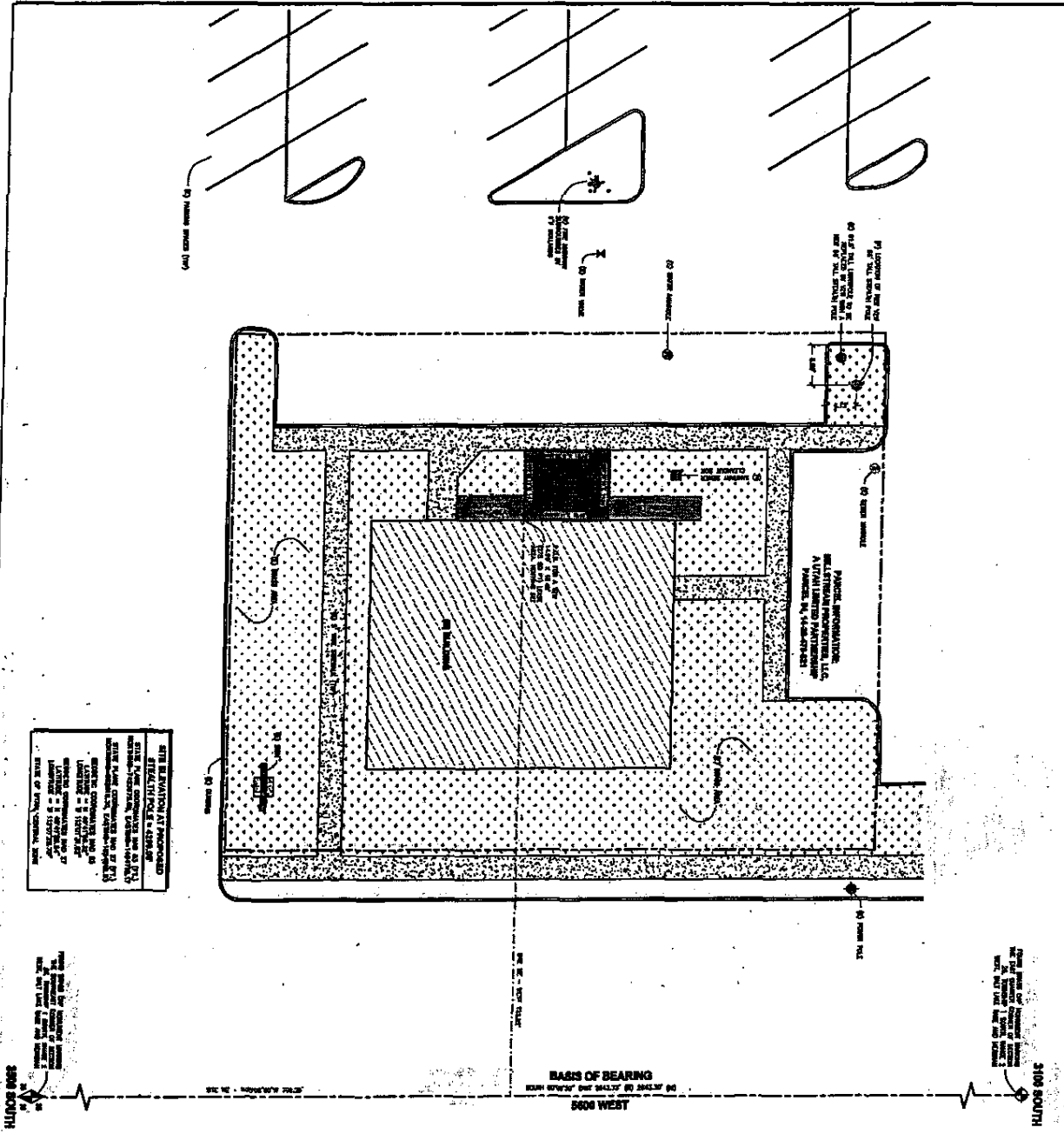
STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

On this 28 day of December, 2005, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Keith A. Surratt to me known to be an authorized representative of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

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



Janet Loeb
Print or Type Name: JANET LOEBS
Notary Public in and for the State of AZ,
residing at MARICOPA COUNTY
My appointment expires: DEC. 24, 2006



SITE INFORMATION
 SITE NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PLANNING & ZONING: [REDACTED]
 OWNER: [REDACTED]
 ARCHITECT: [REDACTED]
 ENGINEER: [REDACTED]

2800 SOUTH

3100 SOUTH

BASIS OF BEARING
 3100 SOUTH
 9600 WEST



VERIZON WIRELESS
 541 BLOOMINGDALE AVENUE
 SUITE 100
 BOSTON, MASSACHUSETTS 02114
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