

EXHIBIT A*

12-18-95

Site Name: N/A

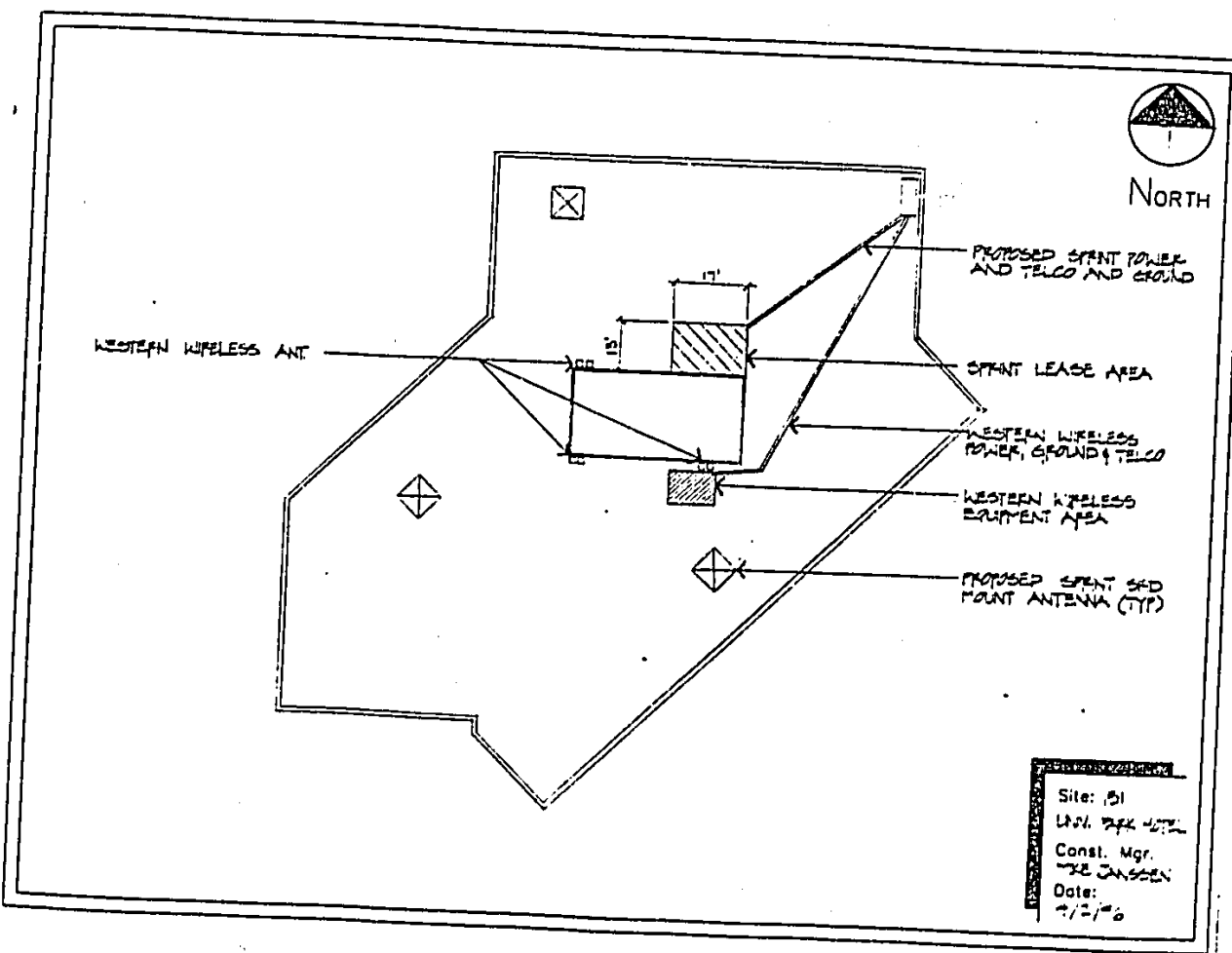
Site Description

Site I. D.: 201/E-151-A

Site situated in the City of Salt Lake, County of Salt Lake, State of Utah, commonly described as follows: 480 Wakara Way.

Legal Description:

Sketch of Site:



ACCOMMODATION: Backman-Stewart Title makes no representation as to condition of title or assumes responsibility for validity, sufficiency, and effect of document on property.

Owner Initials PST 4/3/96
SSLP Initials AL

Note: Owner and SSLP may, at SSLP's 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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BK754060421

Memorandum of PCS Site Agreement

This memorandum evidences that a lease was made and entered into by written PCS Site Agreement dated _____, 19____, between University Inn Associates, a Utah limited partnership ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("SSLP"), the terms and conditions of which are incorporated herein by reference.

Such Agreement provides in part that Owner leases to SSLP a certain site ("Site") located at 480 Wakara Way, City of Salt Lake, 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 _____, 19____, which term is subject to four (4) additional five (5) year extension periods by SSLP.

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

"OWNER"

University Inn Associates, a Utah limited partnership

By: Boyer Hotels, Inc., a Utah Corporation
Its: General Partner
By: Phillip D. Thorpe
Phillip D. Thorpe
Title: Vice President, Boyer Hotels, Inc.
Address: 480 Wakara Way
Salt Lake City, Utah 84108

See Exhibit B1 for continuation of Owner signatures

"SSLP"

Sprint Spectrum L.P., a Delaware limited partnership

By: Dennis Raschke
Name: DENNIS RASCHKE
Title: DIRECTOR
Address: 1105 W. 2400 S. Ste. A
SLC, UT 84119

Attach Exhibit A - Site Description

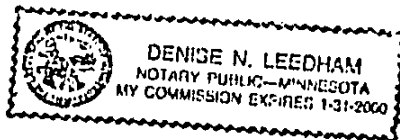
BK754060422

ACKNOWLEDGMENT

STATE OF MINNESOTA)
 : ss.)
COUNTY OF OLMSTED

On the 30th of April, 1996, personally appeared before me, a notary public, Phillip D. Thorpe, being duly sworn, and, who is personally known to me or otherwise proved his identity, and stated that he is the Vice President of Boyer Hotels, Inc., a Utah corporation, and General Partner, University Inn Associates, a Utah limited partnership, a Partnership, that executed the above and foregoing instrument and that said instrument was signed on behalf of said partnership by lawful authority and said person acknowledged to me that said partnership executed the same.

Denise N. Leedham
Notary Public



BK 754 0 PG 04 23

Salt Lake County, State of Utah, within the boundaries of the University of Utah Research Park (the "Leased Premises").

Legal Description:

Beginning at a point which lies S. 49°00'00" E. 93.11 feet from point No. 7 B.L.M. survey of parcel No. 1 of Tract D in Section 3 T. 1 S., R. 1 East S.L.B. & M. (said point No. 7 being 1,464 feet North and 4,643 feet West more or less from Southeast corner of said Section 3) and running thence S. 49°00'00" E. 463 feet; thence N. 41°00'00" E. 275.95 feet; thence along a 1,143 foot radius curve to the left a distance of 199.49 feet; thence N. 31°00'00" E. 220.90 feet; thence N. 59°00'00" W. 435.6 feet; thence S. 37°21'42" 342.02 feet; thence S. 41°00'00" W. 275.0 feet to the point of beginning.

Containing 6.896 acres more or less including a ten-foot utility easement within and around the boundary of the described property.

TOGETHER with all rights and interest, if any, of Lessor in and to the land lying in the streets and roads in front of and adjoining the Leased Presises to the center line thereof, and in and to all easements appurtenant to the Leased Premises; and

TOGETHER also with all of the air rights and development rights of Landlord in connection with or appurtenant to the Leased Premises, or any part thereof.

Nothing in this Lease shall be deemed to include as any part of the Leased Premises a fee title interest in the land itself. It is understood and agreed that the Lessor cannot and shall not alienate or encumber its fee title interest in the land.

6511426
11/21/96 4:02 PM 16-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
REC BY: B GRAY DEPUTY - WI

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