

After recording please return to:

AT&T Wireless Services
5 Triad Center, Suite 400
55 North 300 West
Salt Lake City, UT 84180
Attn: Site Acquisition Manager

6575513
02/19/97 4:27 PM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
AT&T WIRELESS SERVICES
REC BY: B ROME DEPUTY - WI

MEMORANDUM OF LEASE BETWEEN

Beckstrand Management Corporation ("LANDLORD") AND
Salt Lake City Cellular Telephone Company ("TENANT")

A Lease between Beckstrand Management Corporation ("Landlord") and Salt Lake City Cellular Telephone Company ("Tenant") was made regarding the following premises:

BEGINNING AT A POINT SOUTH 742.72 FEET AND WEST 158.76 FEET AND S89°50'15" W 213.50 FEET ALONG THE MONUMENT LINE OF MURRAY-HOLLADAY ROAD AND NORTH 533.01 FEET AND EAST 6.73 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 30.00 FEET; THENCE SOUTH 30.00 FEET; THENCE WEST 30.00 FEET; THENCE NORTH 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.021 ACRE

The date of execution of the Lease was September 7, 1995. Subject Lease is for a term of five (5) years and shall commence on January 1, 1996, (the "Commencement Date") and terminating at midnight on the last day of the month in which the 5th annual anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for four additional 2 year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum this 25 day of January, 1996

Beckstrand and Associates

By Kelli Jaynes
Its Agent

Salt Lake City Cellular Telephone Company

By Dale R. Benton
Its Superintendent

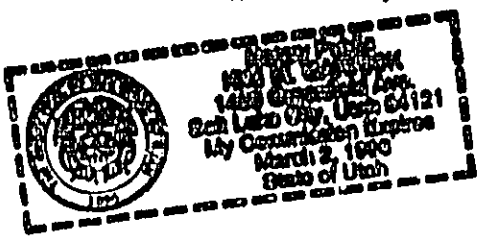
BK 7601 PG 1395

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6575513

STATE OF Utah)
County of Salt Lake)

On this 25 day of January, 1996 before me a Notary Public in and for the State of Utah, personally appeared Dale Buxton, known to me to be the System Development Manager of Salt Lake City Cellular Telephone Company, the partnership that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

WITNESS my hand and the official seal affixed the day and year first above written.

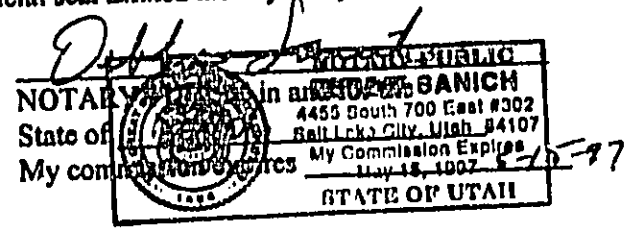


Kenneth J. Jamieson
NOTARY PUBLIC in and for the
State of Utah
My commission expires 3/2/98

STATE OF Utah)
County of Salt Lake)

On this 7 day of Sept, 1995, before me a Notary Public in and for the State of Utah, personally appeared Kelli Jaynes known to me to be the Agent of Backstrand met Co., the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that _____ was authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

WITNESS my hand and the official seal affixed the day and year first above written.



Deborah J. Banich
NOTARY PUBLIC in and for the
State of Utah
My commission expires May 18, 1997