

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:
Cellular Inc. Network Corporation
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate
Re: UT4-CoalCreek

00476578 Bk:00911 Pg00415-00418
PATSY CUTLER - IRON COUNTY RECORDER
2003 DEC 17 10:59 AM FEE \$16.00 BY PTC
REQUEST: RAY QUINNEY & NEBEKER

(Space above this line for Recorder's use)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE evidences that a Land Lease Agreement was entered into as of NOVEMBER 24, 2003, by and between Cedar Storage L.P., Pamela S. Crowther, Partner, a Utah limited partnership ("Lessor"), and Cellular Inc. Network Corporation d/b/a Verizon Wireless, a Delaware corporation ("Lessee"), concerning certain real property located within the property of Lessor in Iron County, State of Utah, which is described in Exhibit "A" attached hereto, together with a right of access and to install and maintain utilities, for an initial term of five (5) years, which term is subject to rights to extend by Lessee for four additional terms of five (5) years each.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Lease.

LESSOR: Cedar Storage L.P.,
Pamela S. Crowther, Partner,
a Utah limited partnership

LESSEE: Cellular Inc. Network Corporation
d/b/a Verizon Wireless,
a Delaware corporation

By: Pamela S. Crowther
Pamela S. Crowther,
General Partner

By: Robert F. Swaine
Robert F. Swaine
West Area Vice President, Network

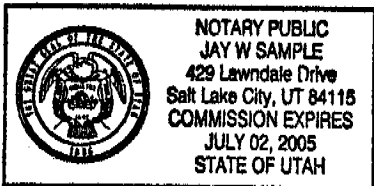
Date: 10/16/2003

Date: 11-24-03

STATE OF Utah)

COUNTY OF SMON)

The foregoing instrument was acknowledged before me this 16th day
of October, 2003, by Pamela S. Crowther, as General Partner for and in behalf of Cedar
Storage L.P., a Utah limited partnership.



Jay W Sample
Notary Public
Residing at Salt Lake County

My commission expires:

July 02, 2005

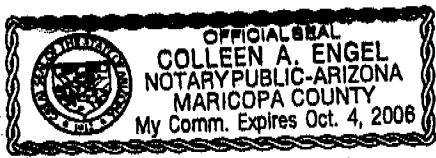
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CORPORATE ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 24th day of November, 2003, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Robert F. Swaine, to me known to be an authorized representative of Cellular Inc. Network Corporation d/b/a Verizon Wireless, a Delaware corporation, the entity that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Cellular Inc. Network Corporation 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.



Colleen A. Engel

Print or Type Name: COLLEEN A. ENGEL
Notary Public in and for the State of AZ, residing at
Maricopa County
My appointment expires: OCT. 4, 2006

Exhibit A

(Description of Property)

Property located in Iron County, Utah, described as follows:

Beginning South 89°24'27" West 961.67 feet along the 1/16 Section line from the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 10, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence North 0°42'27" East 119.28 feet; thence South 89°24'27" West 7.42 feet; thence North 1°21'17" East 124.79 feet along an existing fence line; thence South 89°56'45" East 203.57 feet along an existing fence line; thence North 89°24'27" East 332.22 feet; thence South 0°20'27" West 829.31 feet; thence South 0°42'27" West 32.30 feet; thence South 83°15'40" West 153.10 feet along the Northerly line of an existing railroad right of way; thence South 89°24'27" West 333.31 feet; thence North 0°42'27" East 489.69 feet; thence South 89°24'27" West 49.97 feet; thence North 0°42'27" East 148 76 feet to the point of beginning.

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