

12.

6575512

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

02/19/97 4:27 PM 6575512 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
AT&T WIRELESS SERVICES
REC BY: B ROME ,DEPUTY - WI

MEMORANDUM OF LEASE BETWEEN

H&K Holding Company ("LANDLORD") AND
Salt Lake City Cellular Telephone Company ("TENANT")

A Lease between H&K Holding Company ("Landlord") and Salt Lake City Cellular Telephone Company ("Tenant") was made regarding the following premises:

BEGINNING AT A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND OWNED BY H&K HOLDING COMPANY, SAID POINT BEING 11.00 RODS WEST AND 102.82 FEET NORTH FROM THE SE CORNER OF LOT 1, BLOCK 21, PLAT A, SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 38.60 FEET ALONG SAID WESTERLY PROPERTY LINE; THENCE EAST 20.00 FEET TO A POINT ON THE SOUTHERLY WALL OF A BRICK BUILDING; THENCE SOUTH 38.60 FEET; THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 772 SQ FEET OR 0.018 ACRE

The date of execution of the Lease was December 15, 1995. Subject Lease is for a term of five (5) years and commenced on January 2, 1996, (the "Commencement Date") and will terminate at midnight on January 1 of the year in which the 5th annual anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five additional 5 year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum this 5 day of January, 1997.

H&K Holding Company
By [Signature]
Its _____

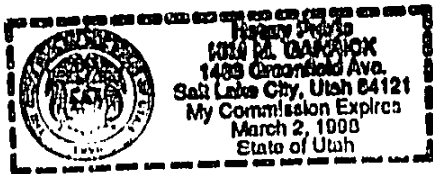
Salt Lake City Cellular Telephone Company
By [Signature]
Its [Signature]

BK 7601 PG 1393

STATE OF Utah)
County of Salt Lake)

On this 5 day of February, 1997 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.

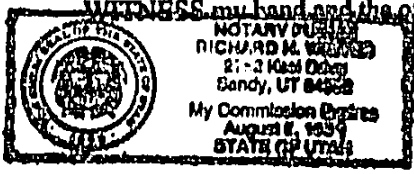


Karen M. Darnoff
NOTARY PUBLIC in and for the
State of Utah
My commission expires 3/2/98

STATE OF UTAH)
County of SALT LAKE)

On this 25th day of JUNE, 1996 before me a Notary Public in and for the State of UTAH, personally appeared Harold K. Winter known to me to be the partner of H & K Holding Company, the company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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



Richard K. Winter
NOTARY PUBLIC in and for the
State of UTAH
My commission expires AUGUST 5, 1999

BK7601PG1394