

MEMORANDUM OF AGREEMENT

7737356

CLERK: Please return this document to: NEXTEL WEST CORP., d/b/a Nextel Comm
860 West Levoy Drive, Ste 102
Salt Lake City, Utah 84123
Attn: Property Manager

7737356
10/12/2000 01:45 PM 16.00
Book - 8393 Pg - 8888-8891
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
NEXTEL WEST CORP
4643 S I:STER STE 500
DENVER CO 80237
BY: ZJM, DEPUTY - MA 4 P.

This Memorandum of Agreement is entered into on this 9th day of August, 2000, by and between THOMAS B. PLOFCHAN, an unmarried individual, with an address at 10231 East Little Cottonwood Canyon Road, Alta, Utah 84092 (hereinafter referred to as "Lessor") and NEXTEL WEST CORP., a Delaware corporation, d/b/a Nextel Communications, with an office at 4643 South Ulster Street, Ste 500, Denver, CO, 80237, (hereinafter referred to as "Lessee").

1. Lessor and Lessee entered into a Communications Site Lease Agreement ("Agreement") on the 9th day of August 2000, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for five (5) years commencing on the date Lessee begins construction of the Lessee Facilities or eighteen (18) months, whichever first occurs ("Commencement Date"), and terminating on the fifth anniversary of the Commencement Date with five (5) successive five (5) year options to renew.
3. The Land which is the subject of the Agreement is described in Exhibit A annexed hereto. The portion of the Land being leased to Lessee (the "Premises") is described in Exhibit B annexed hereto.

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

LESSOR:
THOMAS B. PLOFCHAN
an unmarried individual

LESSEE:
NEXTEL WEST CORP.,
a Delaware corporation,
d/b/a Nextel Communications

Thomas B. Plofchan

Colin Holland

By: Thomas B. Plofchan

By: Colin Holland

Date: July 8, 2000

Title: Area Vice President of Engineering and Operations

Date: 8/9/2000

ORIGINAL

BK8393PG8888

STATE OF UTAH

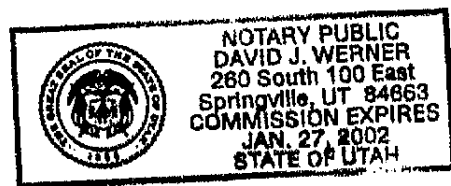
COUNTY OF UTAH

On 7/8/2000, before me DAVID J WERNER, Notary Public, personally appeared **Thomas B. Plofchan**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

David J. Werner (SEAL)
Notary Public

My commission expires: 1/27/2002



STATE OF California

COUNTY OF Contra Costa

On 8/9/2000, before me Tracy L. Emery, Notary Public, personally appeared **Colin Holland**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Tracy L. Emery (SEAL)
Notary Public

My commission expires: 8/2/2003

the Agreement dated 8/9/2000



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ORIGINAL

Pacific Mountain Area
Site Name: Alta
Site No. UT-0073D

EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated August 9th, 2000, by and between, THOMAS B. PLOFCHAN, , as Lessor and NEXTEL WEST CORP., a Delaware corporation, d/b/a Nextel Communications, as Lessee.

The Land is described and/or depicted as follows (metes and bounds description):

APN: 30-05-126-002

A part of the NW $\frac{1}{4}$ of protracted Section 5, T3S, R3E, Salt Lake Meridian, Salt Lake County, Utah.

Beginning at point which is S. 21°03' W, 1,177.18 ft. from the N. $\frac{1}{4}$ -corner of said section, thence N 82° 02' E, 59.90 ft., thence S. 14°41' W, 90.13 ft., thence S. 74°18' W., 70.61 ft., thence N. 17°49' E., 102.93 ft. to the point of beginning.

Containing 0.13 acres, more or less.

Lessor Initials: TBP

Lessee Initials: CEL

ORIGINAL

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EXHIBIT B

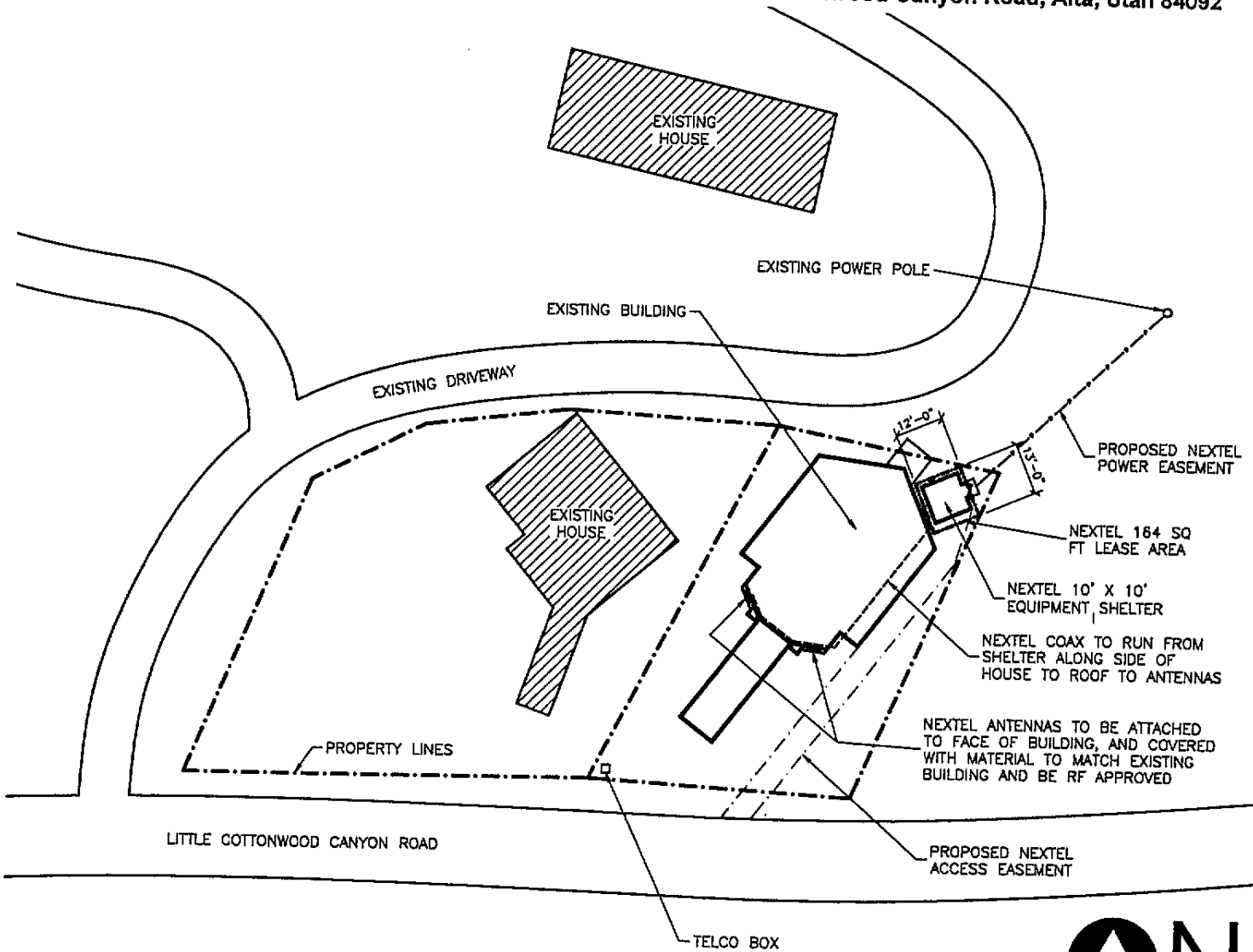
DESCRIPTION OF PREMISES

to the Agreement dated August 9th, 2000, by and between, THOMAS B. PLOFCHAN, as Lessor and NEXTEL WEST CORP., a Delaware corporation, d/b/a Nextel Communications, as Lessee.

The Premises are described and/or depicted as follows:

APN: 30-05-126-002

10231 East Little Cottonwood Canyon Road, Alta, Utah 84092



NOT TO SCALE

Lessor Initials: TBP

Lessee Initials: CEI

Notes:

1. This Exhibit may be replaced by a land survey of the Premises once it is received by Lessee.
2. Setback of the Premises from the Land's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions may vary from what is shown above.
5. The location of any utility easement is illustrative only. Actual location shall be determined by the servicing utility company in compliance with all local laws and regulations.

ORIGINAL

PA 8393 BK 8393 PG 8891