

Return To: Cell One

P.O. Box 9491

Bend, OR 97708

Attn: Randy

99 MAR 18 P3:53

Vol 1099 Page 19785

MTG 45876

MEMORANDUM OF SITE LEASE AGREEMENT

WHEREAS, a SITE LEASE AGREEMENT, was made and entered into on the 5 day of March, 1999 by and between Hickey Ranches Incorporated, ("Lessor") and Triton Cellular Partners of Bend L.L.C., dba Cellular One ("Lessee").

WITNESSETH:

Whereas, the Lessor thereby leased to Lessee and Lessee thereby leased from Lessor, the property ("Premises") hereinafter described, for the purposes of establishing a communications site for the transmission and reception of radio communications signals, and, for the construction and maintenance of related facilities, towers, antennas, or buildings for related activities on said Premises. The Premises leased is situated in Klamath County, State of Oregon, and is described as follows, to-wit:

See "Exhibit A" attached hereto and made a part hereof,  
together with an Easement for Ingress, Egress and Utility purposes described in "Exhibit B" attached hereto and made a part hereof.

The above lease was made for the term, and subject to each and all the terms, provisions, covenants and conditions set forth in the certain SITE LEASE AGREEMENT between the parties hereto, covering the premises hereinabove described, and, said SITE LEASE AGREEMENT is hereby incorporated herein with the same force and effect as though herein set forth at length.

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IN WITNESS WHEREOF, said parties have caused this lease to be  
duly effective and executed this 5 day of March, 1999.

LESSOR: Hickey Ranches Incorporated.

By: Andy Hickey  
Andy Hickey, President

LESSEE: Triton Cellular Partners of Bend L.L.C., dba Cellular One.

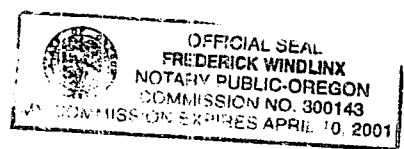
By: James Ghul

Title: N.P

STATE OF OREGON )  
COUNTY OF KLAMATH ) SS.

On this 5 day of March, 1999, before me  
personally appeared Andy Hickey, known to me to be the President  
of Hickey Ranches Incorporated, 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 he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year first above written.



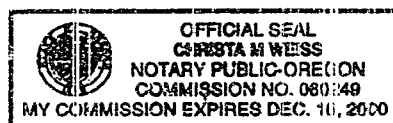
Frederick Windlin  
Notary Public in and for the  
State of Oregon

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STATE OF Oregon )  
COUNTY OF Deschutes ) ss.

On this 25<sup>th</sup> day of February, 1999, before me personally appeared James Reed, known to me to be the VP of TRITON CELLULAR PARTNERS OF BEND L.L.C., dba Cellular One, that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said L.L.C. for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of TRITON CELLULAR PARTNERS OF BEND L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Christa M. Weiss  
Notary Public in and for the  
State of Oregon

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Exhibit A  
Page 1 of 2

DESCRIPTION OF THE LEASE PROPERTY

The concerned 100 foot by 100 foot leased property is owned by Hickey Ranches Incorporated in the County of Klamath located in the Southwest Quarter of the Southwest Quarter of Section 3 Township 41 South, Range 11 East, W.M., described as follows:

Commencing at the Southwest Corner of Section 3, Township 41 South, Range 11 East, W.M., thence North along the West Section Line a distance 700 feet more or less to a point on the West Section Line, thence East a distance of 595 feet more or less, to a point, said point being the True Point of Beginning of the Lease Area being described herein, thence East a distance of 100 feet, thence North a distance of 100 feet, thence West a distance of 100 feet, thence South a distance of 100 feet to the True Point of Beginning; an area containing 10,000 square feet.

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# MERRILL-MALIN FACILITY

# CELLULARONE

OCTOBER 8, 1998

Keynotes



1. PANEL ANTENNA.
2. 40' WOOD UTILITY POLE.
3. PANEL ANTENNA.
4. WAVEGUIDE BRIDGE.
5. 8' X 12' EQUIPMENT SHELTER.
6. EXISTING JUNIPER TREE.
7. TRUE POINT OF BEGINNING.
8. LEASE AREA CORNER.
9. LEASE AREA.

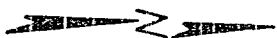
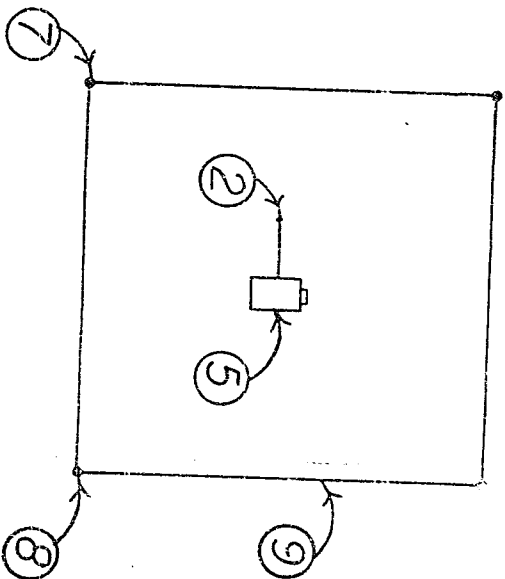
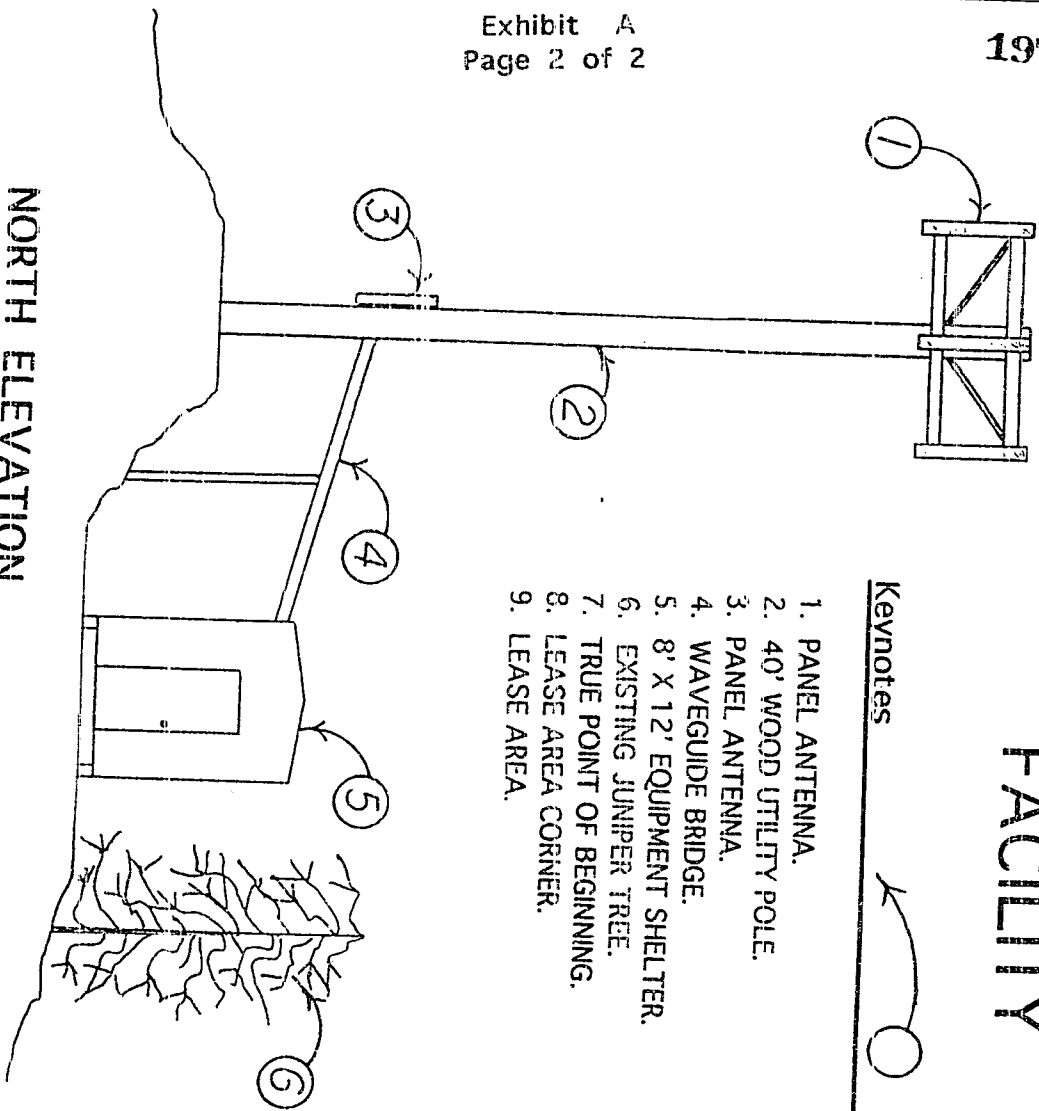


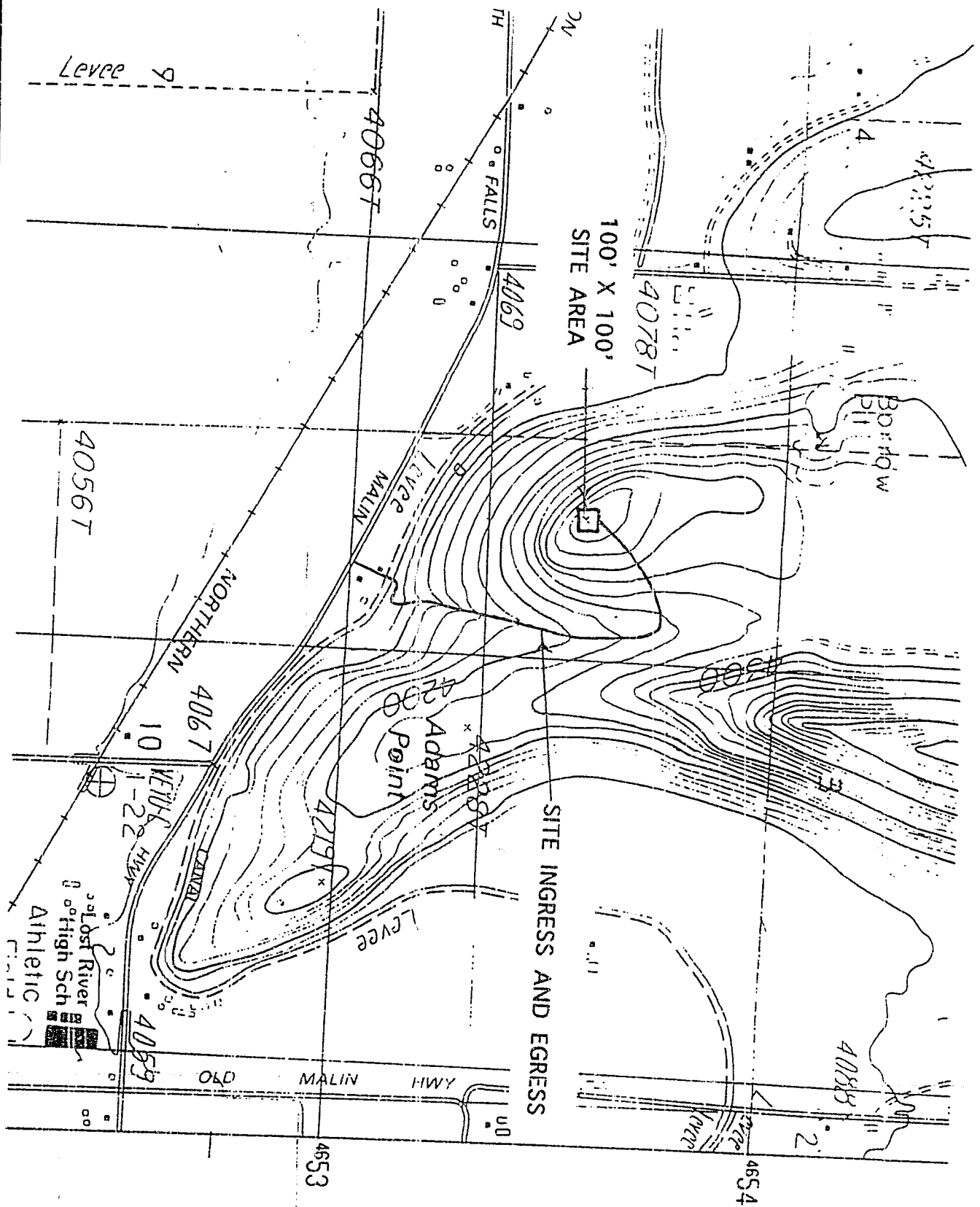
Exhibit B  
Page 1 of 2

DESCRIPTION OF INGRESS AND EGRESS

Hickey Ranches Incorporated hereby grants Triton Cellular Partners of Bend L.L.C. a nonexclusive use of Hickey Ranches Incorporated property, easements and permits a for the purpose of ingress egress to Triton Cellular Partners of Bend L.L.C.'s communication site described as the following:

A strip of land 30 foot wide, being 15 feet on each side of a center line location, said strip of land being more particularly described as follows: Beginning at a point on the Klamath Falls-Malin Highway, also known as Oregon State Highway 50, said point being 265 feet more or less North and 163 feet more less West of the Southeast corner of the Northwest quarter of the Northwest quarter of Section 10 in Township 41 South, Range 11 East of the Willamette Meridian, and thence North crossing the U.S.B.R. "D" Canal to a point 100 feet more or less West and 685 feet more of less North of the Southeast corner of the Northwest quarter of the Northwest quarter of said section, thence in a Southeasterly direction to a point 620 feet more or less North and 170 feet more or less East of the Southwest corner of the Northeast quarter of the Northwest quarter of said section, thence in a Northerly direction to a point 300 feet more or less East of the Northwest corner of the Southeast quarter of the Southwest quarter of Section-3-in-Township 41 South, Range 11 East of the Willamette Meridian, thence in a Southwesterly direction to a point 700 feet more or less North and 595 feet more or less East of the Southwest corner of said section being a distance of 4,000 feet more or less where the above described road terminates at Cellular One's Communication Facility. The above descriptions and measurements are intended to describe the existing road and extension thereof, passing through Section 3 T. 41S. R. 11E. Tax lot 1,200 and Section 10 T. 41 S. R. 11 E. Tax lots 400 and 300 as recorded with the County of Klamath, as depicted and highlighted on the attached copied portion of the Merrill, Oregon United States Geological Survey Quadrangle-Topographic Map.

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State of Oregon, County of Klamath  
Recorded 5/18/99, at 3:33 p.m.  
In Vol. M99 Page 19785  
Linda Smith, County Clerk  
Fee \$ 60.00

*Linda Smith*