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State of Oregon, County of Klamath
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Vol M03 Pg 01151-55
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MEMORANDUM OF AGREEMENT LEASE

THIS MEMORANDUM OF AGREEMENT, dated September 1, 2002, by and between United States Cellular Operating Company of Medford, an Oregon corporation dba U.S. Cellular ("Licensor") and RCC Holdings, Inc., a Minnesota corporation ("Licensee").

WITNESSETH:

Recitals

By "Tower and Ground Space License Agreement" dated August 20, 2002 (the "Agreement"), between Licensor and Licensee, Licensor has agreed to allow Licensee the privilege of placing certain improvements and fixtures on certain real property located atop of Hopper Hill, located in Klamath County, Oregon (Licensor's Property"), legally described on Exhibit A attached hereto and made a part hereof. Licensor and Licensee now desire to enter into this Memorandum of Agreement, to record such Memorandum of Agreement in the Klamath County Clerk's Office, to give record notice of the Agreement.

Memorandum of Agreement

Pursuant to the Agreement, Licensor and Licensee do hereby state the following:

1. The name of the Licensor is United States Cellular Operating Company of Medford, a Oregon corporation, doing business as U.S. Cellular.
2. The name of the Licensee is RCC Holdings, Inc. a Minnesota Corporation.
3. Licensor has agreed to license space for certain improvements and fixtures to Licensee pursuant to the terms, provisions and conditions contained in the Agreement.
4. The address of Licensor set forth in the Agreement is: Attn: Real Estate, c/o U.S. Cellular, 8410 West Bryn Mawr Ave., Suite 700, Chicago, Il. 60631, and the address of Licensee set forth in the Agreement is: RCC Atlantic, Inc., 3905 Dakota Street, Alexandria, MN. 56308
5. The date of the Agreement is August 20, 2002, 2002.
6. A description of the Licensee's ground space on Licensor's Property is attached hereto and made a part hereof as Exhibit B.

7. The initial term of the Agreement shall run from on September 1, 2002 until on August 31, 2007; and, thereafter, Licensee has four (4) options of five (5) years each to renew the Agreement.
8. Licensee agrees to execute and deliver to Licensor such reasonable documents as Licensor may request upon the expiration or any earlier termination of the term of the Agreement to terminate and release this Memorandum of Agreement in the Clerk's Office.
9. Licensor executes this Memorandum of Agreement for the sole purpose of providing record notice of the Agreement in the Klamath County Clerk's Office. Any conflict between the terms of this Memorandum of Agreement and the Agreement shall be resolved in accordance with the terms, provisions, and conditions contained in the Agreement, which are paramount and controlling.

11th IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of this day of SEPTEMBER, 2002.

LICENSOR:

United States Cellular Operating Company of Medford:

By: [Signature]
Name: HICHAM GARNACI
Title: Vice President

LICENSEE:

RCC Holdings, Inc. a Minnesota corporation

By: [Signature]
Name: RICHARD EKSTRAND
Title: PRESIDENT/CEO

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

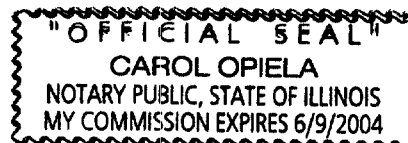
I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Hichem H. Garnaoui, as Vice President of United Sates Cellular Operating Company of Medford, a Oregon Corporation dba U.S. Cellular, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same in the capacity aforestated.

WITNESS my hand and official seal in the County and State last aforesaid the 11th day of SEPTEMBER, 2002.

Sign Name: Carol Opiela

Print Name: CAROL OPIELA
Notary Public

My Commission Expires: 6/9/04



STATE OF MINNESOTA

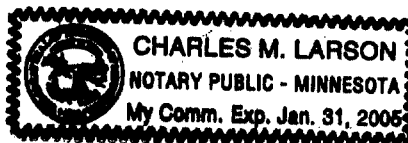
COUNTY OF DOUGLAS

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Richard Ekstrand, as President of RCC Holdings, Inc. a Minnesota corporation, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same in the capacity aforestated.

WITNESS my hand and official seal in the County and State last aforesaid the 1st day of September, 2002.

Sign Name: Charles M. Larson

Print Name: Charles M. Larson
Notary Public



My Commission Expires: 1/31/05

Exhibit A

01154

That portion of Lot 3 (the Northwest Quarter of the Southwest Quarter) of Section 19, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, described as follows: commencing at the Northeast corner of said Section as monumented with a 5/8" rebar and stone; thence South 48°08'01" West based on true North as derived using dual-frequency real-time GPS for 4820.98 feet to a set 5/8" rebar and the true point of beginning; thence South 82°46'49" West 60.38 feet; thence South 6°41'17" East 60.17 feet; thence North 83°10'32" East 61.45 feet; thence North 7°42'16" West 60.60 feet to the said true point of beginning.



- SITE PLAN**
SCALE 1/4"=1'