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AFTER RECORDING PLEASE RETURN TO:

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RCC HOLDING, INC.
c/o Rural Cellular Corporation
Attn: Real Estate Manager
3905 Dakota Street SW,
PO Box 2000
Alexandria, MN 56308-2000

State of Oregon, County of Klamath
Recorded 01/07/2003 2:09 p m.
Vol M03 Pg 01156-58
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

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MEMORANDUM OF LEASE

WHEREAS, a LEASE, was made effective as of the 1st day of January, 2002 by and between **SOUTHVIEW PROPERTIES, L.L.C.**, an Oregon limited liability company, hereinafter referred to as "Landlord", and **RCC HOLDING, Inc.**, a Minnesota corporation, doing business as Cellular One®, hereinafter referred to as "Tenant".

WITNESSETH:

Landlord has leased to Tenant and Tenant has leased from Landlord, 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 are situated in Klamath County, State of Oregon, and is described as follows, to wit:

A parcel of land in Section 36, Township 38 South, Range 8 East, W. M., Klamath County, Oregon and being more particularly described as follows:

Beginning at a point from which the Southeast Corner of Section 36, Township 38 South, Range 8 East, W. M., Klamath County, Oregon, bears South 11°23'13" East 3596.02 feet;

thence, South 89°37'29" West 89.93 feet;

thence, North 00°19'52" East 55.18 feet;

thence, South 89°43'36" East 90.29 feet;

thence, South 00°42'43" West 54.17 feet to the point of beginning, said parcel containing 4,926 square feet (0.11 acres), more or less.

The Basis of Bearings for this description is the east line of the Northeast Quarter of Section 1, Township 39 South, Range 8 East, W. M., Klamath County, Oregon, said line being South 00°16'58" East.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

The above Lease was made for the term, and subject to each and all the terms, provisions, covenants, and conditions set forth therein between the parties hereto,

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covering the Premises hereinabove described, and, said Lease is hereby incorporated herein with the same force and effect as though herein set forth at length.

IN WITNESS WHEREOF, said parties have caused this Lease to be duly effective and executed this 6th day of September, 2002.

LANDLORD:

TENANT:

Southview Properties, L.L.C.
an Oregon limited liability
company

RCC Holding, Inc.
a Minnesota corporation
doing business as CellularOne®

By:


Gregory R. Bessett

By:


Printed: RICHARD EKSTRAND
PRESIDENT/CEO

Title: Manager

Title: _____

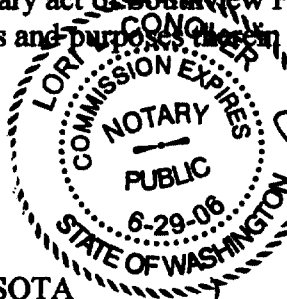
STATE OF WASHINGTON)

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County of Clark)

) ss.

I, the undersigned, being a notary public in and for the State and County aforesaid, do hereby certify that Gregory P. Bessert, Manager, for Southview Properties, L.L.C., an Oregon limited liability company known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Agreement as his free and voluntary act of Southview Properties, L.L.C., an Oregon limited liability company, for the uses and purposes therein stated.



Shawn P. Conner
Notary Public - State of Washington

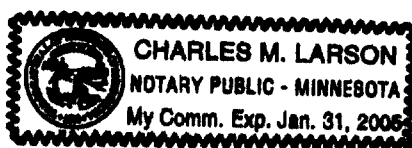
STATE OF MINNESOTA

COUNTY OF Douglas

) ss

I, the undersigned, being a notary public in and for the State and County aforesaid, do hereby certify that Richard Ekstrand, President / CEO, for RCC Holding, Inc., known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Agreement as his free and voluntary act of RCC Holding, Inc, a Minnesota corporation, doing business as CellularOne®, for the uses and purposes therein stated.

Given under my hand and seal this 11th day of November, 2002.



Charles M. Larson
Notary Public