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Klamath County, Oregon

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FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:

Verizon Wireless

Attn: Network Real Estate - M/S 221

3350 161st Avenue SE

Bellevue, WA 98008

ORIGINAL

Memorandum of Land and Tower Lease Agreement

Grantor:	Joe A. Hall, a married man dealing with his sole and separate property and J. E. Hall, a married man dealing with his sole and separate property
Grantee:	Verizon Wireless (VAW) LLC d/b/a Verizon Wireless
Legal Description:	Klamath County, State of Oregon Official legal description as Exhibit "A"
Assessor's Tax Parcel ID#:	Code 051 Map 2409-00000 TL 02400 Key #746759
Reference # (if applicable):	N/A

MEMORANDUM OF LAND AND TOWER LEASE AGREEMENT

This Memorandum of Land and Tower Lease Agreement is made this 12th day of April, 2006, between Joe A. Hall, a married man dealing with his sole and separate property and J. E. Hall, a married man dealing with his sole and separate property, with a mailing address of P. O. Box 141, Belgrade, MT 59714, hereinafter collectively referred to as "LESSOR", and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, with its principal office located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter referred to as "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Land and Tower Lease Agreement (the "Agreement") on April 12, 2006 for an initial term of five (5) years, commencing on the Commencement Date. The Land and Tower Lease Agreement shall automatically be extended for four (4) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term. If at the end of the fourth (4th) five (5) year extension term the Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least six (6) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of such term.

2. LESSOR hereby leases to LESSEE a portion of that certain space on the LESSOR's Tower, located in Klamath County, State of Oregon, as shown on Exhibit "A" attached hereto and made a part hereof, (the entirety of LESSOR's property is referred to hereinafter as the "Property"), together with a 11'6" x 26' foot parcel of property containing 299 square feet for the installation of LESSEE's equipment building and other equipment, together with the non-exclusive right for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a right-of-way extending from the nearest public right-of-way, Hillcrest Street, to the demised premises. The tower space, demised premises and right-of-way are hereinafter collectively referred to as the "Premises". The Premises are described in Exhibit A attached hereto and made a part hereof, and as shown on the plat of survey attached hereto and incorporated herein as Exhibit B.

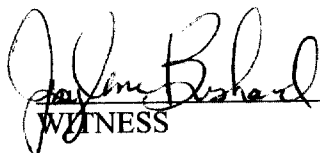
3. The Commencement Date of the Agreement, of which this is a Memorandum, is defined as the first (1st) day of the month following the date this Agreement is executed by the parties or the first (1st) day of the month following the date LESSEE is granted a building permit by the governmental agency charged with issuing such permits, whichever event occurs last.

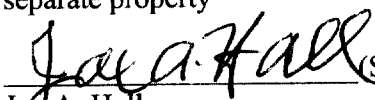
4. LESSEE has the right of first refusal to purchase the Premises during the initial term and all renewal terms of the Agreement. Any transfer between the two (2) parties comprising the LESSOR shall not be considered a sale.

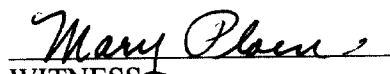
5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

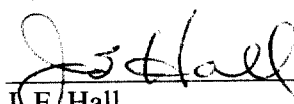
IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

LESSOR: Joe A. Hall, a married man dealing with his sole and separate property and J. E. Hall, a married man dealing with his sole and separate property

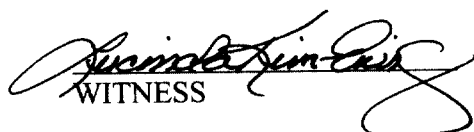

WITNESS

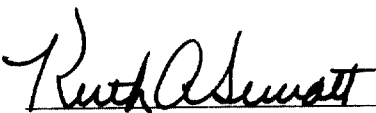
BY:  (SEAL)
Joe A. Hall


WITNESS

BY:  (SEAL)
J. E. Hall

LESSEE: Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless


WITNESS

BY:  (SEAL)
Keith A. Surratt
West Area Vice President – Network

LESSOR ACKNOWLEDGEMENT

STATE OF Oregon)
COUNTY OF Jefferson) ss.

On this 13 day of Feb, 2006, before me, a Notary Public in and for the State of Oregon, personally appeared Joe A. Hall, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be His/Her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

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



Crystal A. Figueroa
NOTARY PUBLIC in and for the State of OR
residing at Medford
My appointment expires Jan. 9, 2007
Print Name Crystal A. Figueroa

STATE OF Montana)
COUNTY OF Gallatin) ss.

On this 10 day of Feb, 2006, before me, a Notary Public in and for the State of Montana, personally appeared J. E. Hall, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be His/Her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

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

Erin Paulauskis
NOTARY PUBLIC in and for the State of Montana
residing at Belgrade
My appointment expires June 17, 2009
Print Name Erin Paulauskis



LESSEE ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 12 day of April, 2006 before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Keith A. Surratt to me known to be an authorized representative of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

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



Janet Loeb
Print or Type Name: JANET LOEBS
Notary Public in and for the State of AZ,
residing at MARICOPA COUNTY
My appointment expires: DEC. 24, 2006

KLF Crescent Access:

An existing access road extending northwesterly from a radio station site situated in the NE1/4 of the SE1/4 of Sec. 29, T. 24 S., R. 9E., W.M., to U.S. Highway No. 97 as said road is now located and staked over and across the N1/2 of the SE1/4, S1/2 of the NE1/4 and NW1/4 of the NE1/4 of Sec. 29, the W1/2 of the SE1/4, SW1/4 of the NE1/4, and E1/2 of the NW1/4 of Sec. 20. and the SW1/4 of Sec. 17, all in T. 24 S., R. 9 E., W.M.

