



11/05/2007 09:19:14 AM

Fee: \$41.00

Recording Requested By  
And When Recorded Mail to:  
Randy Windlinx  
P.O. Box 9491  
Bend, OR 97708

**EXHIBIT D**  
**MEMORANDUM OF LEASE AGREEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that the parties identified below are parties to that certain Communications Facility Agreement, dated October 4, 2007 (the "Agreement"), containing the following terms and conditions:

<b>Lessor</b>	Klamath Medical Business Center LLC and Sky Lakes Medical Center, Inc. with an address at 2865 Daggett Avenue, Klamath Falls, OR 97601
<b>Lessee</b>	RCC Atlantic, Inc., a Minnesota corporation authorized to do business in Oregon, with an address at P.O. Box 2000, 3905 Dakota St SW, Alexandria, MN 56308
<b>Leased Property:</b>	The "Premises" leased by Lessor to Lessee is described in Exhibit A attached hereto and incorporated herein.
<b>Initial Term:</b>	A term of five (5) years commencing on <u>NOV 1</u> , 2007.
<b>Rights to Extend or Renew:</b>	Lessee has the right to extend/renew the Agreement as follows: two (2) options to extend the Initial Term for periods of five (5) years each on the terms and conditions set forth in the Agreement. If Lessee exercises all options to renew, the final expiration of the Agreement will occur on <u>OCT 31, 2022</u>
<b>Assignment Restrictions:</b>	Lessee may not assign or transfer this Agreement without the prior written consent of Lessor, which consent shall not be unreasonably withheld, conditioned, or delayed. Lessee may freely, without Lessor's consent (i) assign its interest hereunder to any entity that is a subsidiary of or related to Lessee by common ownership or control, or in the event of a sale of substantially all of Lessee's assets; (ii) mortgage or pledge its interest in the Facility for financing purposes; and/or (iii) sublease a portion of the Premises to allow co-location by Users.

This Notice of Agreement will be recorded in the applicable land records and is intended to provide notice to third parties of the Agreement pursuant to RSA 477:7-a. The Agreement contains terms and conditions in addition to those set forth in this Notice of Agreement. Capitalized terms not otherwise defined herein shall have the meaning defined in the Agreement. This Notice of Agreement is not intended to amend or modify the terms and conditions of the Agreement. To the extent that the terms and conditions of this Notice of Agreement differ from the terms and conditions of the Agreement, the terms and conditions of the Agreement shall govern and prevail. A copy of the Agreement is kept at Lessee's place of business, at the address noted above.

**[Signature Pages Follow]**

RCC Atlantic, Inc.  
Klamath Falls North  
OR3682

IN WITNESS WHEREOF, the parties hereto have executed this Notice of Agreement to be effective as of the date first set forth above.

LESSORS:

**Klamath Medical Business Center LLC, an  
Oregon limited liability company**

By: *Mark A Howard*

Print Name: MARK A HOWARD

Print Title: PROPERTY MANAGER

**Sky Lakes Medical Center, Inc., an Oregon  
corporation**

By: *Mark A Howard*

Print Name: MARK A. HOWARD

Print Title: PROPERTY MANAGER

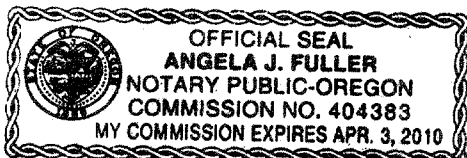
STATE OF OREGON

COUNTY OF KLAMATH

On this the 23<sup>rd</sup> day of July, 2007, before me personally appeared Mark Howard who acknowledged himself to be a Property Manager of Klamath Medical Business Center, LLC, an Oregon limited liability company, and that he/she acknowledged the foregoing instrument by him/her sealed and subscribed to be his/her free act and deed and the free act and deed of said limited liability company.

In witness whereof I hereunto set my hand and official seal.

Before me, *Angela J. Fuller*  
Notary Public  
My Commission Expires: 4/3/2010



STATE OF OREGON

COUNTY OF KLAMATH

On this the 23rd day of July, 2007, before me personally appeared Mark Howard who acknowledged himself to be a Property Manager of Sky Lakes Medical Center, Inc., an Oregon corporation, and that he/she acknowledged the foregoing instrument by him/her sealed and subscribed to be his/her free act and deed and the free act and deed of said corporation.

In witness whereof I hereunto set my hand and official seal.



Before me, Angela J. Fuller  
Notary Public  
My Commission Expires: 4/3/2010

LESSEE:

RCC Atlantic, Inc., a Minnesota corporation

By: Richard Ekstrand

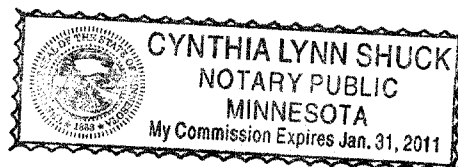
Print Name: RICHARD EKSTRAND  
Print Title: PRESIDENT/CEO

STATE OF MINNESOTA

COUNTY OF DOUGLAS

On the 3 day of October, 2007, before me personally appeared Richard Ekstrand to me known, who being by me duly sworn, did depose and say that he is the President of RCC Atlantic, Inc., the Lessee described in and which executed the foregoing instrument as his free act and deed and the free act and deed of said RCC Atlantic, Inc.

Cynthia Shuck  
Notary Public  
My Commission Expires: \_\_\_\_\_



RCC Atlantic, Inc.  
Klamath Falls North  
OR3682

EXHIBIT A

DESCRIPTION OF PROPERTY

The Premises are located on a portion of that certain real property known as 2909 Daggett, Klamath Falls, Oregon 97601 (the "Property").

Lots 1 and 2, Block 1, TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT B

DESCRIPTION OF PREMISES

The area of the Property comprising the Premises is depicted on the lease exhibits attached hereto.

1. 5' X 10' ground space area with concrete equipment pad located on the north side of building on Property.
2. Lessee's ground mounted electronic equipment installed on said concrete pad within said area.
3. Antenna mounting bracket with antennas attached to the roof of building.
4. Roof space for 7/8" runs of coax from the ground space area to the roof mounted antennas.
5. Two (2) 50 amp 230 volt electric circuits or its equivalence provided by Lessor from Lessor's existing service panel.