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MEMORANDUM OF AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the parties identified below are parties to that certain Communications Facility Agreement, dated Aug 29, 2007 (the "Agreement"), containing the following terms and conditions:

Licensor:	Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, with its principal office at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920
Licensee:	RCC Atlantic, Inc., a Minnesota corporation authorized to do business in Oregon, with an address at 3905 Dakota St SW, Alexandria, MN 56308
Licensed Property:	The "Premises" licensed by Licensor to Licensee is described in Exhibit A attached hereto and incorporated herein.
Initial Term:	A term of five (5) years commencing on <u>December</u> 1, 2007.
Rights to Extend or Renew:	Licensee has the right to extend/renew the Agreement as follows: three (3) options to extend the Initial Term for periods of five (5) years each on the terms and conditions set forth in the Agreement. If Licensee exercises all options to renew, the final expiration of the Agreement will occur on <u>NOV 30</u> , 2027.
Assignment Restrictions:	This Agreement may be sold, assigned or transferred by the Licensee with notice to Licensor.

This Memorandum of Agreement will be recorded in the applicable land records and is intended to provide notice to third parties of the Agreement and any and all amendments thereto. The Lease and any and all amendments thereto contain terms and conditions in addition to those set forth in this Memorandum of Agreement. This Memorandum of Agreement is not intended to amend or modify the terms and conditions of the Agreement or of any amendments thereto. To the extent that the terms and conditions of this Memorandum of Agreement differ from the terms and conditions of the Agreement and/or any amendments thereto, the terms and conditions of the Agreement and/or any amendments thereto shall govern and prevail. Capitalized terms not otherwise defined herein shall have the meaning defined in the Agreement and/or any amendments thereto. A copy of the Agreement and any amendments thereto is kept at Licensee's place of business, at the address noted above.

[Signature Pages Follow]

MALIN MEMORANDUM OF AGREEMENT-1
OR3681

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

LICENOR:

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

By:

1 Name: Keith A. Surratt
1 Title: West/Area Vice President - Network
1 Date: 8/24/07

STATE OF ARIZONA

COUNTY OF MARICOPA

On this the 24th day of August, 2007, before me personally appeared Keith A. Surratt who acknowledged himself to be the West/Area VP - Network of Verizon Wireless (VAW) LLC d/b/a Verizon wireless, and that he acknowledged the foregoing instrument by him sealed and subscribed to be his free act and deed and the free act and deed of Verizon Wireless.

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



Before me, Kristi L. Lee
Notary Public
My Commission Expires: 6/14/2010

LICENSEE:

RCC Atlantic, Inc., a Minnesota corporation

By:

Print Name: RICHARD EKSTRAND
Print Title: PRESIDENT/CEO

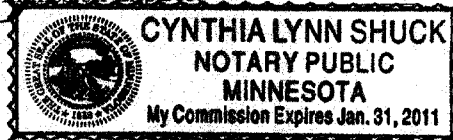
STATE OF MINNESOTA

COUNTY OF DOUGLAS

On the 15 day of June, 2007, before me personally appeared Richard Ekstrand, to me known, who being by me duly sworn, did depose and say that he is the Pres + CEO 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:



MALIN MEMORANDUM OF AGREEMENT-2
OR3681

EXHIBIT A

DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION

The Premises are located on a portion of that certain real property known as the N ½ NW ¼ of Section 22, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon (the "Property").