



Return To: Rae Bodonyi
Lender Recording Services
33700 Lear Industrial Pkwy
Avon, Ohio 44011
440-716-1820

Prepared By/~~return to~~:
Gerry O'Brien
United States Cellular Operating Company of Medford
Attention: Real Estate Legal
8410 W. Bryn Mawr Ave.
Chicago, IL. 60631

Site Name: chase mtn
Site Number: 349459
County: Klamath
State: Oregon

USC 103597

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into by and between JWTR OREGON, LLC, an Oregon limited liability company ("**Landlord**") having an address at-6400 Highway 66, Klamath Falls, Oregon 97601, hereinafter referred to as "**Landlord**", and United States Cellular Operating Company of Medford, an Oregon corporation, whose address is Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois, 60631, hereinafter referred to as "**Tenant**."

WITNESSETH:

WHEREAS, by the terms of a certain Ground Lease entered into on the 14th of September, 2011, ("the Lease"), the Landlord leased to Tenant certain property being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises") upon the terms and conditions as set forth in the Lease; and

WHEREAS, the Landlord and the Tenant desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Klamath County, State of OR.

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord does hereby lease the Premises to the Tenant upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

1. The Lease gives Tenant the option to lease the property, exercisable at Tenant's sole discretion, for a period of twelve (12) months commencing on the _____ day of _____ 2011. Tenant may, at its sole discretion, extend the option term for an additional six (6) months.
2. In the event Tenant exercises the option, in its sole discretion, then the Landlord shall lease the property to the Tenant for an initial lease term of five (5) years commencing on the date that Tenant begins construction. The Lease provides for renewal terms that may extend the term of the lease for up to five (5) additional five (5) year terms which may be exercised upon the terms and conditions more particularly as set forth in the Lease.
3. If Tenant exercises the option, then Landlord also makes certain grants of easement for access and utilities, as more particularly described on the attached Exhibit A, which easements are in effect throughout the term of the Lease as renewed or extended, subject to terms and conditions as set forth in the Lease.
4. This Memorandum of Lease is subject to all the terms and provisions of the Lease which is incorporated herein and made part hereof by reference as if all the provisions thereof were copied in full herein. Any conflict between the provisions of the Memorandum of Lease and Lease will be resolved in favor of the Lease.

IN WITNESS WHEREOF, the Landlord and Tenant hereto have caused this Memorandum of Lease to be executed by their duly authorized officers as of the date of full execution.

LANDLORD:
JWTR OREGON, LLC, an Oregon limited liability company
By: JWTR, LLC, an Oregon limited liability company, member

By: _____
Printed: Ismael Ludea
Title: CEO
Date: 07/11/2011

TENANT:
United States Cellular Operating Company of Medford

By: Stephen T. Campbell
Printed: Stephen T. Campbell
Title: Executive Vice President
Date: 9/14/11

STATE OF OREGON)
)
COUNTY OF KLAMATH)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Thomas Ludlow, 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 their authority, signed the said Memorandum as their free and voluntary act on behalf of JWTR OREGON, LLC, an Oregon limited liability company By: JWTR, LLC, an Oregon limited liability company, member, for the uses and purposes therein stated.

Given under my hand and seal this 11th day of July, 2011.

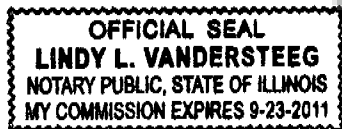


Catherine Marie Chapel
Notary Public
My commission expires 5/7/12

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Steven T. Campbell, Executive Vice President for United States Cellular Operating Company of Medford, 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 Memorandum as his free and voluntary act on behalf of the named Tenant corporation, for the uses and purposes therein stated.

Given under my hand and seal this 4th day of September, 2011.



Lindy L. Vandersteeg
Notary Public
My commission expires 9/23/11

EXHIBIT A

Premises

Legal Description

Commencing at the northeast corner of Section 16, Township 40 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon; thence approximately South 30° West 967 feet to a 2.5" pipe & brass cap on Chase Mountain; thence NORTH, 100.00 feet, to the true point of beginning; thence continue NORTH 100.00 feet; thence EAST 100.00 feet; thence SOUTH 100.00 feet; thence WEST 100.00 feet to the true point of beginning.

Access Easement Parcel:

A 30 foot wide access easement, the centerline of which is described as follows:

Commencing at the northeast corner of Section 16, Township 40 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon; thence approximately South 30° West 967 feet to a 2.5" pipe & brass cap on Chase Mountain; thence NORTH, 100.00 feet to the southwest corner of the proposed communications site; thence EAST, along the south line thereof, 93.00 feet to the true point of beginning of the centerline to be described; thence along a roadway to be constructed the following approximate courses: S 60°00' E, 60.0 feet; 237.4 feet along a 340.0 foot radius curve to the right (the long chord of which bears S 40°00' E, 232.7'); and S 20°00' E, 76.3 feet to the center of an existing roadway; thence along the center of said existing roadway the following approximate courses: S 07°56' E, 106.7 feet; 78.6 feet along a 25.0 foot radius curve to the left (the long chord of which bears N 81°56' E, 50.0'); N 08°10' W, 506.4 feet; N 44°47' W, 176.4 feet; N 74°49' E, 140.9 feet; S 50°02' E, 719.3 feet; S 39°14' E, 471.3 feet; S 28°57' E, 393.3 feet; S 02°44' E, 258.2 feet; 136.1 feet along a 50.0 foot radius curve to the left (the long chord of which bears S 80°43' E, 97.8'); N 21°17' E, 518.4 feet; 124.3 feet along a 50.0 foot radius curve to the right (the long chord of which bears S 87°29' E, 94.7'); S 16°16' E, 661.9 feet; S 10°00' E, 505.3 feet; S 32°12' E, 383.2 feet; S 04°52' W, 296.8 feet; S 13°26' E, 276.7 feet; 203.2 feet along a 100.0 foot radius curve to the left (the long chord of which bears S 71°38' E, 170.0'); N 50°08' E, 758.3 feet; 217.3 feet along a 100.0 foot radius curve to the right (the long chord of which bears S 67°36' E, 177.0'); S 05°22' E, 270.2 feet; 74.4 feet along a 100.0 foot radius curve to the right (the long chord of which bears S 15°55' W, 72.7'); S 37°14' W, 484.8 feet; 156.1 feet along a 100.0 foot radius curve to the left (the long chord of which bears S 07°28' E, 140.7'); S 52°12' E, 98.1 feet; 258.6 feet along a 200.0 foot radius curve to the right (the long chord of which bears S 15°09' E, 241.0'); S 21°52' W, 366.0 feet; 596.7 feet along a 300.0 foot radius curve to the left (the long chord of which bears S 35°06' E, 503.1'); and N 87°54' E, 141.2 feet to Chase Mountain Road.

Utility Easement Parcel:

A 10 foot wide utility easement, the centerline of which is described as follows:

Commencing at the northeast corner of Section 16, Township 40 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon; thence approximately South 30° West 967 feet to a 2.5" pipe & brass cap on Chase Mountain; thence NORTH, 100.00 feet to the southwest corner of the proposed communications site; thence EAST, along the south line thereof, 93.00 feet to the true point of beginning of the centerline to be described; thence along a roadway to be constructed S 60°00' E, 60.0 feet; thence South 07°08' East, 125.3 feet to existing utility pole D9029.