

Prepared by: ✓  
Nokia Siemens Networks  
800 Roosevelt Rd, Bldg A-218  
Glen Ellyn, IL 60137

DOC # 0708920  
09/07/2007 03:58 PM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
RACHEL ARKEMA

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 6 Fee: 19.00  
BK-0907 PG- 1521 RPTT: 0.00



Memorandum of Agreement

This Memorandum of Agreement ("Memorandum") dated July 5, 2007, evidences that a lease was made and entered into by a Site Agreement (the "Agreement") dated July 5, 2007, between The Barn, Inc., a Nebraska corporation ("Owner") and Sprint Spectrum L.P., a Delaware limited partnership ("Sprint").

The Agreement provides in part that Owner leases to Sprint certain real property owned by Owner and located at the intersection of Military Street and State Street, City of Bennington, County of Douglas, State of Nebraska, together with non-exclusive easements for reasonable access thereto, for placement of an underground grounding system, and for access to the appropriate source of electric and telephone facilities (the "Site"). The Site is further described in Exhibit A attached hereto. The term of the Agreement is 5 years commencing on \_\_\_\_\_, 2007, which term is subject to 4 additional terms of 5 years each that may be exercised by Sprint.

The parties have executed this Memorandum as of the day and year first above written.

**OWNER**  
The Barn, Inc.,  
A Nebraska Corporation  
  
By: Thomas L. Feyerherm / Pres.  
Name: Thomas L. Feyerherm  
Title: President  
Address: 8546 N. 46th Ave.  
Omaha, NE. 68152  
  
Contact Phone Number: 402-679-0857  
Email Address: \_\_\_\_\_

**SPRINT**  
Sprint Spectrum L.P., a Delaware limited partnership  
  
By: [Signature]  
Name: Michael Reed  
Title: Sr. Mgr. Site Devel.  
Address: 6550 Sprint Parkway  
Overland Park, Ks. 66251  
  
Sprint Contracts & Performance Hotline: 800-357-7641

See Addendum to Memorandum of Option Agreement for continuation of Owner signatures.

Site Name: The BarnSprint Site ID #: OM60XC458-G

**EXHIBIT A  
TO MEMORANDUM OF SITE AGREEMENT  
PAGE 1 of 2**

**Site Description**

Site located at 15220 Military Road, situated in the City of Bennington, County of Douglas, State of Nebraska commonly described as follows:

**Legal Description:**

THE BARN INC., GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201) in Douglas County, Nebraska:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6<sup>TH</sup> P.M., IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE S.89°57'51"W., (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1071.44 FEET; THENCE N.02°23'19"E. PERPENDICULAR TO SAID SOUTH LINE, 75.00' TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF STATE STREET AND THE EAST RIGHT OF WAY LINE OF MILITARY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.89°57'51"W. ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE, 34.03 FEET; THENCE N.37°32'23"W., 43.56 FEET; THENCE N.31°42'43"W., 447.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MILITARY ROAD; THENCE N.58°11'38"E. ALONG SAID EAST RIGHT OF WAY LINE 17.00'; THENCE S.31°42'43"E. ALONG SAID EAST LINE, 244.29 FEET; THENCE N.58°17'17"E. ALONG SAID EAST LINE, 10.00 FEET; THENCE S.31°42'43"E. ALONG SAID EAST LINE, 202.13 FEET; THENCE S.37°32'23"E. ALONG SAID EAST LINE, 62.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11,066 SQUARE FEET (0.25 ACRES) MORE OR LESS.



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Site Name: The Barn

Sprint Site ID #: OM60XC458-G

**OWNER NOTARY BLOCK:**

STATE OF NE  
COUNTY OF DOUGLAS

The foregoing instrument was (choose one)  attested or  acknowledged before me this 27<sup>TH</sup> day of JUNE, 2006, by (choose one)  THOMAS L. FEYERHIM as an individual,   
as PRESIDENT of THE BARN INC, a NEBRASKA corporation, on behalf of  
the corporation, or  partner or agent on behalf of \_\_\_\_\_, a  
partnership.

(AFFIX NOTARIAL SEAL)

Julie E. Fox  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC STATE OF \_\_\_\_\_

My commission expires:



Julie E. Fox  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)  
COMMISSION NUMBER: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was (choose one)  attested or  acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by (choose one)  \_\_\_\_\_ as an individual,   
as \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of  
the corporation, or  partner or agent on behalf of \_\_\_\_\_, a  
partnership.

(AFFIX NOTARIAL SEAL)

\_\_\_\_\_  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC STATE OF \_\_\_\_\_

My commission expires:

\_\_\_\_\_  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)  
COMMISSION NUMBER: \_\_\_\_\_



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Site Name: The Barn

Sprint Site ID #: OM60XC458-G

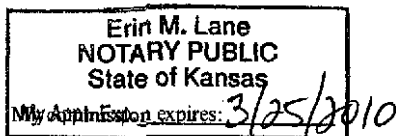
**SPRINT NOTARY BLOCK:**

STATE OF KS

COUNTY OF Johnson

The foregoing instrument was acknowledged before me this 5th day of July, 2007, by Michael Reed, as Sr. mgr. Steve Devel of Sprint Spectrum L.P., a Delaware limited partnership, who executed the foregoing instrument on behalf of the partnership.

(AFFIX NOTARIAL SEAL)



Erin M. Lane  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC STATE OF

ERIN M. LANE  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by \_\_\_\_\_ as \_\_\_\_\_ of Sprint Spectrum L.P., a Delaware limited partnership, who executed the foregoing instrument on behalf of the partnership.

(AFFIX NOTARIAL SEAL)

My commission expires:

\_\_\_\_\_  
(OFFICIAL NOTARY SIGNATURE)  
NOTARY PUBLIC STATE OF

\_\_\_\_\_  
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)



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Site Name: The Barn

Sprint Site ID #: OM60XC458-G

**ADDENDUM TO  
Memorandum of Agreement  
Continuation of Owner Signatures**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Taxpayer ID: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

By: [Signature]  
Name: William L. Jansen  
Title: Vice President  
Date: 6-27-07  
Taxpayer ID: 47-0820631  
Address: 15654 Rolling Ridge Rd  
Omaha, NE 68135  
\_\_\_\_\_  
Contact Phone Number: 402-680-7891  
Email Address: WJANSEN@ADICORP.COM

By: Wm L. Hall  
Name: WILLIAM L. HALL  
Title: SECRETARY  
Date: 6-27-07  
Taxpayer ID: 47-0820631  
Address: 4707 N. 109 CIR  
OMAHA, NE  
68164  
\_\_\_\_\_  
Contact Phone Number: 402-431-9518  
Email Address: HALL1228@COX.NET

By: Daniel L. Hall  
Name: Daniel L. Hall  
Title: V.P.  
Date: 6/27/07  
Taxpayer ID: 47-0820631  
Address: 6410 N. 105 ST  
Omaha Ne  
68134  
\_\_\_\_\_  
Contact Phone Number: 402-493-4414  
Email Address: danhall@tconl.com

By: [Signature]  
Name: CLIFFORD E FEYERHERM  
Title: TREASURER  
Date: 06-27-07  
Taxpayer ID: 47-0820631  
Address: 1405 N. 131<sup>st</sup> CIR  
OMAHA, NE  
68154  
\_\_\_\_\_  
Contact Phone Number: 402-496-9576  
Email Address: CFYRHRM@COX.NET

By: [Signature]  
Name: Paul E Feyerherm  
Title: V.P.  
Date: 6-27-07  
Taxpayer ID: 47-0820631  
Address: 9723 BRAUT ST.  
OMAHA NE  
68134  
\_\_\_\_\_  
Contact Phone Number: 402-397-2176  
Email Address: Fyehrm@COX.NET

Owner Initials: T.L.F.  
Sprint Initials: [Signature]