

This Document Prepared By:
 ALLTEL Communications, Inc.
 One Allied Drive, P.O. Box 2177
 Little Rock, AR 72202
 Attn: Property Management Department

Return to: Fidelity National Title
 7130 Glen Forest Dr. #300
 Richmond, VA 23226
 M Carter

MEMORANDUM OF LEASE

This Memorandum of Lease ("Memorandum") is executed this 2 day of June, 2009, by and between Gary G. Koltiska and Vicki Jo Koltiska, husband and wife as tenants by the entirety with rights of survivorship, ("Owner") and Alltel Communications, LLC, a Delaware limited liability company, (Tenant) and evidences that on the 2 day of June, 2009, a Communications Site Lease Agreement was executed for the Property as that term is hereinafter defined.

1. **Lease Term.** The term of the Lease shall be five (5) years commencing on the 12 day of October, 2009, and terminating at midnight on the 11 day of October, 2014. Tenant has the right to extend the Lease for five (5) additional five year terms.

2. **Property.** Subject to the terms of the Lease, Owner has leased to Tenant the use of a portion of the real property described in Exhibit "A" attached hereto ("Property"), and Owner has granted Tenant an easement for ingress, egress and utilities over that property described in Exhibit "B" attached hereto ("Easement").

3. **Notices.** All notices, requests, demands, and other communications to the Owner or Tenant shall be made at the following addresses:

If to Owner, to: Gary & Vicki Koltiska
 120 Cat Creek Road
 Sheridan, WY 82801-9632
 Phone: 307.737.2272

If to Tenant, to: ALLTEL Communications, Inc.
 One Allied Drive
 P.O. Box 2177
 Little Rock, AR 72203
 Attn: Property Management Department

11818193

IN WITNESS HEREOF, Owner and Tenant have executed this Memorandum of Lease Agreement as of the date and year first before listed.

OWNER: GARY G. KOLTISKA AND VICKI JO KOLTISKA

Witnesses:

Kim M Gleason
William J. Hilde

By:

Gary G. Koltiska
Gary G. Koltiska

Date:

5-6-09

Witnesses:

Kim M Gleason
William J. Hilde

By:

Vicki Jo Koltiska
Vicki Jo Koltiska

Date:

5-6-09

LESSEE: ALLTEL COMMUNICATIONS, LLC
By Management Trust

Witnesses:

Deezyly
Angelina Wood

By:

Barbara Bonds
Barbara Bonds

Title : Trust Counsel

Date:

6/2/09

ATTEST:

(Corporate Seal)

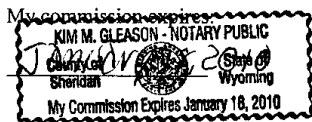
ACKNOWLEDGMENTS

STATE OF WYOMING

COUNTY OF SHERIDAN

I, the undersigned, a Notary Public in and for said State and County, do certify that Gary G. Koltiska and Vicki Jo Koltiska, husband and wife, personally appeared before me this day and acknowledged that the foregoing Communications Site Lease Agreement was signed by them.

WITNESS my hand and notarial seal this 6th day of July, 2009.



Kim M. Gleason
Notary Public

STATE OF ARKANSAS

COUNTY OF PULASKI

I, Sam E. Howard, a Notary Public of the County and State aforesaid, certify that Barbara Bonds personally appeared before me this day and acknowledged that she is Trust Counsel of Alltel Communications, LLC, a limited liability company, and that by authority duly given and as the act of the said corporation, the foregoing instrument was signed in its name.

WITNESS my hand and notarial seal this 2 day of June, 2009.

Sam E. Howard
Notary Public

My Commission Expires: 9-1-2009
SEAL

SAM E. HOWARD
NOTARY PUBLIC
PULASKI COUNTY, STATE OF ARKANSAS
MY COMMISSION EXPIRES:

EXHIBIT "A"

LEGAL DESCRIPTION OF
THE PROPERTY

LEASE SITE DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF TOWNSHIP 55 NORTH, RANGE 79 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING: SECTION 23: ALL; SECTION 26: NW1/4 NW1/4, E1/2 W1/2, E1/2; SECTION 35: ALL THAT PORTION OF THE N1/2 NE1/4 AND THE SW1/4 NE1/4, LYING NORTH AND WEST OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 22; THENCE N87°13'00"E ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 5334.53 FEET TO A BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 23; THENCE S63°35'06"E, A DISTANCE OF 5199.51 FEET TO A 5/8 INCH REBAR SET AT THE POINT OF BEGINNING; THENCE N67°34'20"E, A DISTANCE OF 100.00 FEET TO A 5/8 INCH REBAR SET; THENCE S22°25'40"E, A DISTANCE OF 100.00 FEET TO A 5/8 INCH REBAR SET; THENCE S67°34'20"W, A DISTANCE OF 100.00 FEET TO A 5/8 INCH REBAR SET; THENCE N22°25'40"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,000 SQUARE FEET, MORE OR LESS.

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EXHIBIT "B"

LEGAL DESCRIPTION OF
THE EASEMENT

ACCESS EASEMENT DESCRIPTION:

AN ACCESS EASEMENT OVER AND ACROSS PART OF TOWNSHIP 55 NORTH, RANGE 79 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING: SECTION 23: ALL; SECTION 26: NW1/4 NW1/4, E1/2 W1/2, E1/2; SECTION 35: ALL THAT PORTION OF THE N1/2 NE1/4 AND THE SW1/4 NE1/4, LYING NORTH AND WEST OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, BEING 8.50 FEET IN WIDTH 4.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 22; THENCE N87°13'00"E ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 5334.53 FEET TO A BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 23; THENCE S63°35'06"E, A DISTANCE OF 5199.51 FEET TO A 5/8 INCH REBAR SET AT THE NORTHWESTERN MOST CORNER OF THE LEASE SITE; THENCE N67°34'20"E ALONG THE NORTHERLY LINE OF SAID LEASE SITE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH REBAR SET; THENCE S22°25'40"E ALONG THE EASTERLY LINE OF SAID LEASE SITE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH REBAR SET; THENCE S67°34'20"W ALONG THE SOUTHERLY LINE OF SAID LEASE SITE, A DISTANCE OF 12.50 FEET; THENCE S22°25'40"E PERPENDICULAR TO SAID SOUTHERLY LINE OF THE LEASE SITE, A DISTANCE OF 4.25 FEET TO THE POINT OF BEGINNING; THENCE S67°34'20"W PARALLEL WITH SAID SOUTHERLY LINE OF THE LEASE SITE, A DISTANCE OF 75.00 FEET TO THE POINT OF TERMINATION.

ACCESS AND UTILITY EASEMENT DESCRIPTION:

AN ACCESS AND UTILITY EASEMENT OVER AND ACROSS PART OF TOWNSHIP 55 NORTH, RANGE 79 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING: SECTION 23: ALL; SECTION 26: NW1/4 NW1/4, E1/2 W1/2, E1/2; SECTION 35: ALL THAT PORTION OF THE N1/2 NE1/4 AND THE SW1/4 NE1/4, LYING NORTH AND WEST OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, BEING 20 FEET IN WIDTH, 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT AN ALUMINUM CAP FOUND AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 22; THENCE N87°13'00"E ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 5334.53 FEET TO A BRASS CAP FOUND AT THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 23; THENCE S63°35'06"E, A DISTANCE OF 5199.51 FEET TO A 5/8 INCH REBAR SET AT THE NORTHWESTERN MOST CORNER OF THE LEASE SITE; THENCE N67°34'20"E ALONG THE NORTHERLY LINE OF SAID LEASE SITE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH REBAR SET; THENCE S22°25'40"E ALONG THE EASTERLY LINE OF SAID LEASE SITE, A DISTANCE OF 100.00 FEET TO A 5/8 INCH REBAR SET; THENCE S67°34'20"W ALONG THE SOUTHERLY LINE OF SAID LEASE SITE, A DISTANCE OF 31.98 FEET TO THE POINT OF BEGINNING; THENCE S22°36'03"E, A DISTANCE OF 236.73 FEET; THENCE S46°01'13"W, A DISTANCE OF 144.76 FEET; THENCE S73°15'01"W, A DISTANCE OF 55.23 FEET; THENCE N69°59'17"W, A DISTANCE OF 80.21 FEET; THENCE N50°42'24"W, A DISTANCE OF 51.03 FEET; THENCE N41°28'15"W, A DISTANCE OF 111.42 FEET; THENCE N59°52'37"W, A DISTANCE OF 111.44 FEET; THENCE N45°37'08"W, A DISTANCE OF 109.89 FEET; THENCE N59°10'00"W, A DISTANCE OF 81.84 FEET; THENCE N77°59'49"W, A DISTANCE OF 44.82 FEET; THENCE S73°27'44"W, A DISTANCE OF 93.00 FEET; THENCE S81°56'12"W, A DISTANCE OF 210.51 FEET; THENCE S87°45'24"W, A DISTANCE

OF 110.97 FEET; THENCE N68°29'30"W, A DISTANCE OF 71.19 FEET; THENCE N84°14'00"W, A DISTANCE OF 58.75 FEET; THENCE S69°14'30"W, A DISTANCE OF 106.24 FEET; THENCE S56°38'11"W, A DISTANCE OF 154.33 FEET; THENCE S81°21'13"W, A DISTANCE OF 57.87 FEET; THENCE N77°34'15"W, A DISTANCE OF 239.65 FEET; THENCE S72°08'00"W, A DISTANCE OF 203.62 FEET; THENCE S63°20'04"W, A DISTANCE OF 85.00 FEET; THENCE S53°01'56"W, A DISTANCE OF 197.15 FEET; THENCE S58°31'26"W, A DISTANCE OF 214.38 FEET; THENCE S53°49'27"W, A DISTANCE OF 66.83 FEET; THENCE S41°29'02"W, A DISTANCE OF 184.51 FEET; THENCE S24°08'14"W, A DISTANCE OF 56.81 FEET; THENCE S15°46'30"W, A DISTANCE OF 118.37 FEET; THENCE S23°46'46"W, A DISTANCE OF 173.44 FEET; THENCE S18°58'01"W, A DISTANCE OF 71.43 FEET; THENCE S01°03'34"E, A DISTANCE OF 116.67 FEET; THENCE S05°18'01"W, A DISTANCE OF 241.22 FEET; THENCE S09°26'23"W, A DISTANCE OF 120.73 FEET; THENCE S17°52'45"W, A DISTANCE OF 72.61 FEET; THENCE S24°12'32"W, A DISTANCE OF 70.14 FEET; THENCE S30°01'54"W, A DISTANCE OF 141.59 FEET; THENCE S13°07'14"W, A DISTANCE OF 57.39 FEET; THENCE S02°57'25"E, A DISTANCE OF 149.72 FEET; THENCE S12°04'27"W, A DISTANCE OF 186.36 FEET; THENCE S14°59'14"W, A DISTANCE OF 108.92 FEET; THENCE S30°49'45"W, A DISTANCE OF 117.16 FEET; THENCE S20°45'28"W, A DISTANCE OF 76.87 FEET; THENCE S12°10'32"W, A DISTANCE OF 67.04 FEET; THENCE S37°19'27"E, A DISTANCE OF 105.16 FEET; THENCE S45°57'43"E, A DISTANCE OF 110.11 FEET; THENCE S39°23'24"E, A DISTANCE OF 133.96 FEET; THENCE S28°11'46"E, A DISTANCE OF 84.34 FEET; THENCE S33°31'14"E, A DISTANCE OF 109.54 FEET; THENCE S45°57'55"E, A DISTANCE OF 170.91 FEET; THENCE S38°51'51"E, A DISTANCE OF 151.56 FEET; THENCE S33°25'37"E, A DISTANCE OF 74.75 FEET; THENCE S01°35'32"E, A DISTANCE OF 47.80 FEET; THENCE S28°59'07"W, A DISTANCE OF 42.49 FEET; THENCE S43°32'29"W, A DISTANCE OF 127.26 FEET; THENCE S36°45'54"W, A DISTANCE OF 206.69 FEET; THENCE S28°39'45"W, A DISTANCE OF 185.78 FEET; THENCE S23°41'51"W, A DISTANCE OF 82.62 FEET; THENCE S05°45'22"W, A DISTANCE OF 73.10 FEET; THENCE S07°46'15"E, A DISTANCE OF 88.42 FEET; THENCE S33°33'19"E, A DISTANCE OF 68.49 FEET; THENCE S59°14'40"E, A DISTANCE OF 68.78 FEET; THENCE S68°11'21"E, A DISTANCE OF 110.57 FEET; THENCE S75°36'22"W, A DISTANCE OF 900.16 FEET; THENCE S16°49'57"E, A DISTANCE OF 260.51 FEET; THENCE S82°28'17"E, A DISTANCE OF 301.49 FEET; THENCE S55°53'51"E, A DISTANCE OF 139.75 FEET; THENCE S49°01'38"E, A DISTANCE OF 242.12 FEET; THENCE S44°53'22"E, A DISTANCE OF 300.66 FEET; THENCE S37°23'45"E, A DISTANCE OF 84.79 FEET; THENCE S30°26'29"E, A DISTANCE OF 233.06 FEET; THENCE S29°36'11"E, A DISTANCE OF 353.36 FEET; THENCE S33°42'58"E, A DISTANCE OF 236.57 FEET; THENCE S41°32'36"E, A DISTANCE OF 58.77 FEET; THENCE S33°10'08"E, A DISTANCE OF 159.95 FEET; THENCE S33°15'04"E, A DISTANCE OF 57.40 FEET; THENCE S46°42'33"E, A DISTANCE OF 187.36 FEET; THENCE S33°59'26"E, A DISTANCE OF 98.66 FEET; THENCE S20°34'11"E, A DISTANCE OF 77.79 FEET; THENCE S03°14'06"E, A DISTANCE OF 95.17 FEET; THENCE S05°58'43"W, A DISTANCE OF 71.57 FEET; THENCE S10°40'20"W, A DISTANCE OF 174.63 FEET; THENCE S03°18'55"W, A DISTANCE OF 122.07 FEET; THENCE S01°37'02"E, A DISTANCE OF 190.77 FEET; THENCE S02°38'13"E, A DISTANCE OF 192.43 FEET; THENCE S01°56'21"W, A DISTANCE OF 135.14 FEET; THENCE S09°24'18"W, A DISTANCE OF 164.08 FEET; THENCE S12°33'36"W, A DISTANCE OF 187.23 FEET; THENCE S18°24'38"W, A DISTANCE OF 115.06 FEET; THENCE S21°35'53"W, A DISTANCE OF 334.92 FEET; THENCE S09°12'57"E, A DISTANCE OF 36.57 FEET; THENCE S40°04'53"E, A DISTANCE OF 42.14 FEET; THENCE S57°27'33"E, A DISTANCE OF 255.10 FEET; THENCE S53°49'17"E, A DISTANCE OF 70.74 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON, QUINCY RAILROAD AND THE POINT OF TERMINATION.