



200211130171
Skagit County Auditor

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Prepared by and Return to:

AT&T Wireless
617 Eastlake Avenue East
Seattle, WA 98109
Attention: Lease Administrator

Cell Site No.: 961-004-B-05 ⁵⁰⁴ (ANSI)

State: Washington
County: Skagit

FIRST AMERICAN TITLE CO.
60213

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this 30 day of April, 2002, by and between RICHARD S. NORGAARD and BARBARA A. NORGAARD, husband and wife, having a mailing address of 22966 N. Starbird Rd., Mount Vernon, WA 98274 (hereinafter referred to as "Landlord") and AT&T Wireless Services of Washington, LLC, an Oregon limited liability company, d/b/a AT&T Wireless, by AT&T Wireless Services, Inc., a Delaware corporation, its member, having an office at 617 Eastlake Avenue East, Seattle, WA 98109 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Lease Agreement ("Agreement") on the 30 day of April, 2002, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing are set forth in the Agreement.
2. The term of the Agreement is for an Initial Term of ten (10) years commencing on the date that Tenant commences construction and ending on the last day of the month in which the tenth (10th) anniversary of the Commencement Date occurs, with four (4) successive five (5) year options to renew.
3. The portion of the land being leased to Tenant (the "Premises") is described in **Exhibit 1** annexed hereto.
4. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

RICHARD S. NORAARD and
BARBARA A. NORGAARD

By: Richard S. Norgaard

Print Name: Richard S. Norgaard

Its: _____

Date: 3-20-02

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 13 2002

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

By: Barbara A. Norgaard

Print Name: Barbara A. Norgaard

Its: _____

Date: 3/20/02

"TENANT"

AT&T Wireless Services of Washington, LLC,
an Oregon limited liability company, d/b/a
AT&T Wireless

By: AT&T Wireless Services, Inc., a Delaware
corporation, its member

By: [Signature]

Print Name: Louis R. Levy

Its: System Development Manager

Date: 4/30/02



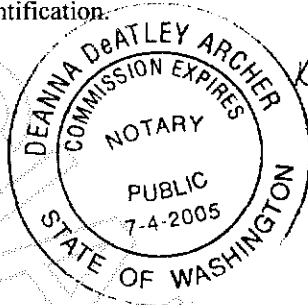
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ACKNOWLEDGEMENTS

LANDLORD (INDIVIDUAL)

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2002, by Richard S. Norgaard, () who is personally known to me OR (X) who has produced WASH DR LIC as identification.

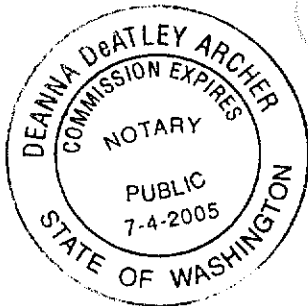


Deanna DeAtley Archer
Notary Public
Print Name: Deanna DeAtley Archer
My commission expires: 7-4-2005

LANDLORD (INDIVIDUAL)

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2002, by Barbara A. Norgaard, () who is personally known to me OR (X) who has produced WASH DR LIC as identification.



Deanna DeAtley Archer
Notary Public
Print Name: Deanna DeAtley Archer
My commission expires: 7-4-2005



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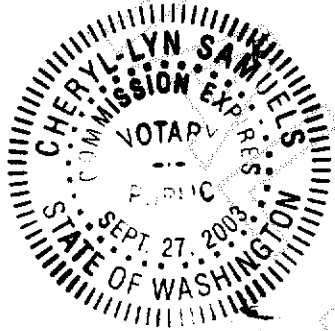
ACKNOWLEDGEMENT

TENANT

STATE OF WASHINGTON
) ss:
COUNTY OF KING)

The foregoing instrument was acknowledged before me this 30th day of APRIL, 2002, by Louis R. Levy, System Development Manager of AT&T Wireless Services, Inc., a Delaware corporation, which is the ~~manager~~^{member} of AT&T Wireless Services of Washington, LLC, the Oregon limited liability company named in this document, who is personally known to me or ~~who has produced~~^{as} ~~as identification~~.

Cheryl-Lyn Samuels
Notary Public
Print Name: Cheryl-Lyn Samuels
My commission expires: 9-27-2003



DOCUMENT



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EXHIBIT 1

DESCRIPTION OF THE PROPERTY AND PREMISES

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to the Memorandum of Lease dated 30 April, 2002, by and between RICHARD S. NORGAARD and BARBARA A. NORGAARD, husband and wife, as Landlord, and AT&T Wireless Services of Washington, LLC, an Oregon limited liability company, d/b/a AT&T Wireless, by AT&T Wireless Services, Inc., a Delaware corporation, its member, as Tenant.

The legal description of the Property:

Situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

The North 360 feet of the South 480 feet of that portion of the South 1/2 of the Southeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying Westerly of the existing County road running Northerly and Southerly across said premises along or near the North-South centerline of said South 1/2 of the Southeast 1/4, and lying Northeasterly of and adjacent to the strip or land condemned on December 16, 1968 by the State of Washington for SR5 in Skagit County Superior Court Cause No.30443;

EXCEPT the North 180 feet of the South 300 feet of the East 275 feet thereof.

Parcel "B":

That North 180 feet of the South 300 feet of the East 275 feet of that portion of the South 1/2 of the Southeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying Westerly of the existing road running Northerly and Southerly across said premises along or near the North-South centerline of said South 1/2 of the Southeast 1/4.

Parcel "C":

A strip of land 20 feet in width in the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 33 North, Range 4 East W.M., (as excepted in the Contract to Richard W. Tjersland, et ux, et al, dated May 15, 1967, recorded June 1, 1967 under Auditor's File No 699900) being 10 feet on each side of the following described centerline:

Beginning at a point 10 feet South of the existing well located on the South 120 feet or that portion of the said Southwest 1/4 of the Southeast 1/4, lying Easterly of the State Highway and Westerly of the existing County road, and running North to the North line of said South 120 feet.



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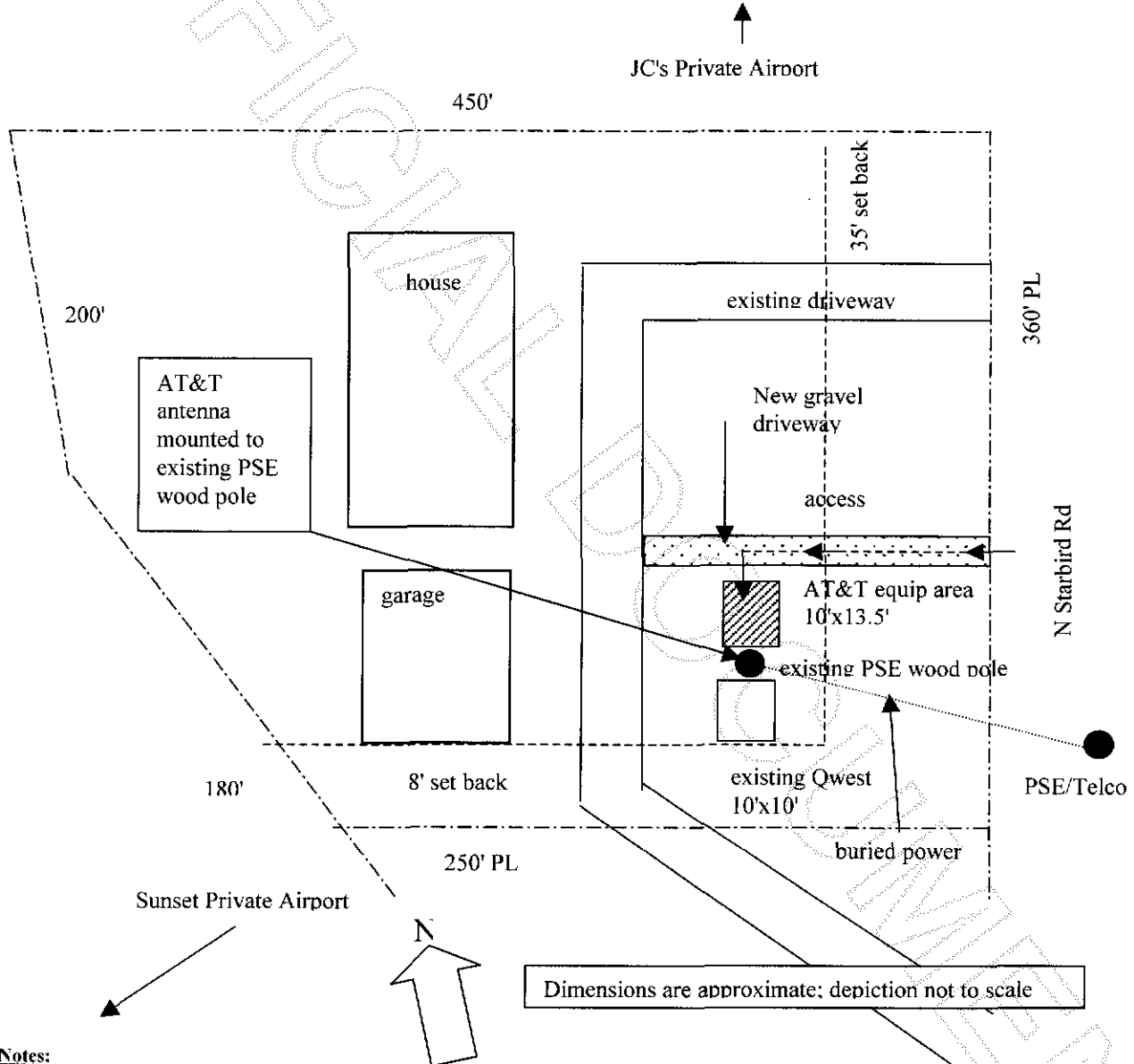
EXHIBIT 1

DESCRIPTION OF THE PROPERTY AND PREMISES

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to the Memorandum of Lease dated 30 April, 2002, by and between RICHARD S. NORGAARD and BARBARA A. NORGAARD, husband and wife, as Landlord, and AT&T Wireless Services of Washington, LLC, an Oregon limited liability company, d/b/a AT&T Wireless, by AT&T Wireless Services, Inc., a Delaware corporation, its member, as Tenant.

The Premises are described and/or depicted as follows:



Notes:

1. This Exhibit may be replaced by Construction Drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.



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