

FILED FOR RECORD AT REQUEST OF
AND WHEN RECORDED RETURN TO:
Verizon Wireless
Attn: Network Real Estate - M/S 231
15900 SE Eastgate Way
Bellevue, WA 98008

Space above this line is for Recorder's use.

ORIGINAL

Memorandum of Land Lease Agreement

Grantor: Hood River Sand and Gravel Ready-Mix, Inc.

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

Legal Description: W ½ Sec 21 T2N R7E
Skamania County, State of Washington
Official legal description as Exhibit A

Assessor's Tax Parcel ID#: 02-07-21-0-0-0602-00; 02-07-21-0-0-0602-80 *DM*

Reference # (if applicable): N/A *VC*

MEMORANDUM OF LAND LEASE AGREEMENT

This Memorandum of Land Lease Agreement is made this 15 day of July, 2008, between Hood River Sand and Gravel Ready-Mix, Inc., with a mailing address of 2630 Old Columbia River Road, Hood River, Oregon 97031, hereinafter collectively referred to as "LESSOR", and Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920, hereinafter referred to as "LESSEE". LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. LESSOR and LESSEE entered into a Land Lease Agreement (the "Agreement") on July 15, 2008 for an initial term of five (5) years, commencing on the Commencement Date. The Land Lease Agreement shall automatically be extended for four (4) additional five (5) year terms unless the LESSEE terminates it at the end of the then current term by giving the LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term. If at the end of the fourth (4th) five (5) year extension term the Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term.

2. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the "Property"), located near Cascade Drive, North Bonneville, WA 98639, and being described as a 25' x 32' parcel containing 800 square feet, and a 10' x 15' area of space for a generator and related appurtenances, as shown on Exhibit "A" attached hereto and made a part hereof, together with the non-exclusive right for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a right-of-way extending from the nearest public right-of-way, Cascade Drive, to the demised premises. The demised premises and right-of-way are hereinafter collectively referred to as the "Premises". The Premises are described in Exhibit "A" attached hereto and made a part hereof. In the event any public utility is unable to use the aforementioned right-of-way, LESSOR has agreed to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

3. The Commencement Date of the Agreement, of which this is a Memorandum, is the date LESSEE commences installation of the equipment on the Premises. In the event the date LESSEE commences installation of the equipment on the Premises falls between the 1st and 15th of the month, the Agreement shall commence on the 1st of that month and if the date installation commences falls between the 16th and 31st of the month, then the Agreement shall commence on the 1st day of the following month (either the "Commencement Date").

4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

**LESSOR: Hood River Sand and Gravel
Ready-Mix, Inc.**

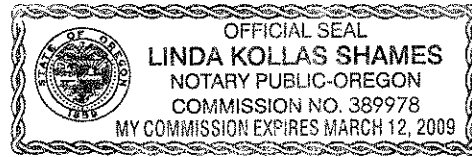
By: [Signature]
Name: Garrett J. Porter
Title: Vice President
Date: 04-15-08

**LESSEE: Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless**

By: [Signature]
Name: Keith A. Surratt
Its: West Area Vice President - Network
Date: 7/15/08

LESSOR ACKNOWLEDGEMENT

STATE OF Oregon)
) ss.
 COUNTY OF Hood River



On this 15 day of April, 2008, before me, a Notary Public in and for the State of Oregon, personally appeared Sandra J. Porter, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that He/She was authorized to execute the instrument, and acknowledged it as the Vice President of Hood River Sand and Gravel Ready-Mix, Inc., to be the free and voluntary act and deed of said party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

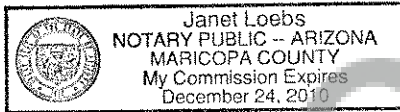
Linda Kollas Shames
 NOTARY PUBLIC in and for the State of OR,
 residing at 3381 Kollas Rd, Hood River
 My appointment expires 3.12.2009
 Print Name Linda Kollas Shames

LESSEE ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.
 COUNTY OF MARICOPA)

On this 15th day of July, 2008, before me, the undersigned, a Notary Public in and for the State of Arizona, duly commissioned and sworn, personally appeared Keith A. Surratt to me known to be an authorized representative of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Janet Loebbs
 Print or Type Name: JANET LOEBBS
 Notary Public in and for the State of AZ,
 residing at MARICOPA COUNTY
 My appointment expires: 12/24/2010

EXHIBIT A

1 of 2

LEGAL DESCRIPTION

A parcel of land located in the West Half of Section 21, Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County Washington, described as follows:

Lot 2 of the BI-STATE-REDI-MIX SHORT PLAT, as recorded in Book 1 of Short Plats on Page 70, records of Skamania County, Washington;

EXCEPTING THEREFROM those portions conveyed to Skamania County Cemetery District by Deed recorded March 4, 1981 and May 1, 1985 under Auditor File No. 92110 and 99193.

EXHIBIT A

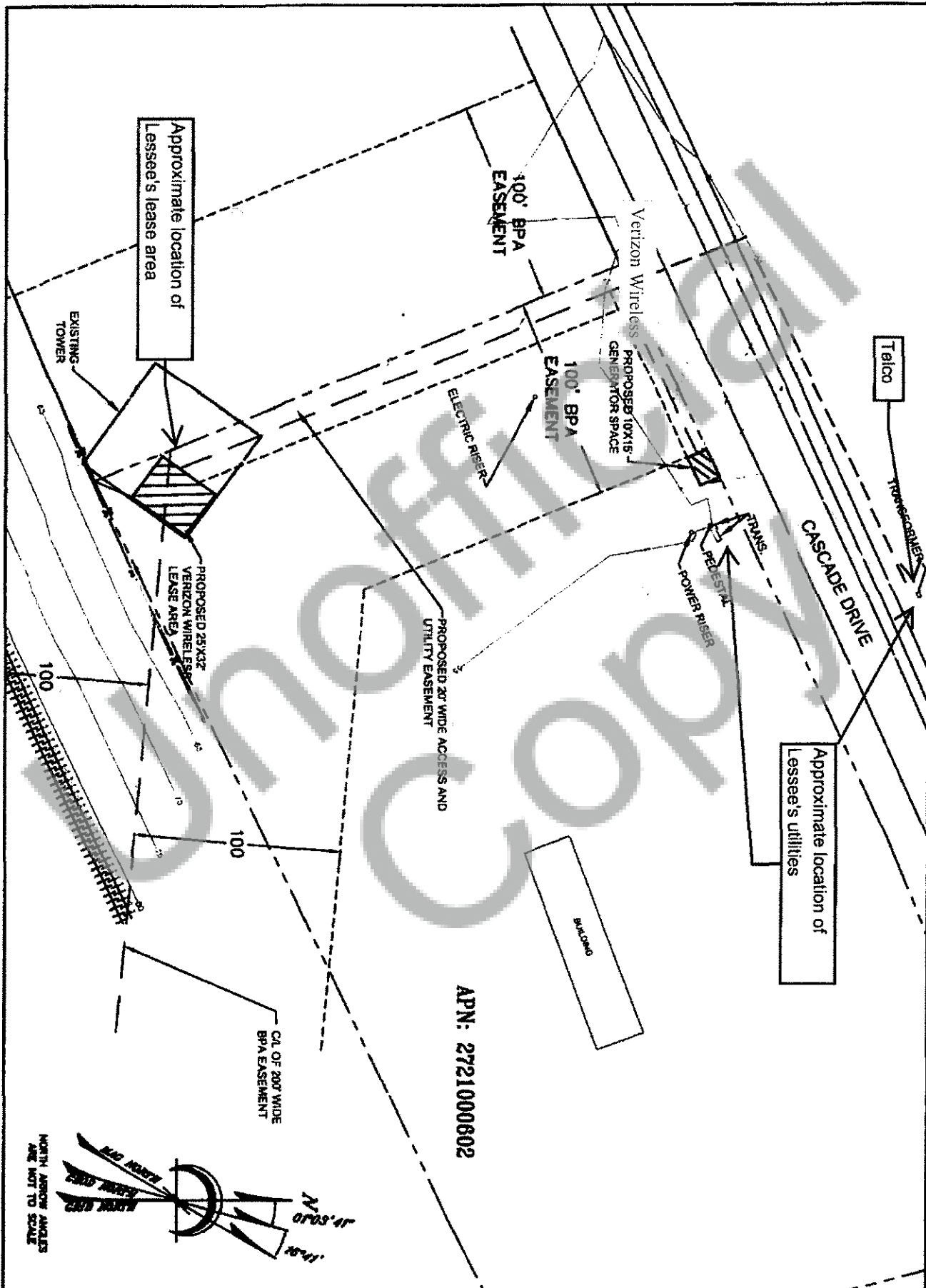
2 of 2

**DESCRIPTION OF THE PREMISES
AND INGRESS/EGRESS AND UTILITY EASEMENT**

See Attached.

Unofficial
Copy

NOT TO SCALE



SP
KAS