

Exhibit 1

LEASE AGREEMENT
BETWEEN
THE CITY OF HALLANDALE
AND
BELLSOUTH MOBILITY INC

This LEASE AGREEMENT (hereinafter referred to as "Agreement") is made and entered into this 18th day of MARCH, 1996 between the CITY OF HALLANDALE, a municipal corporation of the State of Florida, whose address is 308 South Dixie Highway, Hallandale, Florida 33009 (hereinafter referred to as "LESSOR") and BELLSOUTH MOBILITY INC, with offices at 5201 Congress Avenue, Boca Raton, Florida 33487 (hereinafter referred to as "TENANT").

RECITALS:

WHEREAS, LESSOR is the owner of certain real property known as City Park, located at 501 South East 1st Avenue, in the City of Hallandale in Broward County, State of Florida; and

WHEREAS, TENANT desires to lease a portion of said real property (hereinafter called Property), with a right of way for access thereto, containing approximately 777 square feet more specifically described in and as substantially shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, LESSOR currently has an existing elevated water tank located in the demised premises; and

WHEREAS, TENANT desires to construct an unmanned telecommunication equipment shelter at the base of the existing water tank and mount upon the water tank various telecommunication antennas;

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The foregoing recitations are true and correct and are hereby incorporated herein by reference.

2. LESSOR hereby leases to TENANT that certain parcel of Property, containing approximately 777 square feet, and a portion of the water tank at approximately the 115' elevation, situated in Broward County, State of Florida, 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 vehicles, including trucks, and for the installation and maintenance of utility wires, cables, conduits and pipes over, under or along a twenty foot (20 foot) wide right of way extending from the nearest public right of way which is South East 7th Street, to the demised premises, said Property and right of way for access being substantially as described herein in Exhibit "A" and as shown enclosed within red lines on Exhibit "A" attached hereto and made a part hereof. LESSOR shall cooperate with TENANT in its effort to obtain utility services along said right of way by signing such documents or easements as may be required by said utility companies. In the event any public utility is unable to use the aforementioned right of way to service the Property, the LESSOR hereby agrees to grant an additional right of way either to the TENANT or to the public utility at no cost to the TENANT, at a location determined to be mutually acceptable to LESSOR, TENANT, and the utility.

3. Prior to the commencement of any construction by TENANT, LESSOR hereby grants to TENANT the right to survey said Property, and said survey shall then become Exhibit "B", which shall be attached hereto and made a part hereof, and shall control in the event of discrepancies between it and Exhibit "A". Cost for such work shall be borne by the TENANT.

4. This Agreement shall be for an initial term of five (5) years commencing upon the final execution of this Agreement by both LESSOR and TENANT, unless otherwise terminated pursuant to Paragraph 5, below. Consideration for the initial term and all extensions thereof shall be provided by TENANT as follows:

a. During the initial term of this Agreement and upon issuance of the Certificate of Occupancy, LESSOR shall be paid an annual rental fee payment of Fifteen Thousand and No/100 Dollars (\$15,000.00). The initial payment shall be due and payable to LESSOR thirty days after issuance of the Certificate of Occupancy by the City and annually thereafter on the anniversary of the lease year. A lease year is the twelve (12) months commencing with the anniversary of the lease date and terminating with the last day of the twelfth month thereafter.

b. TENANT shall have the option to extend this Agreement for two (2) additional five (5) year terms, and such extensions shall automatically occur unless TENANT gives LESSOR written notice of its intention not to extend this Agreement at least six (6) months prior to the end of the then current term. If at the end of the third (3rd) five (5) year term this Agreement has not been terminated by TENANT, this Agreement shall be further extended for two (2) additional five (5) year terms, and such extensions shall automatically occur unless TENANT or LESSOR gives written notice to the other of its intention not to extend this Agreement at least twelve (12) months prior to the end of the then current term.

c. Beginning with the second year of the initial term, and for each successive year through that initial term and any extension terms which may occur, and as long as this Agreement shall remain in effect, the annual rental payment for each such successive year shall be adjusted, at the commencement of each such lease year, by increasing the base annual rent by five percent (5%) as specified with the Rent Schedule, attached hereto as Exhibit "C". A lease year is the twelve (12) months commencing with the anniversary of the lease effective date and terminating with the last day of the twelfth month thereafter.

d. If at the end of the fifth (5th) five (5) year term this Agreement has not been terminated by either party by giving to the other written notice of an intention to terminate it at least six (6) 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 one (1) year, and for annual terms thereafter until terminated by either party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of such term. The annual rental fee for this period shall be increased by five (5%) percent, per annum.

5. TENANT shall use the Property for the purpose of constructing, maintaining and operating a Communications Facility and uses incidental thereto, consisting of a 27' x 12' one story, prefabricated building to shelter its telecommunications equipment and for the purpose of mounting on the existing elevated water tank its antennas and all necessary connecting appurtenances required to meet TENANT's telecommunication needs. TENANT's antennas will consist of a total of nine (9) directional panel antennas which are to be mounted on the hand rail that encircles the water tower. An exact description of TENANT's various antennas is attached hereto as Exhibit "D". LESSOR agrees that TENANT may only modify its antennas, without prior approval, by reducing the dimensions of those antennas; however, no additional or larger antennas may be installed without LESSOR's prior approval. A security fence consisting of chain link construction or similar but comparable construction, at the option of TENANT, shall be placed around the perimeter of the equipment shelter (not including the access easement). All improvements shall be at TENANT's expense. TENANT will maintain the Property in a reasonable condition. Tenant agrees that its security fence will be placed in a manner that will not interfere with the operation or maintenance of the water tower and its base site by LESSOR. It is understood and agreed that TENANT's ability to use the Property is contingent upon its obtaining after the execution date of this Agreement, all of the certificates, permits and other approvals that may be required by any federal, state or local authorities. LESSOR shall sign all necessary applications and other documents required by TENANT in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by TENANT. LESSOR agrees to sign such

papers as required to file applications with the appropriate zoning authority and/or commission for the proper zoning approvals of the Property as required for the use intended by the TENANT. TENANT will perform all other acts and bear expenses associated with the zoning approval procedure. LESSOR agrees to make its best efforts to support the zoning approval process and administrative procedures.

In the event that any of such applications should be finally rejected or any certificate, permit, lease or approval issued to TENANT is cancelled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority or soil boring tests or radio frequency propagation tests are found to be unsatisfactory so that TENANT in its sole discretion will be unable to use the Property for its intended purposes, or TENANT shall deem the Property to be unsatisfactory for its intended use, TENANT shall have the right to terminate this Agreement.

Notice of the TENANT's exercise of its right to terminate, as set forth in this entire Agreement, shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon receipt of such notice by the LESSOR as evidenced by the return receipt. All rental fees paid prior to said termination date shall be retained by the LESSOR, unless termination results from any action or inaction by LESSOR inconsistent with this Agreement, in which case LESSOR shall reimburse TENANT, within thirty days of the effective termination date, for that portion of the annual rental paid in advance by TENANT and corresponding to the unearned portion of that advance payment. Upon such termination, this Agreement shall become null and void and all the parties shall have no further obligations, including the payment of money, to each other, other than as otherwise set forth in this Agreement in regard to the event of termination.

6.a. Tenant agrees to provide construction plans to LESSOR for its approval and LESSOR's approval shall not be unreasonably withheld or delayed. LESSOR agrees to review and approve and/or submit written comments to TENANT within twenty (20) days after the request for approval is delivered to LESSOR or such plans shall be conclusively deemed to have been approved by LESSOR.

b. LESSOR grants to TENANT permission to attach necessary transmission lines, cables, antennas, fixtures, and other associated equipment from its equipment building to the antennas to make said antennas operational. Tenant will provide all mounting hardware necessary for its installation. Such attachments will not interfere with the normal operation and maintenance of the water tower.

c. TENANT shall furnish to the unmanned equipment shelter electric service for the operation of TENANT's telecommunications equipment. Said electric service shall be furnished to TENANT's equipment shelter and TENANT shall be solely liable for electricity

expenses relating to its installation. TENANT's electrical service shall be separately metered and TENANT shall be responsible for all costs associated with metering, including the cost of installing any meter.

d. The cost of TENANT's telecommunications equipment, its installation and maintenance thereof shall be TENANT's responsibility. Said installation and maintenance are to be performed by TENANT, or its contractors, in a workmanlike manner and all work is to be done in a manner consistent with TENANT's high quality construction standard. Prior to the commencement of any installation work TENANT shall submit detailed plans of the work to be performed to LESSOR for its approval and LESSOR agrees to approve and/or deny any such plans within fifteen (15) working days. TENANT shall provide LESSOR with at least forty-eight (48) hours notice prior to any installation that will require access to the structure, unless an emergency shall exist in which case notice shall be provided to LESSOR at least twenty-four (24) hours after access to the structure has occurred.

e. Except for TENANT's obligations and responsibilities as set forth in this Agreement, LESSOR shall be solely responsible, at its cost and expense, for operating, maintaining and repairing the water tower for its intended purposes.

f. TENANT agrees to install telecommunications equipment of a type and frequency which will not cause significant interference with all surrounding wireless communications existing at the time of such installation by TENANT. In the event that TENANT is provided with written notification by LESSOR that TENANT's equipment may be causing such interference, TENANT will investigate and take all steps necessary to correct and eliminate such interference as soon as possible and at its sole cost. If such interference can not be satisfactorily corrected within a period of 90 days after receipt of notification from LESSOR, or within such extended period as may be granted by LESSOR, LESSOR shall have the right to terminate this Lease.

If at any time during this Agreement, LESSOR is provided with written notification by TENANT that LESSOR's equipment, or that of any other person or entity operating equipment per LESSOR's consent or agreement, is causing significant interference with TENANT's telecommunications equipment, LESSOR will take all steps necessary to correct and eliminate such interference as soon as possible and at its sole cost. If such interference can not be satisfactorily corrected, TENANT shall have the right to terminate this Lease.

g. The parties recognize that the water tower requires maintenance that includes sand blasting and painting. LESSOR shall notify TENANT no less than sixty (60) days in advance of any maintenance and TENANT shall take and arrange for whatever

precautions or protections it deems necessary, including the temporary removal of the antennas.

h. During the term of this Lease Agreement, or any extensions thereof, should the Water Tower, upon which the antennas of TENANT are to be placed per this Agreement, become either partially or totally destroyed or otherwise affected so as to be rendered useless for the placement of TENANT's antennas as contemplated by this Agreement, whether by Act of God or any other cause other than an act of LESSOR or its agents, or an act of TENANT or its agents, in violation of this Agreement, neither LESSOR nor TENANT respectively shall have the duty to replace or rebuild the Water Tower to comply with the terms of this Agreement.

However, in that event, TENANT shall have the right and option to construct, at its sole expense, a telecommunications monopole at the subject location, to a height at least equal to the height at which the intended antennas are to be placed on the Water Tower per this Agreement. If TENANT elects this option, TENANT will obtain all developmental approvals then required by the LESSOR and any other governmental entity with jurisdiction, and LESSOR will join in and consent to any procedures and applications deemed necessary by TENANT for this purpose.

Should TENANT elect to construct such a replacement structure, it shall provide written notice of its intention to do so to LESSOR within 90 days of the date the Water Tower is rendered useless. The failure to provide such notice shall result in this Agreement being terminated with no further obligation by either party to the other, other than as indicated elsewhere in this Agreement regarding the event of termination.

In the event that TENANT elects to construct such a replacement structure after the Water Tower is rendered useless, TENANT shall have the right to locate and operate on this site, until such time as construction of the replacement structure has been completed and a Certificate of Occupancy has been issued, temporary emergency equipment, including a portable antenna structure up to the height contemplated by this Agreement for placement of the antennas on the Water Tower, in order to maintain its telecommunications capability at this site.

7. TENANT shall indemnify and hold LESSOR, its agents, servants or employees, harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the use and occupancy of the Property by the TENANT, its agents, servants or employees, excepting, however, such claims or damages as may be due to or caused by the acts of the LESSOR, or its agents, servants or employees.

8. TENANT, at its expense, shall maintain during the term of this Agreement a general commercial liability policy, with a

limit of not less than \$300,000.00 insuring LESSOR and TENANT against all liability arising out of the use and occupancy of the Property and appurtenant areas by TENANT. A certificate of insurance will be provided to LESSOR, if requested. LESSOR agrees that TENANT may self-insure against any loss or damage which could be covered by a commercial general liability insurance policy.

9. TENANT will be responsible for making any necessary returns for and paying any and all property taxes separately levied or assessed against its improvements on the Property. TENANT shall reimburse LESSOR as additional rent its proportionate share of any increase in real estate taxes levied against the Leased Property in excess of the taxes due for the 1995 real estate taxes on the real property in which the leased premises are a part and payable and are not separately levied or assessed against TENANT's improvements by the taxing authorities.

10. TENANT upon termination of this Agreement shall within a reasonable period (which shall not exceed 120 days), remove its personal property and fixtures and restore the Property to its original condition, reasonable wear and tear excepted. At LESSOR's option when this Agreement is terminated and upon LESSOR's advance written notice to TENANT, TENANT will leave the foundation and security fence to become property of LESSOR. If such time for removal causes TENANT to remain on the property after termination of this Agreement, TENANT shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of personal property and fixtures are completed.

11. Should the LESSOR, at any time during the term of this Agreement, decide to sell all or any part of the Property (the Property to include only the parcel leased hereunder) to a purchaser other than TENANT, such sale shall be under and subject to this Lease Agreement and TENANT's rights hereunder, and any sale by the LESSOR of the portion of this Property underlying the right of way herein granted shall be under and subject to the right of the TENANT in and to such right of way. LESSOR agrees not to sell, lease or use any other areas of the entire parcel upon which Property is situated for placement of other communications facilities if the installation of other communications facilities would cause interference with the facilities in use by TENANT. For this purpose, LESSOR agrees to accept TENANT's supporting documentation that the proposed installation would interfere with the facilities in use by TENANT, unless LESSOR obtains a contrary study, in which case the matter may be arbitrated. Notwithstanding any other provisions contained in the Agreement, both LESSOR and TENANT acknowledge that the LESSOR retains joint use rights of the water tower and the adjoining real property as a part of providing water facility or for other acceptable related uses.

12. LESSOR covenants that TENANT, on paying the rent and

performing the covenants shall peaceably and quietly have, hold and enjoy the Leased Property.

a. "Most Favorable Clause": If, during the term of this Lease Agreement, TENANT enters into a lease agreement with another municipality located within Broward County for the rental of space on a water tower for the placement of cellular antennas, or of space in close proximity thereto for the location of an equipment shelter, which number, type and size of antennas, and which type and size of equipment shelter are comparable to the antennas and equipment shelter provided for herein; and at a rental rate which, at the time, is greater than the rental required, at that time, under this Lease Agreement or any extensions thereof, LESSOR will have the right to a rental adjustment for the remaining term of this Lease Agreement which would equate to the rental being paid under that certain other lease agreement.

13. LESSOR covenants that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants that there are no other liens, judgments or impediments of title on the Property.

14. It is agreed and understood that this Agreement contains all agreements, promises and understandings between the LESSOR and TENANT and that no verbal or oral agreements, promises or understandings shall be binding upon either the LESSOR or TENANT in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the parties.

15. This Lease Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Florida.

16. This Lease may not be sold, subleased, assigned or transferred at any time except to TENANT's principal, affiliates or subsidiaries of its principal, or to any company upon which TENANT is merged or consolidated. As to other parties, this Lease may not be sold, subleased, assigned or transferred without the written consent of the LESSOR, such consent not to be unreasonably withheld.

17. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, addressed as follows (or any other address that the party to be notified may have designated to the sender by like notice):

LESSOR: City of Hallandale
c/o City Manager
308 South Dixie Highway
Hallandale, Florida 33009

TENANT: BellSouth Mobility Inc
5201 Congress Avenue
Boca Raton, Florida 33487
ATTN: Manager Real Estate

18. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto.

19. If the whole of the leased premises or such portion thereof as will make the premises unusable for the purposes herein leased, are condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the time when possession thereof is taken by public authorities, and rental shall be accounted for as between LESSOR and TENANT as of that date. Any lesser condemnation shall in no way affect the respective rights and obligations of LESSOR and TENANT hereunder. Nothing in this provision shall be construed to limit or affect TENANT's right to an award of compensation of any eminent domain proceeding for the taking of TENANT's leasehold interest hereunder.

20. LESSOR and TENANT agree that a copy of this Agreement, or an appropriate Memorandum of Lease evidencing this Agreement, shall be recorded among the Public Records of Broward County, Florida, upon execution of this Agreement, and LESSOR and TENANT agree to take such actions as may be necessary to permit such recording or filing. TENANT, at TENANT's option and expense, may obtain title insurance on the space leased herein. LESSOR, shall cooperate with TENANT's efforts to obtain such title insurance policy by executing documents or, at TENANT's expense, obtaining requested documentation as required by the title insurance company. If title is found to be defective, LESSOR shall use diligent effort to cure the defects in title. At TENANT's option, should the LESSOR fail to provide requested documentation within thirty (30) days of TENANT's request, TENANT may cancel this Agreement and receive a reimbursement of any rent paid in advance as provided for herein or cure the title defect at LESSOR's expense.

21. If TENANT defaults in fulfilling any of the covenants of this Agreement and such default shall continue for sixty (60) days after service by LESSOR of written notice upon TENANT specifying the nature of said default, or, if the said default so specified shall be of such a nature that the same cannot be reasonably cured or remedied within such sixty (60) day period, if TENANT shall not in good faith commence the curing or remedying of such default within such sixty (60) day period and shall not thereafter diligently proceed therewith to completion, then in any one or more of such events this Agreement shall terminate and come to an end as fully and completely as if such were the day herein definitely fixed for the end and expiration of this Agreement and TENANT shall then quit and surrender the Property to LESSOR as provided herein.

22. In connection with any litigation arising out of this Agreement, the prevailing party, whether LESSOR or TENANT, shall be entitled to recover all reasonable costs incurred including reasonable attorney's fees for services rendered in connection with any enforcement of breach of contract, including appellate proceedings and post judgment proceedings.

23. In accordance with Florida Law, the following statement is hereby made:

RADON GAS: Radon is a natural occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

24. LESSOR shall hold TENANT harmless from and indemnify TENANT against and from any damage, loss, expense or liability resulting from the discovery by any person of hazardous substance generated, stored, disposed of, or transported to or over the Property by LESSOR, its employees, agents, contractors, invitees or persons otherwise in privity with LESSOR, as long as such substance was not stored, disposed of, or transported to or over the Property by TENANT, its agents, contractors, employees, invitees, or persons otherwise in privity with TENANT. TENANT will be responsible for any and all damages, losses, and expenses and will indemnify LESSOR against and from any discovery by any persons or such hazardous wastes generated, stored, or disposed of as a result of TENANT's equipment and uses of the aforementioned Property.

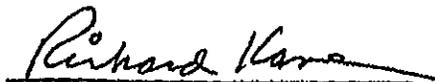
25. This Agreement shall be executed in three (3) counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first written above.

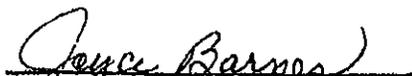
LESSOR

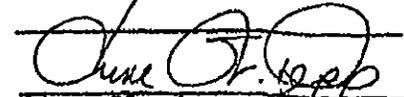
Signed, sealed and delivered
in the presence of:

CITY OF HALLANDALE


Print Name Richard Kane

By: 
Arnold Lanier, Mayor


Print Name Joyce Barnes

Attest: 
City Clerk

APPROVED AS TO FORM:

Richard Kora
CITY ATTORNEY

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this 12th day of February, 1996, before me personally appeared Mayor Arnold Lanner of the CITY OF HALLANDALE, to me well known to be the individual who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 12th day of February, 1996.



Ann Harper

OFFICIAL NOTARY SEAL
COMMISSION NO. CC4-4310
MY COMMISSION EXP. APR. 26, 1999

TENANT

Signed, sealed and delivered
in the presence of:

BELLSOUTH MOBILITY INC

Virginia Buceoche
Witness
Print Name: Virginia Buceoche

[Signature]
Print Name: Steve Gray
Title: REGIONAL VICE PRESIDENT

Paul Scarpello
Witness
Print Name: PAUL SCARPELLO



STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18th day of March, 1996, by Steve Gray as Regional VP of BELLSOUTH MOBILITY INC, a Georgia corporation, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Franny Walsh
NOTARY PUBLIC
Print Name: Franny Walsh
(Seal)

My Commission Expires:



EXHIBITS TO LEASE AGREEMENT

(EXHIBITS TO BE ATTACHED UPON APPROVAL OF LEASE)

EXHIBIT "A" -- LEASE SITE LEGAL DESCRIPTION AND SKETCH

EXHIBIT "B" -- SURVEY

EXHIBIT "C" -- SCHEDULE OF RENTS

EXHIBIT "D" -- DESCRIPTION OF ANTENNAS

EXHIBIT "A"

Certain space at approximately the 115 foot elevation on the Water Tower located adjacent to the below described property, and the property described as follows:

A portion of Lot 4, Block 12, MAP OF THE TOWN OF HALLANDALE, being a subdivision of Section 27, Township 51 South, Range 42 East, according to the plat thereof as recorded in Plat Book "B", Page 13 of the Public Records of Dade County, Florida, lying and being in Broward County, Florida; being more particularly described as follows:
Commencing at the Southeast corner of said Lot 4; thence (on an assumed bearing of N.00°00'00"E. and herein based upon for the east line of said Lot 4); along said east line of Lot 4, 52.50 feet; thence S.90°00'00"W., 7.50 feet to the Point of Beginning; thence N.00°00'00"E., 37.50 feet; thence S.90°00'00"W., 11.00 feet; thence N.45°00'00"W., 8.78 feet; thence S.45°00'00"W., 4.00 feet; thence S.45°00'00"E., 4.78 feet; thence S.90°00'00"W., 3.34 feet; thence S.00°00'00"W., 37.50 feet; thence N.90°00'00"E., 20.00 feet to the Point of Beginning. Containing 777.0 square feet or 0.02 acres more or less.



MORGAN & EKLUND, INC.
 PROFESSIONAL SURVEY CONSULTANTS

JOHN R. MORGAN, II, P.L.S.
 RONALD B. EKLUND, P.L.S.
 DAVID W. COGGIN
 GARY W. BAZEMORE

3748 U.S. HIGHWAY 1
 P.O. BOX 1420
 WADSWORTH, FL 32970
 407.308.5104
 FAX (407) 308-3163

1508 S.E. 2nd COURT, SUITE 203
 DEERFIELD BEACH, FL 33441
 305-421-0682
 FAX (305) 421-3461

EXHIBIT "A"

MIA. "EOGG-2" HALLANDALE, FLA.

LEASE SITE LEGAL DESCRIPTION

A portion of Lot 4, Block 12, MAP OF THE TOWN OF HALLANDALE, being a subdivision of Section 27, Township 51 South, Range 42 East, according to the plat thereof as recorded in Plat Book "B", Page 13 of the Public Records of Dade County, Florida, lying and being in Broward County, Florida; being more particularly described as follows:

Commencing at the Southeast corner of said Lot 4; thence (on an assumed bearing of N.00°00'00"E. and herein based upon for the east line of said Lot 4), along said east line of Lot 4, 52.50 feet; thence S.90°00'00"W., 7.50 feet to the Point of Beginning; thence N.00°00'00"E., 37.50 feet; thence S.90°00'00"W., 11.00 feet; thence N.45°00'00"W., 8.78 feet; thence S.45°00'00"W., 4.00 feet; thence S.45°00'00"E., 4.78 feet; thence S.90°00'00"W., 3.34 feet; thence S.00°00'00"W., 37.50 feet; thence N.90°00'00"E., 20.00 feet to the Point of Beginning. Containing 777.0 square feet or 0.02 acres more or less.

CERTIFICATE OF SURVEYOR - I HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS IN COMPLIANCE WITH MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: 12-23-93
 COMM. NO.: 2550.47
 SHEET 1 OF 2


 RONALD B. EKLUND
 REGISTERED LAND SURVEYOR # 2559
 STATE OF FLORIDA.

This description describes the site shown on the attached sketch with point of commencement at the center line of S.E. 7 Street, Hallandale, Florida



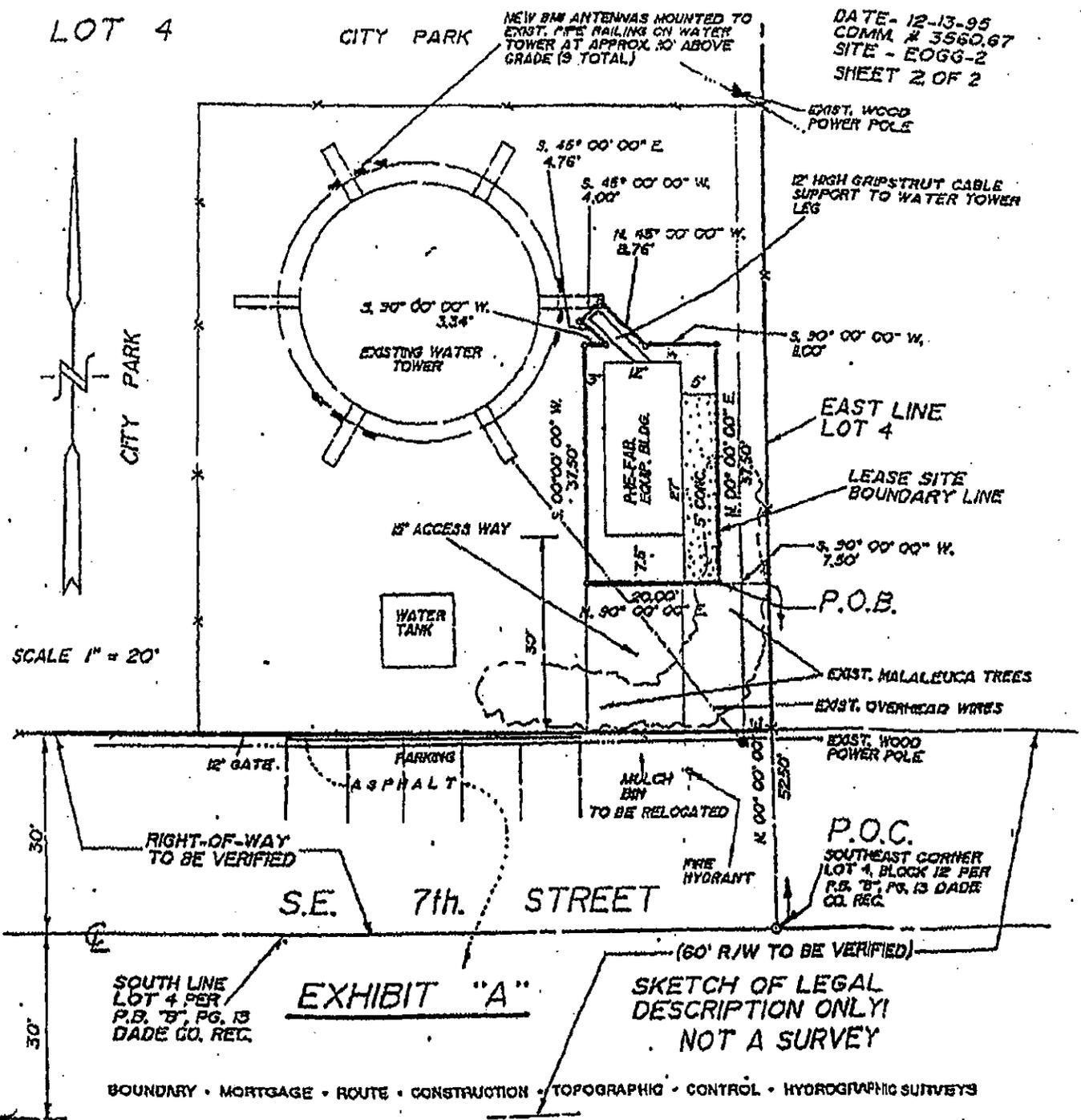
MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

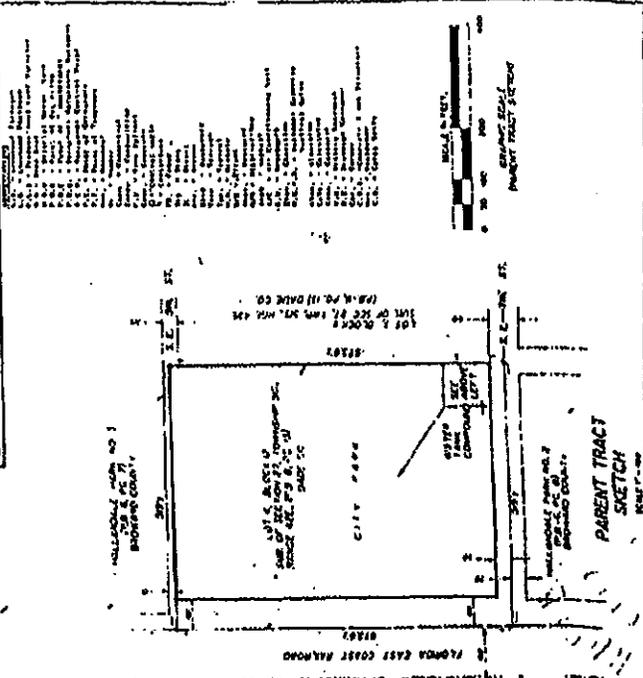
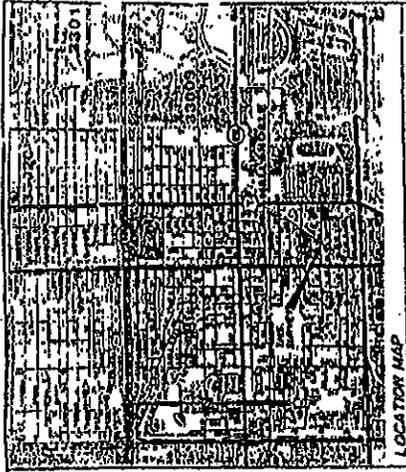
JOHN R. MORGAN, II, P.L.S.
RONALD B. EKLUND, P.L.S.
DAVID W. COGGIN
GARY W. BAZEMORE

8745 U.S. HIGHWAY 1
P.O. BOX 1420
WADASSO, FL 32910
407-388-6304
FAX (407) 388-3185

1500 S.E. 3rd COURT, SUITE 203
OFFICE OF BEACH, FL 33411
305-421-8002
FAX (305) 421-0481

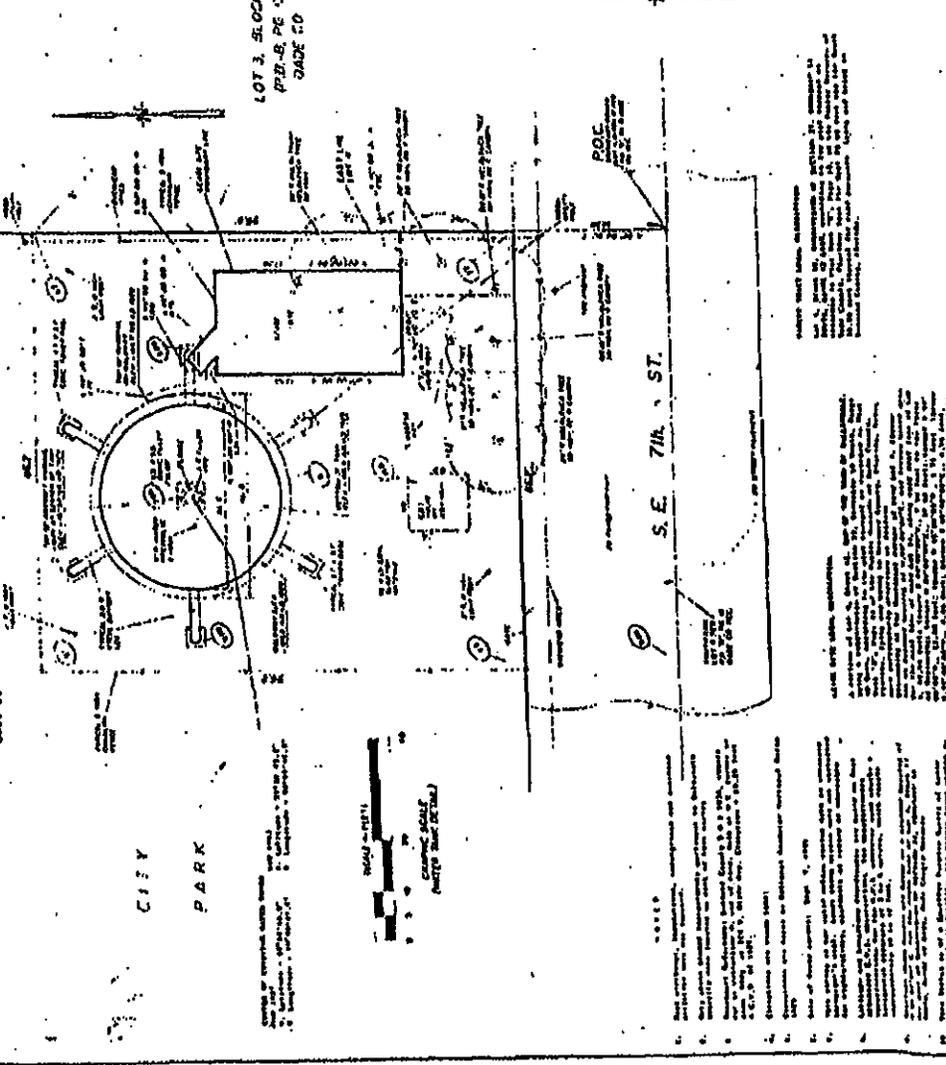
LOT 4





WATER TANK DETAIL SKETCH

LOT 3, BLOCK 2, PART OF SECTION 27 TOWNSHIP 55S, RANGE 42E, PG 3, PG 33 PAGE 50



MORGAN & EKLAND, INC.
 PROFESSIONAL SURVEY CONSULTANTS
 1000 S.W. 10th St., Suite 100
 Fort Lauderdale, Florida 33304
 Phone: (305) 555-1111
 Fax: (305) 555-1112

SPECIFIC PURPOSE SURVEY OF LEASE AREAS FOR BELLSOUTH MOBILITY SITE EOGG-2

DATE: 11/11/03

BY: [Signature]

1. This survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey's Rules and Regulations, Chapter 61G-1.01.

2. The purpose of this survey is to show the location and boundaries of the water tank detail and the parent tract.

3. The survey was conducted on the date shown on the title block.

4. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of Florida.

5. The survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey's Rules and Regulations, Chapter 61G-1.01.

6. The survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey's Rules and Regulations, Chapter 61G-1.01.

7. The survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey's Rules and Regulations, Chapter 61G-1.01.

8. The survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey's Rules and Regulations, Chapter 61G-1.01.

9. The survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey's Rules and Regulations, Chapter 61G-1.01.

10. The survey was conducted in accordance with the Florida Statutes, Chapter 349, and the Florida Board of Survey's Rules and Regulations, Chapter 61G-1.01.

EXHIBIT "C"

RENT SCHEDULE

<u>LEASE YEAR</u>	<u>S% INCREASE</u>	<u>ANNUAL RENT AMT.</u>
1	--.--	15,000.00
2	750.00	15,750.00
3	787.50	16,537.50
4	826.87	17,364.37
5	868.21	18,232.58
6	911.62	19,144.20
7	957.21	20,101.41
8	1,005.07	21,106.48
9	1,055.32	22,161.80
10	1,108.09	23,269.89
11	1,163.49	24,433.38
12	1,221.66	25,655.04
13	1,282.75	26,937.79
14	1,346.88	28,284.67
15	1,414.23	29,698.90
16	1,484.94	31,183.84
17	1,559.19	32,743.03
18	1,637.15	34,380.18
19	1,719.00	36,099.18
20	1,804.95	37,904.13
21	1,895.20	39,799.33
22	1,989.96	41,789.29
23	2,089.46	43,878.75
24	2,193.93	46,072.68
25	2,303.63	48,376.31

Bell S. Mobility

EXHIBIT "D"

DESCRIPTION OF ANTENNAS

Nine (9) Directional Panel Antennas, 820-890 MHz, which shall not exceed 24" Width x 48" Height, without prior approval.

The Antennas shall be mounted on the hand rail at approximately the following three Azimuth locations:

- a) at 95°
- b) at 215°
- c) at 335°

(Note: Azimuth locations are from the North, being 0°)