

After recording return to:

Optasite, Inc
One Research Dr , Suite 200C
Westborough, MA 01581
Attn: Contracts Manager

STATE OF CONNECTICUT

NEW HAVEN COUNTY

The Above Space for Recorder's Use Only

NOTICE OF LEASE

7 THIS NOTICE OF LEASE ("Notice") is executed this 7th day of January, 2007, by and between **Macabee Properties, LLC**, a Connecticut limited liability company ("LANDLORD"), whose mailing address is 11 Hemlock Hollow Road Woodbridge, Connecticut 06525, and **Optasite Towers LLC**, a Delaware limited liability company ("TENANT"), whose mailing address is One Research Dr , Suite 200C, Westborough, MA 01581.

WHEREAS, LANDLORD and TENANT executed and entered into a Lease Agreement (the "Lease") dated January 2, 2007, for the purpose of installing, operating and maintaining radio communication facilities and other improvements on the Leased Property (as hereinafter defined).

WHEREAS, the parties wish to provide a memorandum of the lease, to supplement the description of the Leased Property (as hereinafter defined), to acknowledge TENANT's exercise of its option under the Lease and to provide for a commencement date under the Lease

NOW, THEREFORE, in consideration of the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LANDLORD and TENANT hereby agree as follows:

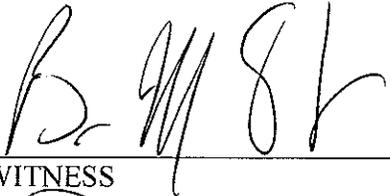
1. **Lease Term.** The terms of the Lease shall be **ten (10)** years commencing on _____, 200__ (the "Commencement Date"), and terminating at midnight on the **tenth (10th)** anniversary of the Commencement Date (the "Initial Term"). TENANT has the option under the terms of the Lease to extend the Lease for **two (2)** additional **ten (10)** year terms (the "Renewal Terms").

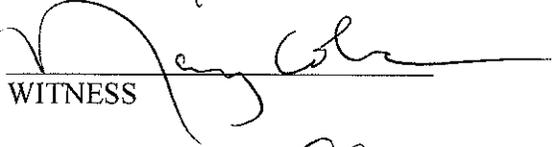
2. **Leased Property.** Subject to the terms of the Lease, as may be amended from time to time, LANDLORD has leased to TENANT the real property described on Exhibits "1" and "2" attached hereto (the "Property") and LANDLORD has granted unto TENANT, for the Initial Term and any Renewal Term, easements for ingress, egress and utilities over that real property also described in Exhibits "1" and "2" attached hereto (the "Easement").

3. **Notices.** All notices, requests, demands, and other communications to LANDLORD or TENANT shall be made at the addresses for each as set forth above, unless otherwise notified in writing

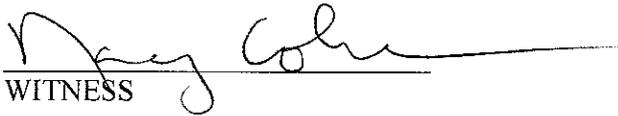
IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals

[SIGNATURES APPEAR ON NEXT PAGE]


WITNESS


WITNESS


WITNESS

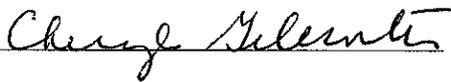

WITNESS

**LANDLORD:
Macabee Properties, LLC**

By: 

Print Name: Joel Geleinter, Member

Date: 12/18/07

By: 

Print Name: Cheryl Geleinter, Member

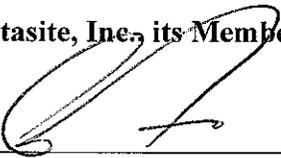
Date: 12/18/06

TENANT:

**OPTASITE TOWERS LLC,
a Delaware limited liability company**

**BY: Optasite Towers Holding, LLC, its
Member**

BY: Optasite, Inc., its Member

By: 

Anthony F. Peduto

Its: Chief Operating Officer

Date: 1/2/07



WITNESS


WITNESS

Attachments:

Exhibit 1 – Site Sketch

Exhibit 2 – Legal Description of Landlord's Property

STATE OF CONNECTICUT
NEW HAVEN COUNTY

)
: ss Woodbridge
)

I, the undersigned authority, hereby certify that Joel Gelernter, member of Macabee Properties, LLC whose name as LANDLORD, is signed to the foregoing Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily as such member and with full authority on the day the same bears date.

GIVEN under my hand this 18th day of December, 2006

(NOTARIAL SEAL)


Notary Public Brian M. Stone
Commissioner of Superior Court
My Commission Expires: _____

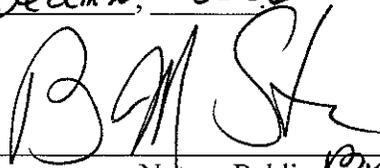
STATE OF CONNECTICUT
NEW HAVEN COUNTY

)
: ss Woodbridge
)

I, the undersigned authority, hereby certify that Cheryl Gelernter, member of Macabee Properties, LLC, whose name as LANDLORD, is signed to the foregoing Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily as such member with full authority on the day the same bears date.

GIVEN under my hand this 18th day of December, 2006

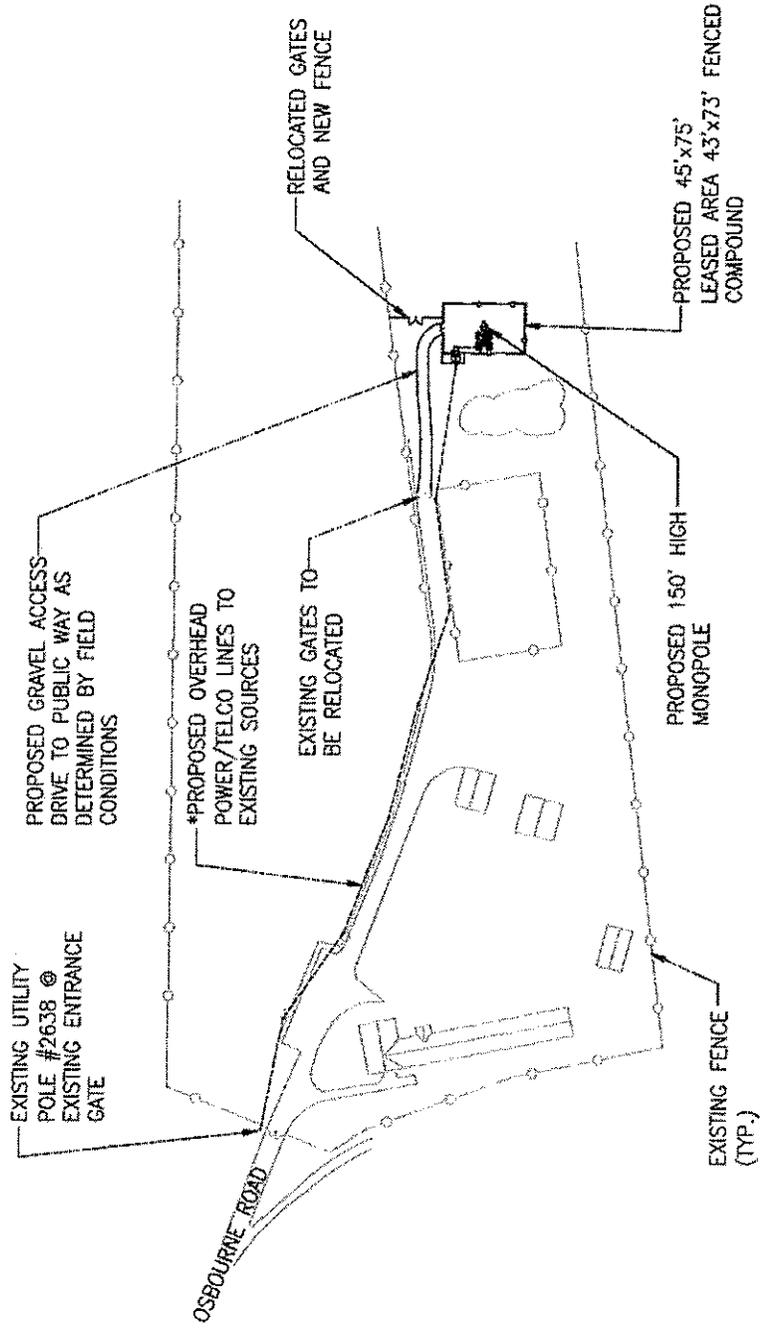
(NOTARIAL SEAL)


Notary Public Brian M. Stone
Commissioner of Superior Court
My Commission Expires: _____

Site Name: Woodbridge
Site Number: 999-0099

EXHIBIT 1

(Attach Site Sketch)



APPROX. NORTH



SITE PLAN

*EQUIPMENT SPECIFICATIONS AND UTILITY EASEMENTS AS REQUIRED BY TELCO AND POWER COMPANY.

Site Name: Woodbridge
Site Number: 999-0099

EXHIBIT 2

(Attach Legal Description of the Landlord's Property)

_____INITIALS_____

NOV 23 08 17:15 TO-3874272

FROM-N R C

F-683 P 02/01 F-778

SCHEDULE A
DESCRIPTION

VOL 316 PAGE 0865

A certain parcel of land situated in the Town of Ansonia, County of New Haven, State of Connecticut, being Tract A-108 and being more particularly bounded and described as follows:

Beginning at a point on a stone wall at the southerly side of Osborne Road 95 feet, more or less, westerly from the Ansonia-Woodbridge Town Line; thence through land of Ansonia Water Company, South 21° 30' East 189.73 feet to a point whose coordinates are North 188, 949.42 East 518, 508.19 in the Connecticut State Plans Coordinates System, South 48° 00' West 1405.36 feet, North 44° 00' West 462.00 feet crossing Deerfield Road; North 48° 00' West 568.81 feet and North 39° 12'; East 808 feet, more or less, recrossing Deerfield Road to the stone wall on the southwesterly side of Osborne Road, thence by the southwesterly side of Osborne Road, 398 feet, more or less, to the point of beginning. Containing 16.20 acres, more or less.

Together with two (2) perpetual and assignable easements and rights for right of way under, over and across the following described parcels of land in the Town of Ansonia, County of New Haven, State of Connecticut:

TRACT A-108E-6

Beginning at the stone bound on the southerly side of Osborne Road, at the Ansonia-Woodbridge Town line; thence South 10° 03' 06' East by said Town Line 33.77 feet to a point; thence South 64° 47' 20' West through land of Ansonia Water Company, 77.39 feet to the above described Tract A-108; thence North 21° 30' West, by said Tract A-108, 84 feet, more or less, to Osborne Road; thence by said Osborne Road easterly 95 feet, more or less, to the point of beginning.

Containing 0.11 acres, more or less.

TRACT A-109E

Beginning at the stone bound on the southerly line of Osborne Road at the Ansonia-Woodbridge Town Line; thence easterly along the southerly line of Osborne Road 150 feet, more or less, to a point; thence through land now or formerly of Wasil Bodak, South 10° 30' East 10 feet, more or less, to a point whose coordinates are North 189, 129.69 East 518, 677.59 in the Connecticut State Plane Coordinate System; South 79° 30' West 65.0 feet and South 64° 47' 20' West 87.48 feet to the Ansonia-Woodbridge Town Line; thence North 10° 03' 06' West by said Town Line 33.77 feet to the point of beginning.

Containing 0.05 acres, more or less.

Received For Record
By Madeline H. Bottom Town Clerk
DEC 2 1998 9:32 A.M.