

Prepared By and Returned To:

Robert M. Motes, Esq.
Holland & Knight LLP
One East Broward Boulevard
Suite 1300
Fort Lauderdale, Florida 33301

SHORT FORM OF LEASE AGREEMENT

(Tenant's Site I.D.: Western Pines Middle School, Site No. 68645)

This Short Form of Lease Agreement ("Memorandum") is made this ____ day of _____, 2005, by and between SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, a corporate body politic, existing under the laws of the State of Florida, with an address of 3318 Forest Hill Boulevard, B246, West Palm Beach, FL 33406, hereinafter referred to as "School Board" and VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, a Delaware limited partnership d/b/a Verizon Wireless, with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter designated "Tenant".

1. School Board and Tenant entered into that certain Lease Agreement ("Lease") on _____, 2005 for a term of five (5) years with the right to renew for three (3) additional five (5) year terms. Upon expiration of said initial five (5) year term and the three (3) five (5) year extension terms, by mutual agreement of the parties, the Lease may be extended for one (1) additional five (5) year period.

2. School Board owns the real property described in Exhibit "A" attached hereto (the "School Property"), and in consideration of the rental and the other terms and conditions set forth in the Lease, School Board agreed to lease to Tenant and Tenant agreed to lease from School Board a portion of the School Property for installation, operation and maintenance of a communications facility. The portion of the School Property leased by Tenant is as described in Exhibit "B" attached hereto (the "Leased Premises"). School Board also granted to Tenant a non exclusive easement for ingress and egress, seven (7) days a week, twenty four (24) hours a day (subject, however, to the terms of the Lease), 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 twenty (20) foot wide easement area extending from the nearest public right of way, 140th Avenue North, to the Leased Premises; said access and utility easement area being substantially as described in Exhibit "B" attached hereto.

3. The Lease is effective as of the date set forth in Paragraph 1 above and the term of the Lease commences as more fully set forth in the Lease. A copy of the Lease is on file in the office of the School Board and Tenant.

4. The terms, covenants and provisions of the Lease are hereby incorporated into this Memorandum, and such terms, covenants and provisions shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of School Board and Tenant.

IN WITNESS WHEREOF, hereunto and to a duplicate hereof, School Board and Tenant have caused this Memorandum to be duly executed as of the date first written above.

Signed in the Presence of:

WITNESS:

By: [Signature]
Name: STEVEN B. GLE

By: [Signature]
Name: SUSAN LONG

VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP
d/b/a Verizon Wireless

By: [Signature]
Name: Hans F. Leutenegger
Title: Area Vice President, Network,
South Area

Date: 6-22-2005

ATTEST:

SCHOOL BOARD OF PALM BEACH
COUNTY, FLORIDA, a corporate body
politic

By: _____
Thomas E. Lynch, Chairman

By: _____
Arthur C. Johnson, Ph.D., Superintendent

(Seal)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: [Signature] 6/28/05
School Board Attorney

STATE OF _____)

: ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by _____, the _____ of School Board of Palm Beach County, Florida, a corporate body politic, existing under the laws of the State of Florida, on behalf of said body politic. He/She is personally known to me or has produced _____ as identification.

Notary Public: _____

Name of Notary Printed: _____

(NOTARY SEAL)

My commission expires: _____

My commission number is: _____

STATE OF North Carolina)

: ss.

COUNTY OF Mecklenburg)

The foregoing instrument was acknowledged before me this 22 day of June, 2005, by Hans F. Leutenegger, as Area Vice President, Network, South Area of Verizon Wireless Personal Communications LP d/b/a Verizon Wireless, a Delaware limited partnership, on behalf of said limited partnership. He is personally known to me or has produced _____ as identification.

Notary Public: Catharine Lawson

Name of Notary Printed: _____

(NOTARY SEAL)

My commission expires: _____

My commission number is: _____

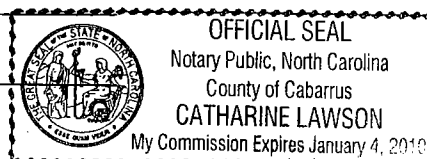


EXHIBIT "A"

Legal Description of School Property

School site A: A parcel of land in section 5, Township 43 South, Range 41 East, palm Beach County, Florida being more particularly described as follows:

From a Palm Beach County brass survey disk in concrete marking the northeast corner of said section 5, run south $01^{\circ}54'44''$ West along the east line of said Section 5, a distance of 388.12 feet; thence departing from said east line south $88^{\circ}40'59''$ West, 100.16 feet to the POINT OF BEGINNING of the herein described parcel; thence run along the westerly line of the Seminole Water Control District Road E-11, South $01^{\circ}54'44''$ West, 1241.54 feet; thence departing from said westerly line, north $88^{\circ}54'58''$ West, 1788.50 feet; thence North $01^{\circ}47'02''$ East, 1197.60 feet; thence North $88^{\circ}40'59''$ East, 1793.12 feet to the POINT OF BEGINNING.

EXHIBIT "B"

Legal Description of Leased Premises:

A Parcel of Land in Western Pines Middle School in Section 5, Township 43 South, Range 41 East, of Palm Beach County Florida, being more particularly described as follows:

Commencing at found 1/2" iron rod at SW Corner of the school site of Western Pines Middle School; thence N01°58'05"E along the west property line of the mentioned site for 214.94' ft. to a point; thence N89°55'41"E, 351.26' ft. to the "point of beginning"; thence N00°07'39"W, 120' ft.; thence N89°58'29"E, 100' ft. to an intersection with 6.0' ft. chain link fence; thence S11°37'30"W along and following the courses of that mentioned 6.0' ft. chain link fence 59.05' ft.; thence S21°43'57"W, 4.56' ft.; thence S26°41'32"W, 6.99' ft.; thence S35°35'49"W, 43.06' ft.; thence S73°54'52"W, 60.30' ft. to the point of beginning.

Legal Description of Access and Utility Easement Area:

Commencing at Northeast corner of Section 5, Township 43 South, Range 41 East of Palm Beach County; Thence S01°54'44"W, 388.12 feet; Thence S88°40'59"W, 100.16 feet; thence S01°54'44"W, 1013.69 feet; To the point of beginning of a centerline of a 20.0 foot wide Ingress and Egress Easement, that point of beginning is also located 227.85 feet North from Southeast corner of Western Pines Middle School and described as follows:

From that point of beginning; thence N89°41'39"W, 96.37 feet; thence S01°37'39"W, 109.35 feet. To a point of a curve to the right; said curve is concave to the North West, having a radius of 91.91 feet; a central angle of 83°00'55'; thence along the arc of said curve for 133.16' feet to a point of tangency; thence N89°55'50"E along the center line of a access school road; 1294.55 feet to a point of a curve to the right; said curve is concave to the North East, having a radius of 66.66 feet; a central angle of 90°03'12"; thence along the arc of said curve for 104.77 feet to the point of tangency; thence N0°09'06"E, 156.59 feet; thence N68°16'03"W, 68.85 feet to a point and end of this 20 foot wide of this Ingress and Egress Easement.