

Exhibit A

Site Specific

Memorandum to Master Lease Agreement/Gift Agreement/Agreement Respecting Construction and Placement of Telecommunications Facilities

This site Specific Memorandum evidences that a Master Lease Agreement/Gift Agreement/Agreement Respecting Construction and Placement of Telecommunications Facilities was made and entered into on July 9, 1996, by and between the School District of Palm Beach County ("LANDLORD") and Sprint Spectrum L.P., a Delaware limited partnership ("SSLP"), the terms and conditions of which are incorporated herein by reference.

LANDLORD hereby leases to SSLP a certain site at Calusa Elementary School, 2051 Clint Moore Road, Boca Raton, Florida, within the property of LANDLORD which specific location is described in "Attachment A" affixed hereto, with grant of easement for rights of access thereto, all as more specifically described in the Master Lease Agreement/Gift Agreement/Agreement Respecting Construction and Placement of Telecommunications Facilities and in the terms of which are incorporated herein.

WHEREAS, in accordance with said terms the following terms and conditions applicable to this specific site are set forth herewith:

1. **Site Legal Description (including Access and Utility Easements):** See Attachment B.
2. **Commencement Date (Date of Approval by Architect Services):** September 19, 1996
3.
 - **Term:** 5 Years from Commencement Date per Master Documents.
 - **Renewal Options:** Per Master Documents
4. **Rent for Initial Term:** \$90,000 plus applicable sales tax (6%) due fifteen (15) days from Commencement Date of September 19, 1996.
5. **Description of Communications Facility:** Per approved construction drawings by Architect Services and subsequent "as-built" drawings submitted by "SSLP" and accepted by Architect Services.
6. **Landlord contact for emergencies:** School District Security Police twenty-four (24) hour telephone number 561/434-8700.
7. **"SSLP" contact for emergencies:** Elizabeth Rega
1 - 888 - 581 - 7780 (Beeper)
8. **Replacement of School District ITV Tower:** Yes No
If yes, Sprint Spectrum L.P. is responsible for 1) Removal and disposal of the School District ITV Tower; 2) Replacement of the School District's ITV equipment to the new tower facility; and 3) Guarantees the replacement of the School District's ITV equipment within twenty (20) days from date and time of erection of the new replacement tower.
9. **Special Provisions:** This is a CO-LOCATION (with PrimeCo).

dk

WHEREAS, this document by execution thereof becomes part and parcel of the Master Lease Agreement/Gift Agreement/Agreement Respecting Construction and Placement of Telecommunications Facilities entered into on July 9, 1996 between the parties herein.

WITNESSES: (Two are required)

"LANDLORD"
BOARD OF PALM BEACH COUNTY

Kathleen R. Reardon

Sandra Richmond

Sandra Richmond, Chairman

KATHLEEN R. REARDON

Print name

Susan J. Davis

Roy K. Chidester for
Dr. Joan P. Kowal, Superintendent

SUSAN J. DAVIS

Print name

WITNESSES: (Two are required)

"SSLP"
SPRINT SPECTRUM L.P., a Delaware limited partnership

Nery Diaz

Marvin Little

APPROVED

MSC

9-30-96

LEGAL

Nery Diaz

Print name

Marvin Little

Print name

Elizabeth Rega

REVIEWED AND APPROVED

Robert A. Rosillo
ROBERT A. ROSILLO - School District Attorney

ELIZABETH REGA

Print name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 1996,
 by _____ . _____ as _____ of _____
_____ ; a _____ corporation, on behalf of the corporation. by _____, partner (or agent) on behalf of _____, a
partnership. He/She is personally known to me or has produced _____ as
identification.

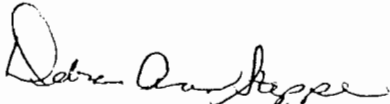
My Commission Expires:

Notary Public

_____ (Notary Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 1st day of October, 1996,
 by Marni Little . _____ as CEO Director of _____
Sprint Spectrum, L.P.; a _____ corporation, on behalf of the corporation. by _____, partner (or agent) on behalf of _____, a
partnership. He/She is personally known to me or has produced _____ as
identification.



My Commission Expires: 1/11/2000

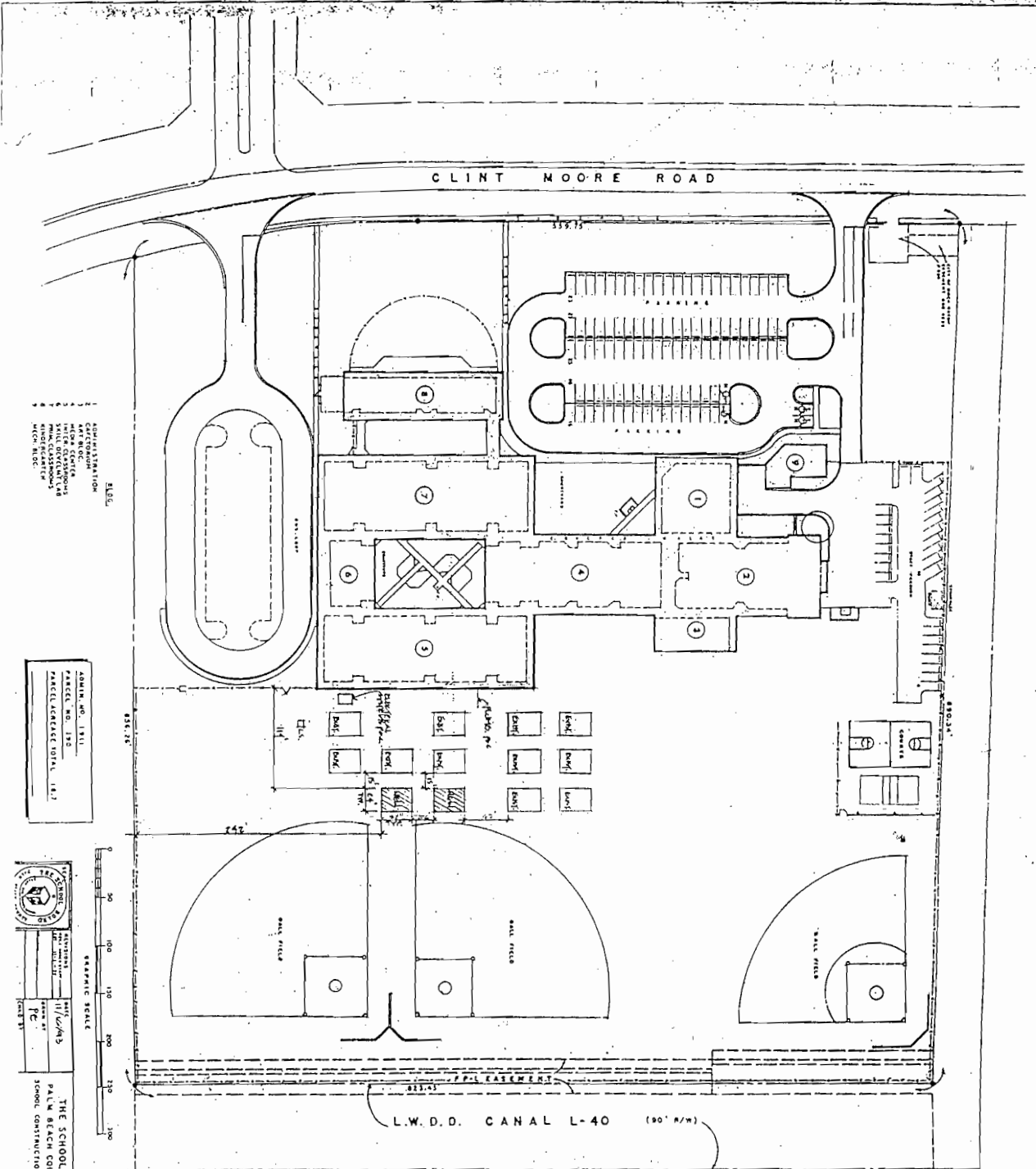
Notary Public

_____ (Notary Seal)



DEBRA ANN STEPPE
COMMISSION # CC 524148
EXPIRES JAN 11, 2000

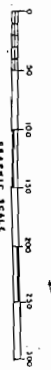
Attachment A



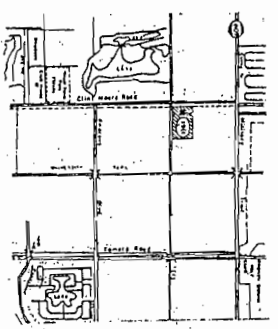
- LEGEND
- 1 ADMINISTRATION
 - 2 ART ROOM
 - 3 MUSIC CLASSROOM
 - 4 MULTIGRADE CLASSROOMS
 - 5 PHYSICAL EDUCATION
 - 6 MCH. ROOM

ADJUTANT GENERAL
 PANEL NO. 175
 PALM BEACH COUNTY, FLA.

THE SCHOOL BOARD OF
 PALM BEACH COUNTY, FLORIDA
 SCHOOL CONSTRUCTION & RENOVATION



- LEGEND
- 1 BUILDING NUMBER
 - 2 ROOM NUMBER WITH STUDENT STATIONS
 - 3 ROOM NUMBER
 - 4 ROOM NUMBER SUITE TO ADJACENT ROOM
 - 5 COVERED WALKWAYS
 - 6 INTERIOR CIRCULATION
 - 7 PROPERTY LINE
 - 8 FENCE
 - 9 PROPERTY LINE MARKER



MASTER SITE PLAN
 CALUSA COMM.
 ELEMENTARY

ATTACHMENT "B"

CALUSA ELEMENTARY

PARENT TRACT DESCRIPTION

A portion of Section 2, Township 47 South, Range 42 East, Palm Beach County, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 2;
THENCE S 89°06'01" W along the North line of said Section 2, a distance of 1746.66 Feet to the POINT OF BEGINNING of this description;
THENCE S 00°53'59" E a distance of 945.26 feet to a point on the arc of a circular curve to the right, whose radius point bears N 14°37'53" W from the last described point;
THENCE Southerly and Westerly along the arc of said curve having a radius of 1215.00 feet an arc distance of 291.16 feet to the POINT OF TANGENCY;
THENCE S 89°05'56" W a distance of 559.75 feet the last two courses described as being coincident with the Northerly limits of a proposed 108.00 foot road;
THENCE S 00°41'21" W along the Easterly limits of L.W.D.D. E-3 Canal, as recorded in Official Records Book 3475, Page 182 of the Public Records of Palm Beach County, Florida, a distance of 980.37 feet to a point on the north line of said Section 2;
THENCE N 89°06'01" E along said North line a distance of 820.93 feet to the POINT OF BEGINNING;
All of said lands situate, lying and being in Palm Beach County, Florida.

BOUNDARY OF LEASE PARCEL

A portion of Section 2, Township 47 South, Range 42 East, Palm Beach County, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 2;
THENCE S 89°06'01" W along the North line of said Section 2, a distance of 2567.59 feet;
THENCE S 00°41'21" W a distance of 691.55 feet;
THENCE N 88°31'29" E a distance of 115.53 feet to the POINT OF BEGINNING;
THENCE continue N 88°31'29" E a distance of 20.00 feet;
THENCE N 01°28'31" W a distance of 20.00 feet;
THENCE S 88°31'29" W a distance of 20.00 feet;
THENCE S 01°28'31" E a distance of 20.00 feet to the POINT OF BEGINNING;
Said land situate within the City of Boca Raton, Palm Beach County, Florida, containing 400 square feet more or less.

PROPOSED UTILITY EASEMENT

A 10 foot strip of land being a portion of Section 2, Township 47 South, Range 42 East, Palm Beach County, the centerline of said strip being more particularly described as follows:
COMMENCING at the Northeast corner of said Section 2;
THENCE S 89°06'01" W along the North line of said Section 2, a distance of 2567.59 feet;
THENCE S 00°41'21" W a distance of 718.28 feet;
THENCE N 89°06'01" E a distance of 121.54 feet to the POINT OF BEGINNING;
THENCE N 01°28'31" E a distance of 27.88 feet to the POINT OF TERMINATION;
Said land situate within the City of Boca Raton, Palm Beach County Florida, containing 278 square feet more or less.

PROPOSED INGRESS-EGRESS EASEMENT

A 20 foot strip of land being a portion of Section 2, Township 47 South, Range 42 East, Palm Beach County, the centerline of said strip being more particularly described as follows:
COMMENCING at the Northeast corner of said Section 2;
THENCE S 89°06'01" W along the North line of said Section 2, a distance of 2567.59 feet;
THENCE S 00°41'21" W a distance of 980.37 feet;
THENCE N 89°05'56" E a distance of 111.73 feet to the POINT OF BEGINNING;
THENCE N 01°01'45" W a distance of 299.75 feet;
THENCE N 88°31'29" E a distance of 12.38 feet to the POINT OF TERMINATION;
Said land situate within the City of Boca Raton, Palm Beach County, Florida, containing 6242 square feet more or less