

**EXHIBIT C**

**Memorandum  
of  
Lease**

Site Number: **DN3601D**  
Site Name: **Woodmoor Pines Monopine**  
Market: **Denver MTA**

**Version 10-2-01**

**Memorandum of Lease**  
Assessor's Parcel Number: 7112301069  
Between Woodmoor Pines Golf & Country Club LLC ("Landlord")  
and VoiceStream PCS II Corporation ("Tenant")

A Site Lease with Option (the "Lease") by and between Woodmoor Pines Golf & Country Club LLC ("Landlord") and VoiceStream PCS II Corporation, a Delaware Corporation ("Tenant") was made regarding a portion of following the property:

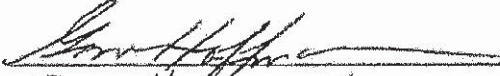
See Attached Exhibit "A" incorporated herein for all purposes

The Option is for a term of twelve (12) months after the Effective Date of the Lease (as defined under the Lease), with up to one additional twelve (12) month renewal ("Optional Period").

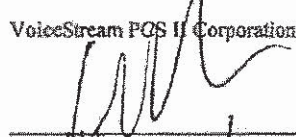
The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for three (3) additional five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: Woodmoor Pines Golf & Country Club LLC

By:   
Printed Name: GENE HOFFMAN  
Its: Principal  
Date: 10/12/05

TENANT: VoiceStream PCS II Corporation

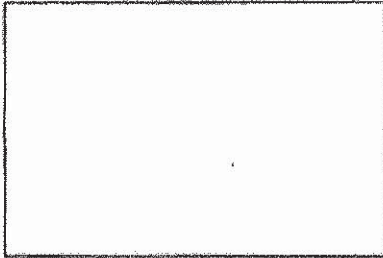
By:   
Printed Name: Wayne Leuck  
Its: Area Director  
Date: 11/1/05

[Notary block for Landlord]

STATE OF Colorado )  
COUNTY OF El Paso ) ss.

This instrument was acknowledged before me on 10/12/05 by Gene Hoffman [title]  
Principal of Woodmoor Pines Golf a LLC [type of entity], on behalf of  
said Golfing Club [name of entity]. Golfing Club

Dated: 10/12/05



(Use this space for notary stamp/seal)

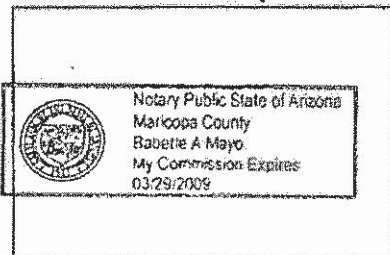
Deborah A. Kennedy  
Notary Public  
Print Name Deborah A. Kennedy  
My commission expires 7/21/2009

[Notary block for Tenant]

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

I certify that I know or have satisfactory evidence that Wayne Leuck is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mountain West Area Director of VoiceStream PCS II Corporation, a A Delaware Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/1/05



(Use this space for notary stamp/seal)

Babette A. Mayo  
Notary Public  
Print Name  
My commission expires 3/29/09

**Memorandum of Lease EXHIBIT A**  
**Legal Description**

**The Property is legally described as follows:**

**Tract B Woodmor Country Club**  
**County of El Paso**  
**State of Colorado**

**Commonly known as:**

**18945 Pebble Beach Way**  
**Monument, CO 80132**

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