

SHORT FORM LEASE

This Short Form Lease evidences a Ground Lease ("Lease") between James E. Davis ("Landlord"), and Pinnacle Towers, Inc., a Delaware corporation ("Tenant"), dated the 29th day of August, 1996, of the premises described on Exhibit A hereto.

The initial term of the Lease is ten (10) years with ~~two~~ five (5) year renewal options, unless otherwise terminated. The lease provides that, under certain circumstances, Tenant has a right of first refusal to acquire the leased premises from Landlord. The Lease also provides that Landlord will attorn to any mortgagee of Tenant and will subordinate any Landlord's lien to the lien(s) of Tenant's mortgagee(s).

Executed as of this 29th day of August, 1996.

LANDLORD:

WITNESS

James E. Davis

TENANT:

PINNACLE TOWERS, INC.

WITNESS

By: _____
Michael D. Craig, Vice President

Inst # 1996-30237

09/13/1996-30237
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 NCD 47.50

STATE OF ALABAMA)

COUNTY OF ~~MOBILE~~ JEFFERSON)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that JAMES E. DAVIS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my head and official seal of office this 27 day of August, 1996.

Alons P. Brasfield

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan. 31, 1997.
~~BOBBO-TENN NOTARY PUBLIC UNDERWRITERS~~

STATE OF _____)

COUNTY OF _____)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that MICHAEL D. CRAIG, whose name as Vice President of PINNACLE TOWERS, INC., a Delaware corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my head and official seal of office this ____ day of _____, 1996.

NOTARY PUBLIC

My Commission Expires: _____

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Executed as of this 29th day of August, 1996.

LANDLORD:

WITNESS

James E. Davis

TENANT:

PINNACLE TOWERS, INC.


WITNESS

By: 
Michael D. Craig, Vice President

STATE OF ALABAMA)

COUNTY OF MOBILE)

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Given under my head and official seal of office this ____ day of _____, 1996.

NOTARY PUBLIC
My Commission Expires: _____

STATE OF FLORIDA)

COUNTY OF SARASOTA)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that MICHAEL D. CRAIG, whose name as Vice President of PINNACLE TOWERS, INC., a Delaware corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my head and official seal of office this 29 day of AUGUST, 1996.

Diane E. Arendall
NOTARY PUBLIC
My Commission Expires: 1-31-00



Diane E. Arendall
MY COMMISSION # CC529002 EXPIRES
January 31, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

This Document Prepared by:
Catherine Filhiol Golden
Adams and Reese
P.O. Box 1348
Mobile, Alabama 36633

EXHIBIT A TO SHORT FORM LEASE

Property Description

Leeds:

A parcel of land situated in the northeast quarter of the northwest quarter of Section 23, Township 17 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the southeast corner of the northeast quarter of the northwest quarter of Section 23, Township 17 South, Range 1 East; thence run North 89°46'58" West along the south line of said quarter-quarter for a distance of 200.05 feet to an iron pin found; thence leaving said line run North 01°36'40" East for a distance of 200.01 feet to an iron pin found; thence run South 89°23'57" East for a distance of 200.15 feet to an iron pin found on the east line of said quarter-quarter; thence run South 01°39'37" West along the east line of said quarter-quarter for a distance of 197.15 feet to the POINT OF BEGINNING. Containing 39,722 square feet (or 0.91 acres), more or less;

Together with a non-exclusive easement for ingress and egress to said property as described in that certain Warranty Deed executed on the 1st day of July, 1993 by Richard L. Hayes and Catherine C. Hayes, Instrument Number 1993-20132, recorded in the Office of the Judge of Probate in and for the County of Shelby, Alabama on July 9, 1993.

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