

SHORT FORM LEASE

This Short Form Lease evidences a Ground Lease ("Lease") between S.T.S. Communications, Inc., an Alabama corporation ("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~~^{one} 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:

S.T.S. COMMUNICATIONS, INC.

By: _____

James E. Davis
James E. Davis, President

WITNESS

TENANT:

PINNACLE TOWERS, INC.

By: _____

Michael D. Craig, Vice President

WITNESS

09/10/1996-29761
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 NCD 59.00

Return To:
Alabama Title Co., Inc.

Inst # 1996-29761

STATE OF ALABAMA)
COUNTY OF ^{Jefferson} MOBILE)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that JAMES E. DAVIS, whose name as President of S.T.S. COMMUNICATIONS, INC., an Alabama 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.

Alonzo P. Dugan
NOTARY PUBLIC
My Commission Expires: Jan. 31, 1997.
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

NOTARY PUBLIC
My Commission Expires: _____

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:

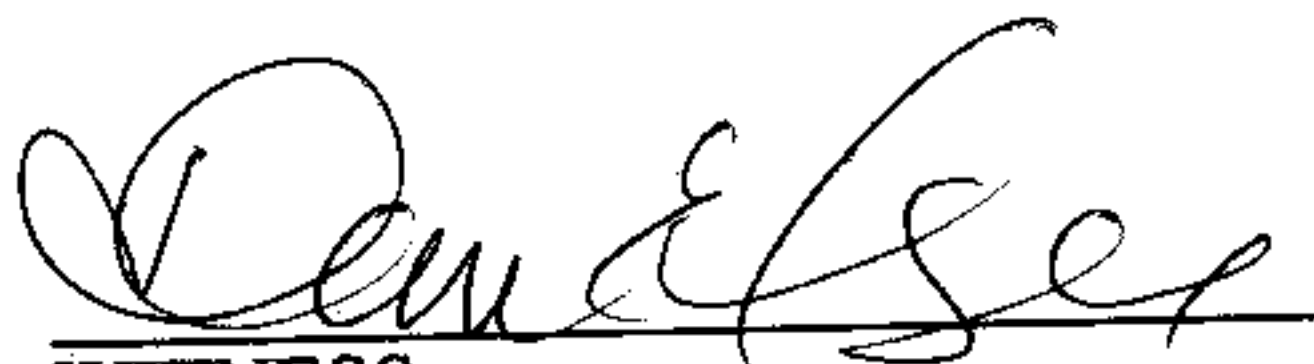
S.T.S. COMMUNICATIONS, INC.


WITNESS

By: _____
James E. Davis, President

TENANT:

PINNACLE TOWERS, INC.


WITNESS

By: 
Michael D. Craig, Vice President

STATE OF ALABAMA)

COUNTY OF MOBILE)

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that JAMES E. DAVIS, whose name as President of S.T.S. COMMUNICATIONS, INC., an Alabama 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: _____

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 PAIR 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

Alabaster - Leased Portion:

A parcel of land situated in the southwest quarter of the southeast quarter of Section 12, Township 21 South, Range 3 West, Huntsville Meridian, ~~Jefferson~~ ^{Shelby} County, Alabama, and being more particularly described as follows:

Commence at the southwest corner of the southwest quarter of the southeast quarter of said section; thence run North $00^{\circ} 26' 43''$ West for a distance of 499.07 feet; thence run South $53^{\circ} 24' 49''$ East for a distance of 231.51 feet; thence run South $38^{\circ} 41' 53''$ East for a distance of 16.61 feet to the northwesterlymost corner of the James Davis property, as shown on a map by John Gary Ray (Registration No. 12295), dated October 24, 1995; thence run North $51^{\circ} 15' 35''$ East along the northwesterlymost boundary line of said property for a distance of 140.07 feet; thence leaving said boundary line, run South $37^{\circ} 16' 33''$ East for a distance of 124.91 feet to the POINT OF BEGINNING; thence run North $51^{\circ} 15' 35''$ East for a distance of 15.00 feet; thence run South $38^{\circ} 41' 06''$ East for a distance of 60.00 feet; thence run South $51^{\circ} 15' 35''$ West for a distance of 80.00 feet; thence run North $38^{\circ} 41' 06''$ West for a distance of 60.00; thence run North $51^{\circ} 15' 35''$ East for a distance of 65.00 feet to the POINT OF BEGINNING. Containing 4,800 square feet (or 0.11 acres), more or less.

ACCESS AND UTILITY EASEMENT

A strip of land for ingress and egress and utilities being 30 feet in width and being situated in the southwest quarter of the southeast quarter of Section 12, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, and following the same center line as shown on a map by John Gary Ray (Registration No. 12295), dated October 24, 1995, and also being recorded in Instrument number 1995-32798 in the office of the Judge of Probate of Shelby County, Alabama, and lying 15 feet either side of the following described centerline:

Commence at the southwest corner of the southwest quarter of the southeast quarter of said section; thence run North $00^{\circ} 26' 43''$ West for a distance of 499.07 feet; thence run South $53^{\circ} 24' 49''$ East for a distance of 231.51 feet; thence run South $38^{\circ} 41' 53''$ East for a distance of 16.61 feet to the northwesternmost corner of the James Davis property, as shown on a map by John Gary Ray (Registration No. 12295), dated October 24, 1995; thence run North $51^{\circ} 15' 35''$ East along the northwesternmost boundary line of said property for a distance of 140.07 feet (140.00 feet deed) to the POINT OF BEGINNING; thence turn a deflection angle of $87^{\circ} 26' 03''$ left and run in a northwesterly direction for a distance of 101.42 feet; thence turn a deflection angle of $14^{\circ} 35' 33''$ left and run in a northwesterly direction for a distance of 121.04 feet; thence turn a deflection angle of $36^{\circ} 02' 28''$ left and run in a westerly direction for a distance of 114.15 feet; thence turn a deflection angle of $50^{\circ} 37' 41''$ right and run in a northwesterly direction for a distance of 38.95 feet; thence turn an angle of $34^{\circ} 48' 43''$ right and run in a northerly direction for a distance of 64.48 feet; thence turn a deflection angle of $52^{\circ} 37' 50''$ right and run in a northeasterly direction for a distance of 39.20 feet; thence turn a deflection angle of $16^{\circ} 10' 54''$ right and run in a northeasterly direction for a distance of 125.40 feet; thence turn a deflection angle of $21^{\circ} 00' 33''$ right and run in an easterly direction for a distance of 230.22 feet; thence turn a deflection angle of $39^{\circ} 21' 34''$ right and run in a southeasterly direction for a distance of 100.00 feet; thence turn a deflection angle of $11^{\circ} 09' 36''$ left and run in a southeasterly direction for a distance of 149.83 feet; thence turn a deflection angle of $28^{\circ} 55' 39''$ right and run in a southerly direction for a distance of 190.07 feet; thence turn a deflection angle of $6^{\circ} 49' 21''$ right and run in a southerly direction for a distance of 324.42 feet; thence turn a deflection angle of $46^{\circ} 21' 17''$ left and run in a southeasterly direction for a distance of 115.24 feet to a point on the centerline of an existing 60-foot wide easement as shown on a map for James Davis by John Gary Ray (Registration No. 12295), dated October 24, 1995, thence continuing within said 60-foot easement turn a deflection angle of $79^{\circ} 43' 56''$ right and run in a southerly direction for a distance of 93.27 feet; thence turn a deflection angle of $19^{\circ} 15' 57''$ left and run in a southerly direction for a distance of 92.82 feet; thence turn a deflection angle of $9^{\circ} 26' 29''$ left and run in a southerly direction for a distance of 124.06 feet to the northwesterly right-of-way line of County Highway No. 26 and the end of this centerline; and also from the POINT OF BEGINNING, run South $37^{\circ} 16' 33''$ East for a distance of 124.91 feet and the end of this centerline.

EXHIBIT B TO SHORT FORM LEASE

Alabaster

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4, Section 12, Township 21 South, Range 3 West; thence run northerly along the west boundary of said 1/4-1/4 for 499.07 feet; thence turn an angle of 127 degrees 01 minutes 54 seconds to the right and run southeasterly for 231.51 feet; thence turn an angle of 14 degrees 42 minutes 56 seconds to the right and run 16.61 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course for 200.00 feet to a point; thence turn an angle of 49 degrees 19 minutes 28 seconds to the left and run easterly for 276.90 feet to a point; thence turn an angle of 130 degrees 40 minutes 32 seconds to the left and run northwesterly for 380.48 feet to a point; thence turn an angle of 90 degrees to the left and run 210.00 feet to the point of beginning. Said parcel is lying in the Southwest 1/4 of the Southeast 1/4, Section 12, Township 21 South, Range 3 West.

Inst # 1996-29761

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