



MISC 2006099282



AUG 29 2006 14:41 P 2

Exhibit "B"

WHEN RECORDED RETURN TO:	Julie Dermody Cox Communications Omaha, Inc. 11505 W. Dodge Rd. Omaha NE 68154
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/29/2006 14:41:44.74

2006099282

MEMORANDUM OF AGREEMENT (NEBRASKA)

PLEASE TAKE NOTICE that Joe Vogel Realty, LLC, ("Owner") and CoxCom, Inc. d/b/a Cox Communications Omaha, a Nebraska corporation ("Cox Communications") have entered into a Telecommunications Agreement ("Agreement") dated January 27, 2006, which, in accordance with its terms, entitles Cox Communications to provide cable television services throughout the property described on Exhibit A attached hereto and incorporated herein by this reference. Among other things, the Agreement provides Cox Communications with rights of ingress and egress to the property necessary or useful to provide such service and maintain its facilities on the property used in providing such services. The Agreement binds any successors and assigns of the Owner in accordance with its terms. A copy of relevant provisions of the Agreement will be provided to any properly interested person upon written request.

Cox Communications requests that it receive notice of any pending trustee or foreclosure sale or receivership, bankruptcy or other proceeding affecting the property, sent to the address above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date and year first above written.

Cox Communications Omaha
A Nebraska corporation
By: [Signature]
Its: VP Regional Manager
Print Name: Perry Kirk



STATE OF NEBRASKA
COUNTY OF DOUGLAS
The foregoing instrument was acknowledged before me this 23rd day of May, 2006 by Perry Kirk as VP/Regional Manager of Cox Communications Omaha, Inc. a Nebraska corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-1-08

Joe Vogel Realty, LLC
By: Joe Vogel
Its: President
Print Name: Joe Vogel

STATE OF Nebraska
COUNTY OF Douglas
The foregoing instrument was acknowledged before me this 9 day of May, 2006 by Joe Vogel as President of Joe Vogel Realty LLC on behalf of said company.

[Signature]
NOTARY PUBLIC
My Commission Expires: 9/3/08

misc 15-00300
FEE 110⁰⁰ FB 01-60000
2 BKP 20-15-13 C/O _____ COMP _____
2 DEL _____ SCAN _____ FV _____

Legal description:
1 Acre Sec-twn-Rge 20-15-13-
EY 10.5 FT Strip for Davenport St
VAC Capitol Ave ADJ + S 17 FT LT
1 Bk 3 Alamo Plaza + S of
Davenport St W 319 FT TX LT 14
NE 1/4 SEC 20 15 13

ATLIB01:209487-3



OK JB

Parcel 1

All that part of Tax Lot 14, in Section 20, Township 15 North, Range 13, East of the 6th P.M., in the City of Omaha, lying South of Davenport Street and between 37th and 38th Streets, and known as the West 319 feet, more or less, of the South 175 feet of said Tax Lot, and also that part of Capitol Avenue adjoining the above described premises on the South and lying between the West line of 37th Street and a point 177 feet East of the East line of 38th Street.

01-60000

NENE

The South 17 feet of Lot 1, Block 3, Alamo Plaza, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska.

15-00300