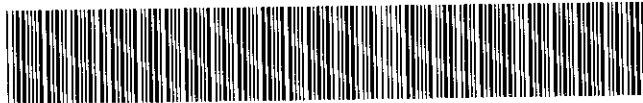


MISC 2006008742



JAN 25 2006 11:28 P 2

WHEN RECORDED RETURN TO: Julie Dermody
 Cox Communications Omaha, Inc.
 11505 W. Dodge Rd.
 Omaha NE 68154

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 1/25/2006 11:28:07.43



2006008742

MEMORANDUM OF AGREEMENT
 (NEBRASKA)

1001 Associates, LLC

PLEASE TAKE NOTICE that *Keystone Properties* ("Owner") and CoxCom, Inc. d/b/a Cox Communications Omaha, a Nebraska corporation ("Cox Communications") have entered into a Telecommunications Agreement ("Agreement") dated June 1, 2005, 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: *[Signature]*
 Print Name: *David Marshall Sullivan*



STATE OF NEBRASKA
 COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this *23rd* day of *June*, 2005, by *Thymon Sekin* *VP* of Cox Communications Omaha, Inc. a Nebraska corporation, on behalf of said corporation.

NOTARY PUBLIC
 My Commission Expires: *4/1/08*

1001 ASSOCIATES, LLC
 Keystone Properties

By: *Robert F. Green*
 Its: *[Signature]*
 Print Name: *ROBERT F. GREEN*

misc
 FEE *10.50* FB *53-30460*
 PKP *2* C/O *[Signature]* COMP *[Signature]*
 DCL *1* SCAN *[Signature]* FV *[Signature]*

STATE OF *Nebraska*
 COUNTY OF *Douglas*
 The foregoing instrument was acknowledged before me this *10th* day of *June*, 2005 by *Laura Suess* as *Robert F. Green SOB* *owner* of *1001 Associates LLC* on behalf of said company *Laura Suess*

NOTARY PUBLIC
 My Commission Expires: *4/9/06*



LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Part of the South Half of Lot 2, Pierson's Subdivision of the Southwest Quarter and the West Half of the Southeast Quarter of Section 15, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the North line of the South Half of said Lot 2, said point being 50 feet East of the centerline of 90th Street; thence East along the North line of the South Half of said Lot 2 a distance of 607.0 feet; thence South along the East line of said Lot 2 a distance of 95.0 feet; thence West parallel to the South line of said Lot 2 a distance of 55.0 feet; thence North making an interior angle of 90°, a distance of 18.0 feet; thence West parallel to the South line of said Lot 2 a distance of 75.0 feet; thence South making an interior angle of 270°, a distance of 83.0 feet; thence West parallel to the South line of said Lot 2 a distance of 477.0 feet to the East right of way line of 90th Street; thence North along the East right of way line of 90th Street a distance of 160.0 feet to the Point of Beginning;

and;

Part of the South Half of Lot 2, Pierson's Subdivision of the South Half of the Southwest Quarter and West Half of the Southeast Quarter of Section 15, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the South line of said Lot 2, said point being 50 feet East of the centerline of 90th Street; thence North along the East right-of-way line of 90th Street, a distance of 157.5 feet; thence East parallel to the South line of said Lot 2, a distance of 477.00 feet; thence North making an interior angle of 270° a distance of 83.0 feet; thence East parallel to the South line of said Lot 2, a distance of 75.0 feet; thence South making an interior angle of 90°, a distance of 18.0 feet; thence East parallel to the South line of said Lot 2, a distance of 55.0 feet to the East line of said Lot 2; thence South along the East line of said Lot 2 a distance of 222.5 feet; thence West along the South line of said Lot 2, a distance of 607.0 feet to the Point of Beginning.

Except that portion deeded to the State of Nebraska in Warranty Deed filed August 19, 1981 in Book 1674 at Page 442 of the Deed Records of Douglas County, Nebraska, described as follows:

A tract of land located in the South Half of Lot 2, Pierson's Subdivision of the South Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 15, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at a point on the North line of said South Half of Lot 2, said point being 50.0 feet East of the centerline of 90th Street; thence Southerly a distance of 317.60 feet along the Easterly 90th Street right of way line to the Southwest corner of the property, owned by the Grantor; thence Easterly deflecting 090°00' left, a distance of 8.00 feet along the South line of said Lot 2; thence Northerly deflecting 090°00' left, a distance of 317.60 feet to a point on the North line of said South Half of Lot 2; thence Westerly deflecting 090°00' left, a distance of 8.00 feet along said line to the Point of Beginning.

Louis Surveying

12100 West Center Road, Suite 522A
Omaha, NE. 68144 (402-334-7982)

