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Lancaster County, NE Assessor/Register of Deeds Office AGRMT
Pages 4



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RESTRICTION AGREEMENT

THIS AGREEMENT is made and entered into by and between KENSINGTON CORP., a Nebraska corporation ("Seller"), and 7510 INVESTMENTS, LLC, a Nebraska limited liability company ("Buyer"), on this 1 day of September, 2009.

WHEREAS, on or about the 1 day of September, 2009, Seller and Buyer entered into a Condominium Unit Purchase and Sale Agreement ("Agreement"), whereby Seller sold and Buyer purchased: Unit 3, Kensington Retail Center Condominium, a Condominium, Lincoln, Lancaster County, Nebraska, in accordance with the Declaration recorded November 26, 2007, as Instrument No. 2007-57247 with the office of the Register of Deeds of Lancaster County, Nebraska;

WHEREAS, as a material condition of said Agreement, Seller agreed to restrict the development and use of the following real property:

- A. Units 1, 2, 4, 5 and 6 of Kensington Retail Center Condominium, a Condominium, Lincoln, Lancaster County, Nebraska, in accordance with the Declaration recorded November 26, 2007, as Instrument No. 2007-57247 with the office of the Register of Deeds of Lancaster County, Nebraska;
- B. Outlot "A", Kensington Office Park 2nd Addition, Lincoln, Lancaster County, Nebraska;
- C. Lots 5 and 6, Block 1, Lincoln Industrial Park South, Lincoln, Lancaster County, Nebraska; and
- D. Outlot "A", Kensington Office Park 1st Addition, Lincoln, Lancaster County, Nebraska;

all further known as "Retail Lots";

WHEREAS, Seller and Buyer agreed to place in recordable form the agreement restricting the use and development of said Retail Lots.

NOW, THEREFORE, Seller, as developer of the Retail Lots, and Seller under a Condominium Unit Purchase and Sale Agreement above set forth, does hereby declare,

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covenant, and agree that the Retail Lots shall be held, sold, and conveyed only subject to the following covenant, condition, and restriction which shall constitute covenants running with the land and shall be binding upon all parties having any interest, title, or right in the Retail Lots, or any part thereof, and their heirs, successors, personal representatives, and assigns, and shall inure to the benefit of the owner of Unit 3, Kensington Retail Center Condominium, a Condominium, Lincoln, Lancaster County, Nebraska, in accordance with the Declaration recorded November 26, 2007, as Instrument No. 2007-57247 with the office of the Register of Deeds of Lancaster County, Nebraska ("Unit 3");

1. Use. For a period of ten (10) years from the date of the recording of this Restriction Agreement, no business should be operated on the Retail Lots as a Deli Sandwich Shop, which shall mean a sandwich shop in which 60% or more of its gross revenues are generated from a deli-type sandwich. A deli-type sandwich shall be defined as a sandwich served with sliced meat, hot or cold, served on bread. This restriction shall terminate immediately if Unit 3 ceases to be operated or used as a Deli Sandwich Shop as defined above.

SELLER:

KENSINGTON CORP., A Nebraska Corporation

BY: _____


David S. Olson, Its President

BUYER:

7510 INVESTMENTS, LLC, A Nebraska Limited Liability Company

BY: _____


M. Scott Ritter, Manager

BY: _____


Jeffrey K. Barclay, Manager

CONSENTED TO:

KENSINGTON OFFICE PARK ASSOCIATION

BY: _____


Samuel P. Olson, Director

BY: _____


Carol J. Clark, Director


BY: _____


David S. Olson, Director

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 1 day of September, 2009, by David S. Olson, President of Kensington Corp., a Nebraska corporation, for and on behalf of said corporation.

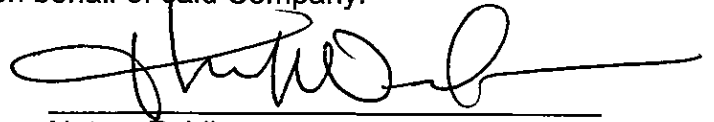



Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

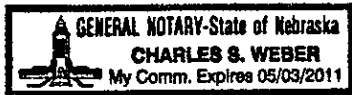
The foregoing instrument was acknowledged before me this 1st day of NOVEMBER, 2009, by M. Scott Ritter, Manager of 7510 Investments, LLC, a Nebraska limited liability company, for and on behalf of said Company.

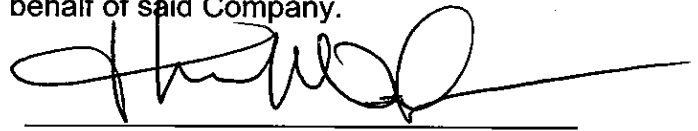



Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 1st day of SEPTEMBER, 2009, by Jeffrey K. Barclay, Manager of 7510 Investments, LLC, a Nebraska limited liability company, for and on behalf of said Company.

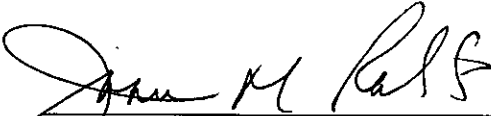



Notary Public

STATE OF NEBRASKA)
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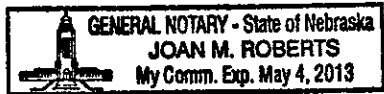
The foregoing instrument was acknowledged before me this 1 day of September, 2009, by Samuel P. Olson, Director of Kensington Office Park Association.




Notary Public

STATE OF NEBRASKA)
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COUNTY OF LANCASTER)

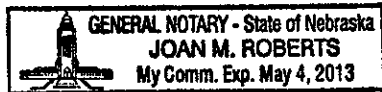
The foregoing instrument was acknowledged before me this 1 day of September, 2009, by Carol J. Clark, Director of Kensington Office Park Association.

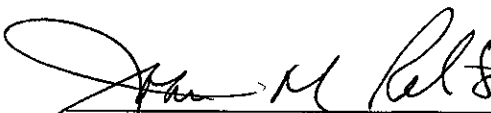



Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 1 day of September, 2009, by David S. Olson, Director of Kensington Office Park Association.




Notary Public