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**FIRST AMENDMENT TO CONDOMINIUM DECLARATION OF KING'S CROSSING  
CONDOMINIUM**

This First Amendment to Condominium Declaration of King's Crossing Condominium (the "First Amendment") is made effective this 14 day of February, 2011, by King Dan, LLC, a Nebraska limited liability company ("Declarant") and by K.C. Lincoln Condominium Association, a Nebraska non-profit company (the "Association").

**PRELIMINARY STATEMENT**

Declarant is named as the Declarant under the Condominium Declaration of King's Crossing Condominium, recorded with the Lancaster County Register of Deeds as Instrument No. 2009044540 on August 10, 2009 (the "Declaration"). The Declaration governs the ownership and the use of the real estate described as follows:

Units 1, 2, 5, 6 and 8, King's Crossing Condominium, a condominium, Lincoln, Lancaster County, Nebraska; in accordance with the Condominium Declaration recorded on August 10, 2009, with the Lancaster County Register of Deeds as Instrument No. 2009044540

(the "Condominium").

The Association acts as the Association under the Declaration, performing all dues and holding all rights granted thereunder.

Section 14 of the Declaration provides as follows:

Declarant deserves the following development rights, which may be exercised in accordance with the Act . . . [to] create units, common elements, or limited common elements within the Condominium.

The Declarant has elected to exercise its authority under the Declaration to create an additional unit within the Condominium, to be known as Unit 3, and to create a limited common element for the benefit of Unit 2 of the Condominium.

The Declarant, together with the Association, has elected to update the Exhibits of the Declaration to reflect the addition of Unit 3 to the Condominium.

NOW, THEREFORE, the Declaration shall be amended as set forth below:

MANZITTO  
INC

1. Definitions. Except as expressly set forth herein to the contrary, capitalized terms used in this First Amendment shall be ascribed the same meaning as given to such terms in the Declaration.

2. Amendment. The Declaration is amended in the following particulars:

a. Association. All references to King's Crossing Condominium Association shall be amended to refer to K.C. Lincoln Condominium Association, a Nebraska non-profit corporation.

b. Limited Commons Element Creation. The patio seating area adjoining the southern boundary of Unit 2 as constructed and existing as of this date, shall hereby be defined as a limited common element for the exclusive benefit and use of Unit 2. The Owner of Unit 2 shall be directly responsible for the cost and performance of all materials, repair and replacement of this limited common element.

c. Pursuant to the rights granted to Declarant under Section 14 of the Declaration, Unit 3 is hereby added to the Condominium as a Unit. The Unit Owner of Unit 3 shall initially be **King Dan, LLC, a Nebraska limited liability company**. The Unit Owner of Unit 3 shall be granted all rights and intents of a Unit Owner in the Condominium.

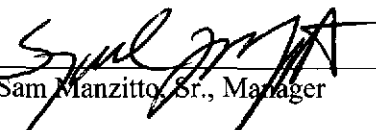
d. Addition of Unit 3. In order to cause the formation and addition of Unit 3 to the Condominium, the following exhibit of the Declaration is replaced as follows:

Page 1 of Exhibit "A" is deleted in its entirety and replaced by the revised Page 1 of Exhibit "A" attached hereto and incorporated herein by reference.

3. Except as expressly set forth in this First Amendment, the Declaration shall continue in full force and effect in accordance with these terms.

Dated this 14 day of February, 2011.

**King Dan, LLC,**  
a Nebraska limited liability company

By:   
Sam Manzitto, Sr., Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me this 14 day of February, 2011, by Sam Manzitto, Sr., Manager of King Dan, LLC, a Nebraska limited liability company, on behalf of the company.



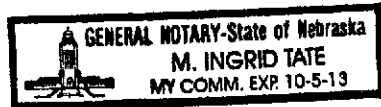
  
Notary Public

**K.C. Lincoln Condominium Association**  
a Nebraska non-profit company

By:   
Sam Manzitto, Sr., Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF LANCASTER    )

The foregoing instrument was acknowledged before me this 14 day of February, 2011, by Sam Manzitto, Sr., Manager of K.C. Lincoln Condominium Association, a Nebraska non-profit company, on behalf of the company.



  
Notary Public

