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RICHARD N. JAKEDZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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

MEMORANDUM OF AGREEMENT
(NEBRASKA)

PLEASE TAKE NOTICE that Tudor Heights Limited Partnership Apartments, ("Owner") and CoxCom, Inc. d/b/a Cox Communications Omaha, a Delaware corporation ("Cox Communications") have entered into a Telecommunications Agreement ("Agreement") dated March 7, 2001, which, in accordance with its terms, entitles Cox Communications to provide cable television and internet services throughout the property known as Tudor Heights and further described on Schedule C attached hereto and incorporated herein by this reference. Among other things, the Agreement provides Cox Communications with rights of ingress and egress to and from the property as set forth in the Agreement. 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.

CoxCom, a Delaware corporation, d/b/a
Cox Communications Omaha

By: [Signature]
Its: [Signature]
Print Name: Janet Barnard



STATE OF NEBRASKA
COUNTY OF DOUGLAS

The forgoing instrument was acknowledged before me this 11th day of April, 2001 by Janet Barnard of CoxCom, Inc., a Delaware corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-1-04

Tudor Heights Limited Partnership
By: [Signature]
Its: General Partner
Print Name: THLP, Inc

ILLINOIS
STATE OF NEBRASKA
COUNTY OF DOUGLAS
COOK

The foregoing instrument was acknowledged before me this 22nd day of MARCH, 2001 by ALAN POWARK as AUTHORIZED SIGNATORY of Tudor Heights an Illinois limited partnership, on behalf of said entity. GENERAL PARTNER OF THLP, INC

[Signature]
NOTARY PUBLIC



EXHIBIT 'A'

LEGAL DESCRIPTION

Lots 1 through 15, inclusive, part of Lot 16 and Lots 17 through 22, inclusive, and vacated portions of Birch and Pinkney Street in MAPLE HEIGHTS, an Addition to the City of Omaha, as surveyed, platted and recorded in the NW ¼ of the NW ¼ of Section 9, Township 15 North, Range 12 East, of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at a point South $89^{\circ} 53' 20''$ East, 50.0 feet from the Northwest corner of said Section 9, said point also being the Northwest corner of Lot 17, Maple Heights, thence South $89^{\circ} 53' 20''$ East, a distance of 991.55 feet to a point on the Southwesterly right of way line of Old Maple Street, thence South $52^{\circ} 44' 25''$ East on the Southwesterly right of way line of Old Maple Street 54.77 feet to a point of curve; thence on a curve to the right (radius being 540.70 feet) on the Southwesterly right of way line of Old Maple Street (chord bearing South $25^{\circ} 54' 20''$ East), an arc distance of 500.63 feet, thence South $0^{\circ} 18' 35''$ West on the West right of way line of Old Maple Street, 786.30 feet to a point of curve; thence on a curve to the left (radius being 183.00 feet) on the Westerly right of way line of Old Maple Street; (chord bearing South $0^{\circ} 24' 20''$ East) an arc distance of 4.57 feet to the point of intersection of the North right of way line of Bedford Street; said Point also being the Southeast corner of Lot 1, Maple Heights, thence North $89^{\circ} 57' 05''$ West on the North right of way line of Bedford Street, 630.06 feet to the Southeast corner of Lot 16, Maple Heights, thence North $0^{\circ} 02' 55''$ East, a distance of 726.03 feet to a point that intersects a curve; thence on a curve to the right (radius being 638.00 feet - chord bearing North $38^{\circ} 17' 51''$ West), an arc distance of 28.90 feet; thence North $37^{\circ} 00' 00''$ West, 173.10 feet to a point on the Southerly right of way line of Birch Street, said point also being the Northern-most corner of Lot 16, Maple Heights, thence on a curve to the left (radius being 40.00 feet - chord bearing North $37^{\circ} 00' 00''$ West) for an arc distance of 192.32 feet to a point on the Northerly right of way line of said Birch Street, thence South $53^{\circ} 32' 46''$ West, 325.01 feet along said Northerly right of way line to a point of curve; thence on a curve to the right (radius being 117.94 feet chord bearing South $71^{\circ} 46' 23''$ West) for an arc distance of 75.04 feet, thence West 128.78 feet along said Northerly R.O.W. line to a point on the East R.O.W. line of 108th Street, said point also being the Southwest corner of Lot 17, Maple Heights, thence North along said Ease right of way line 544.85 feet to the point of beginning. (The West line of the NW ¼ of said Section 9 assumed North-South in direction.)