



MISC 2010078123



AUG 31 2010 08:22 P 5

Fee amount: 25.50
FB: 03-80000
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/31/2010 08:22:16.00



2010078123

When Recorded, Return to:

filed as received

Keith A. Green
McGill, Gotsdiner, Workman & Lepp, P.C., L.L.O.
11404 West Dodge Road, Suite 500
Omaha, NE 68154

(Space above this line for Recorder's Use)

MEMORANDUM OF LEASE

This Memorandum of Lease is made this 16th day of August 2010 between **ROYAL F. COVER AND SUSAN R. COVER JOINTLY AND SEVERALLY** ("Landlord"), and **HOWARD STREET, LLC**, a Nebraska limited liability company ("Tenant").

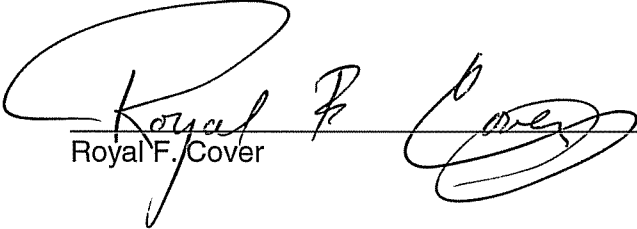
WITNESSETH:

1. Landlord has entered into a lease with Tenant for approximately 3,644 square feet at that real property located at 501 South 13th Street, Omaha, Nebraska, as further legally described on Schedule A attached hereto (the "Premises") (the "Lease").
2. The Lease commenced on August 16, 2010, and will terminate five (5) years after commencement of Tenant's business operations at the Premises.
3. Tenant has a right to extend the term for three (3) successive periods of five (5) years each. The rights of extension are exercisable as set forth in the Lease.
4. Tenant has a right to purchase the real property where the Premises is located under the terms of an option granted in connection with the terms of the Lease.
5. The terms and conditions of the Lease are incorporated into this Memorandum of Lease as if set forth in full herein. In the event of any conflict between the terms and provisions of this Memorandum of Lease and the Lease, the terms and provisions of the Lease shall prevail.

[SIGNATURE PAGE FOLLOWS]

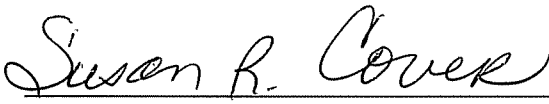
Landlord and Tenant have caused this Memorandum of Lease to be duly executed and delivered as of the day and year first written above, for the purpose of providing record notice of the Lease.

LANDLORD:



Royal F. Cover

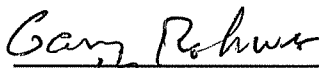
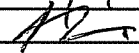
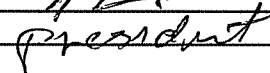
LANDLORD:



Susan R. Cover

TENANT:

HOWARD STREET, LLC

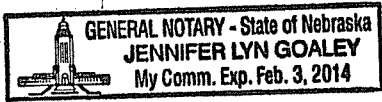
By: 
Name: 
Its: 

ACKNOWLEDGMENTS

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **ROYAL F. COVER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under by hand and official seal, this 16th day of August 2010.

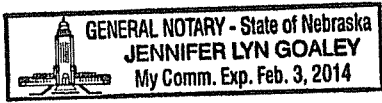


Jennifer Lyn Goaley
Notary Public
Commission expires:
2.3.14

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **SUSAN R. COVER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under by hand and official seal, this 16th day of August 2010.



Jennifer Lyn Goaley
Notary Public
Commission expires:
2.3.14

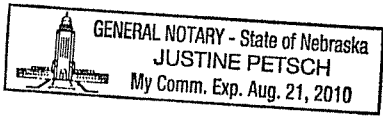
(SEAL)

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

filed as is

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Evan Roman, the Pres. of **HOWARD STREET, LLC**, a Nebraska limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under by hand and official seal, this 13th day of July 2010.



[Signature]
Notary Public
Commission expires: Aug 21 2010

(SEAL)

#217641.1

**Schedule A to
MEMORANDUM OF LEASE**

Legal Description

Lot 4, Block 166, original City Lots, City of Omaha, Douglas County, Nebraska