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RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



DECLARATION OF COVENANTS

THIS DECLARATION OF COVENANTS is made this 17<sup>th</sup> day of October, 1997, by NP Land Limited Partnership, a Nebraska limited partnership ("Declarant").

WITNESSETH:

WHEREAS, the Declarant is the owner of certain property more particularly described as Lot 3, in North Park 2nd Addition, Replat 5, Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, (the "Property") and adjacent property; and

WHEREAS, the Declarant wishes to impose the following covenant upon the Property to run with the land.

NOW THEREFORE, the Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following condition, covenant, restriction, and reservation which is for the purpose of enhancing and protecting the value, desire, ability, and attractiveness of the Property and surrounding properties. This covenant, condition, and restriction shall run with the land, and shall be binding upon all parties having or acquiring any right, title, or interest in the Property, or any part thereof, and shall inure to the benefit of respective owners, the Declarant and adjacent property owners acquiring title from Declarant.

I. It is hereby declared that the Property shall be developed as a Country Inn Suites by Venerts Investments, Inc., or Omaha Hospitality Group LLC, a Nebraska limited liability company. Such Country Inn Suites shall be established and open for business on or before September 1, 1998 and shall remain a Country Inn Suites thereafter.

II. This Declaration of Restrictive Covenants shall be null and void if the aforesaid Country Inn Suites remains open for

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business through September 1, 2000.

IN WITNESS WHEREOF, the Declarant executes this Declaration of Restrictive Covenants on the day and year first above written.

NP Land Limited Partnership

By: \_\_\_\_\_

Its: Partner

STATE OF Nebraska )  
  ) SS.  
COUNTY OF Douglas )

On the 17<sup>th</sup> day of October, 1997, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came George W. Kusterer, as Partner of NP Land Limited Partnership, to me known to be the identical person or persons whose name is or names are affixed to the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed, for and on behalf of the partnership.

Witness my hand and Notarial Seal the day and year last above written.

(SEAL)



John C. Danielson  
Notary Public

My commission expires the 24<sup>th</sup> day of April, 2001, 199.