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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
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MEMORANDUM OF LEASE

This Memorandum of Lease, dated for reference purposes only, July 8, 2008, is made by and between **Vistas, LLC**, a Nebraska limited liability company ("Lessor") and **Buck's, Inc.**, a Nebraska corporation ("Lessee"). Lessor has leased to Lessee, by a written Lease dated as of July 8, 2008 (the "Lease"), effective for purposes of commencement of the term as of the Delivery Date as described therein (which, subject to the satisfaction of certain contingencies described therein, should not be later than four (4) months after the date thereof), the Land and Improvements comprising the Leased Premises (each as described in the Lease) on the following basic terms:

1. **Leased Premises.** The Land and Improvements related to that certain real property described on Exhibit "A" attached hereto.

2. **Term.** The Lease shall be for an initial term (the "Initial Term") beginning as of the Delivery Date and ending on the day before the twentieth anniversary of the Delivery Date, unless sooner terminated as therein provided. Lessee shall have the option to extend the term, under the provisions described in the Lease, for each of two separate option periods (each an "Option Term") of five (5) years each.

3. **Addresses.** The addresses of the parties are:

Lessor: Vistas, LLC
4816 "F" Street
Omaha, NE 68117

Lessee: Buck's, Inc.
4973 Dodge Street
Omaha, NE 68132

4. **Right of First Refusal.** Lessee shall have the option, under the provisions described in the Lease, to purchase the Leased Premises on the terms of any offer received by Lessor during the Initial Term or any Option Term which Lessor deems acceptable.

5. **Purpose of Memorandum.** This Memorandum of Lease is prepared for the purpose of recordation, and it in no way modifies or amends the Lease.

Box 29c

701859

6. **Counterparts.** This Memorandum of Lease and the signature pages hereto may be executed in one or more counterparts, all of which together shall constitute one and the same instrument.

Executed as of the date first above written.

Buck's, Inc., a Nebraska corporation,
Lessee

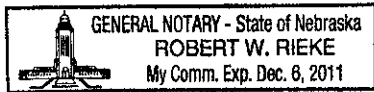
Vistas, LLC, a Nebraska limited liability
company, Lessor

By: _____
Title: President

By: _____
Title: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 7th day of JULY, 2008, by Charles Vrana, Manager of Vistas, LLC, a Nebraska limited liability company, on behalf of the corporation.



Robert W. Rieke
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 200____, by Steve Buchanan, President of Buck's, Inc., a Nebraska corporation, on behalf of the corporation.

Notary Public

6. **Counterparts.** This Memorandum of Lease and the signature pages hereto may be executed in one or more counterparts, all of which together shall constitute one and the same instrument.

Executed as of the date first above written.

Buck's, Inc., a Nebraska corporation,
Lessee

Vistas, LLC, a Nebraska limited liability
company, Lessor

By: _____
Title: President

By: _____
Title: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 200____, by Charles Vrana, Manager of Vistas, LLC, a Nebraska limited liability company, on behalf of the corporation.

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 8 day of July, 2008, by Steve Buchanan, President of Buck's, Inc., a Nebraska corporation, on behalf of the corporation.

Notary Public

Leeann F. Noble
A rectangular notary seal for Leeann F. Noble, General Notary for the State of Nebraska. The seal contains a small graphic of a notary gavel and the text: "GENERAL NOTARY - State of Nebraska", "LEEANN F. NOBLE", and "My Comm. Exp. March 10, 2009".

Exhibit "A"

Legal Description

- PARCEL 1: All that part of Lot 1, lying West and North of a line drawn parallel to and 35 feet Easterly of the Westerly line of Lot 1, and all that part of Lot 2, lying East and South of a line drawn parallel to and 30 feet Westerly of the Easterly line of Lot 2, in Block 4, in TOWER PLAZA, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.
- PARCEL 2: The East 95 feet of Lot 1, and all of Lots 21, 22, 23 and 24, in Block 4, in TOWER PLAZA, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.