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Inst # 2008039075 Tue Aug 19 12:03:21 CDT 2008  
Filing Fee: \$5.50 Stamp Tax: \$0.00 Exempt 2 cpoisc  
Lancaster County, NE Assessor/Register of Deeds Office WDEED  
Pages 1



WARRANTY DEED

The Board of Regents of the University of Nebraska, a public body corporate, Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration received from Grantee, WRK, L.L.C., a Nebraska limited liability company, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lot 1, The Arts and Humanities Block Addition, Lincoln, Lancaster County, Nebraska,

with the restriction that no portion of the real estate shall be used for (1) any business operated or held out to the public as a sexually oriented business including any business in sexually oriented entertainment or materials such as any: sexually oriented show, movie, picture, exhibition, performance, demonstration, film, video, book, or other depictions of a sexually explicit nature; sexually oriented live entertainment or exotic dance; exotic lingerie; sex toys or sexually oriented paraphernalia; sexually oriented telecommunication, internet or similar service; sexually oriented massage parlor; or escort service; (2) any business whose predominant operation is the use, storage or processing of hazardous or potentially hazardous materials as defined under applicable law, including any service station, salvage or recycling operation, car wash, dry cleaning, vehicle body repair, paint, refinishing, or parts and equipment cleaning business; (3) any business involving gambling or wagering even if otherwise permitted by law including keno, bingo, slot machines, video lottery machines, casino games, or off-site pari-mutuel wagering sites, but excluding the retail sale of lottery tickets as permitted by applicable law; or (4) any business involving the sale or display of weapons, self service laundromat, industrial manufacturing, off-site outdoor advertising on the premises, or sale of any illegal goods or products.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record, including the restrictions contained in this deed;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed August 18, 2008

THE BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA, a public body corporate and governing body of the University of Nebraska-Lincoln

ATTEST: Donal J. Burns  
Donal J. Burns, Corporation Secretary

By: James B. Milliken  
James B. Milliken, President

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2008 by James B. Milliken and Donal J. Burns, respectively President and the Corporation Secretary of **The Board of Regents of the University of Nebraska**, a public body corporate and governing body of the University of Nebraska-Lincoln, on behalf of the public body corporate

GENERAL NOTARY - State of Nebraska  
JOEL D. PEDERSEN  
My Comm. Exp. Oct. 17, 2009

Joel D. Pedersen  
Notary Public

440 N 8th St Suite 140 (08)

lrr. lrr. pm

5<sup>th</sup>