

Return to:

David A. Weill, Esq.  
Kutak Rock  
1650 Farnam Street  
Omaha, NE 68102

### SPECIAL WARRANTY DEED

PRAIRIE SYSTEMS, INC., a Delaware corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by SITEL CORPORATION, a Minnesota corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED and SOLD, and by these presents does hereby GRANT, BARGAIN and SELL, unto Grantee that certain lot, tract or parcel of land situated in Omaha, Douglas County, Nebraska and being more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes, and all buildings, structures, fixtures and other improvements that are or may be in the future located thereon, together with, all and singular, the rights, benefits, privileges, easements, rights of way, tenements, hereditaments, appurtenances and interests in anywise appertaining thereto (the "Property"); subject to taxes and other assessments not yet due and payable, those matters that are of record and the covenant described on the Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, unto Grantee, and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to fully WARRANT the title to the Property and FOREVER DEFEND the same unto Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor.

RECEIVED

OCT 1 11 16 AM '96

GEORGE J. BIRK  
REGISTER OF  
DOUGLAS CO.

NEBR DOC STAMP TAX	
Date	10.1.96
\$1244.50	By [Signature]

12772 43-44825  
 D 20.00 Co. J  
 1244.50 100  
 [Signatures]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer.

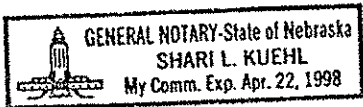
EXECUTED as of September 30, 1996.

PRAIRIE SYSTEMS, INC., a Delaware corporation

By *TODA Foje*  
Printed Name TODA Foje  
Title Secretary

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me on September 30, 1996 by TODA F. FOJE, of Prairie Systems, Inc., a Delaware corporation, on behalf of the corporation.



*Shari L. Kuehl*  
Notary Public

My Commission Expires:  
4-22-98

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 8, in WORLD COMMUNICATIONS PARK, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

## EXHIBIT B

### COVENANT

Grantee shall convert the detention basin located on the Property and as depicted on the Plat recorded at Book 1980 at Page 306 of the Deed Records of Douglas County, Nebraska to a retention pond or basin prior to substantial completion of the improvements to be constructed on the Property. Grantee and its successors and assigns shall maintain such retention pond or basin, at its sole cost and expense, in an aesthetically pleasing manner for the benefit of the owners and their successors and assigns of Lots 1 through 7 of the World Communications Park, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.