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20 SS Ellen  
SECUR

K-Mart #7579  
Omaha, Nebraska

FIRST AMENDMENT TO LEASE

This First Amendment dated as of the 15<sup>th</sup> day of February, 1993, is between Maple Joint Venture, a Nebraska General Partnership ("Landlord"), and Kmart Corporation, a Michigan Corporation ("Tenant").

Preliminary Statement

Landlord and Tenant entered into a Lease dated November 24, 1992, (the "Lease"), covering approximately 8.66 acres situated in Omaha, Douglas County, Nebraska, and more particularly described as Parcel A of Exhibit A attached to and made a part of the Lease. The Landlord and Tenant have agreed to enlarge the size of Parcel A of Exhibit A from 8.66 acres to 8.81 acres. For the purpose of evidencing their agreement, the Landlord and Tenant have entered into this First Amendment To Lease.

Terms and Conditions

In consideration of the foregoing Preliminary Statement which is repeated in this portion of this First Amendment To Lease in its entirety and other valuable consideration the receipt of which is acknowledged, Landlord and Tenant agree as follows:

1. Parcel A of Exhibit A attached to the Lease comprised of approximately 8.66 acres is hereby enlarged to 8.81 acres; such expanded Parcel A is depicted and described more particularly on Exhibit A attached to this First Amendment To Lease. All references in the Lease to Parcel "A" of Exhibit "A" shall refer to the Parcel A depicted and described on Exhibit A attached to this First Amendment To Lease.

2. The reference in the fourth paragraph of Section 9 of the Lease to 531 parking spaces is hereby revised to read 475 parking spaces.

3. Except as modified by this First Amendment To Lease, the Lease is hereby ratified and affirmed in all respects.

In Witness Whereof, the Parties hereto have executed this First Amendment as of the day and year first above written.

Maple Joint Venture  
By: Venture-50, Inc.

By: Daryl E. Wilhoff

Title: Vice President

By: Lerner-Maple Partnership

By: Jay R. Lerner, Partner

By: Salvadore Carta, Partner

KMart Corporation

By: M. A.  
Vice President

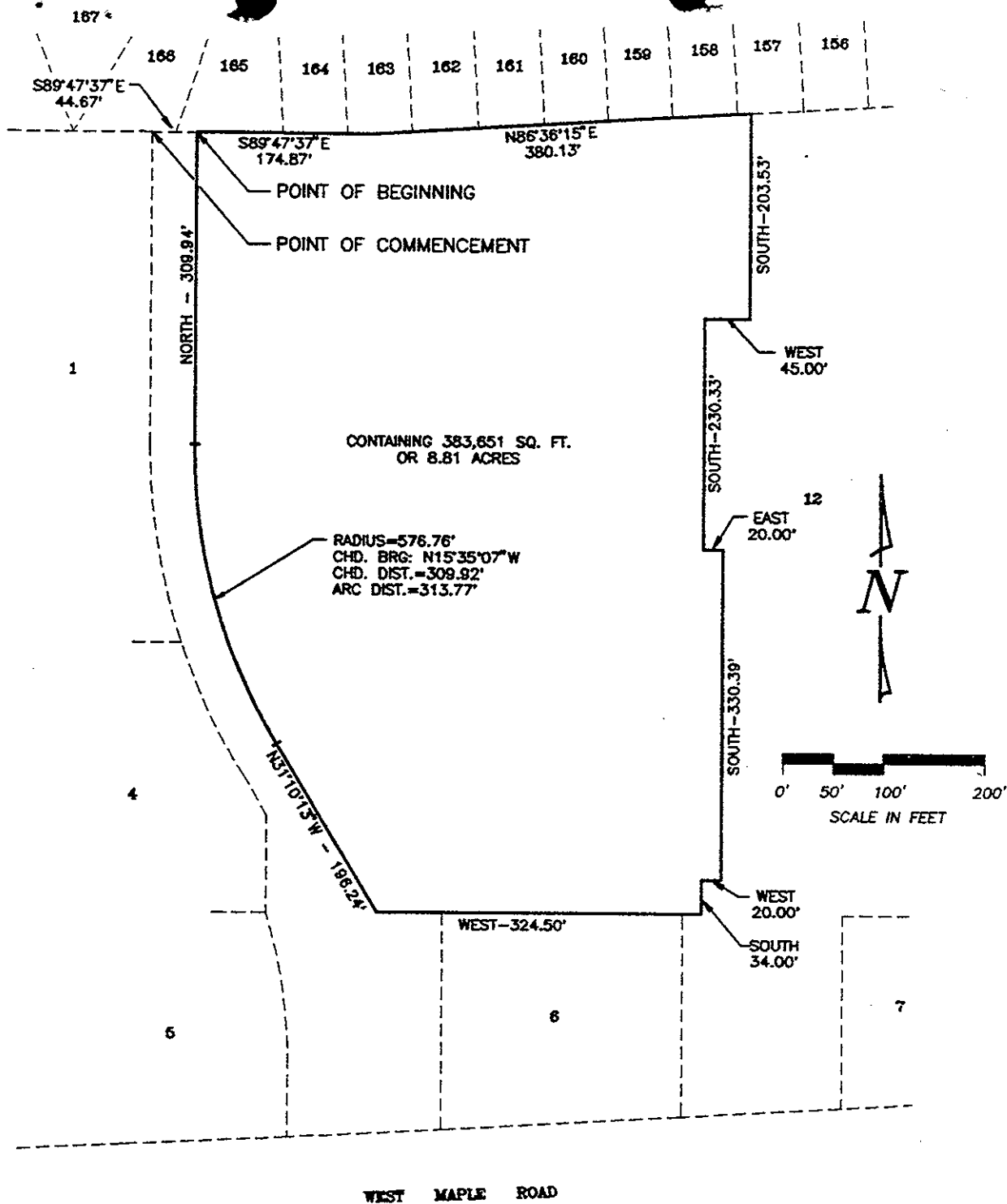
ATTEST: G. J. [Signature]  
Assistant Secretary

RECEIVED

JUN 24 11 30 AM '94

GEORGE J. DUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

7768  
U FEF 11.00 R FB  
DEL PD C COMP  
LEGAL PG [Signature] FV [Signature]  
16531  
MC-16531



**LEGAL DESCRIPTION:**

THAT PART OF LOT 12, HILLSBOROUGH REPLAT I, A SUBDIVISION AS SURVEYED, PLATTED RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 12; THENCE S89°47'37" E (ASSUMED BEARING) 44.67 FEET ON THE NORTH LINE OF SAID LOT 12 TO THE POINT OF BEGINNING; THENCE CONTINUING S89°47'37" E 174.87 FEET ON THE NORTH LINE OF SAID LOT 12; THENCE N86°36'15" E 380.13 FEET ON THE NORTH LINE OF SAID LOT 12; THENCE SOUTH 203.53 FEET; THENCE WEST 45.00 FEET; THENCE SOUTH 230.33 FEET; THENCE EAST 20.00 FEET; THENCE SOUTH 330.39 FEET; THENCE WEST 20.00 FEET; THENCE SOUTH 34.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6, SAID HILLSBOROUGH REPLAT I; THENCE WEST 324.50 FEET ON THE NORTH LINE OF SAID LOT 6 AND ITS EASTERLY AND WESTERLY EXTENSIONS; THENCE N31°10'13" W 196.24 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A 576.76 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N15°35'07" W, CHORD DISTANCE 309.92 FEET, AN ARC DISTANCE OF 313.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 309.94 FEET TO THE POINT OF BEGINNING, CONTAINING 383,651 SQUARE FEET OR 8.81 ACRES.

'N/K/A Lots 1 and 2, Hillsborough Replat Eleve(11)  
 Parcel A of  
**EXHIBIT "A"**

