08409 94 353-355

A CONTRACTOR SHOULD BE SHO

ASSIGNMENT OF LEASE

For valuable consideration, the receipt of which is acknowledged, Maple Joint Venture, a Nebraska General Partnership ("Assignor"), hereby transfers, conveys, and assigns to Maple Joint Venture II, a Nebraska General Partnership ("Assignee"), all of its right, title and interest in and to that certain Lease dated as of November 24, 1992 between Maple Joint Venture, a Nebraska General Partnership as Landlord and K-Mart Corporation, a Michigan Corporation, as Tenant including all amendments, supplements, and modifications thereof covering the premises described on Exhibit A attached to this Assignment, which Lease, by Memorandum of Lease, was recorded in Book 1055 Page 37 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska.

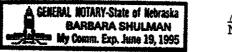
Assignor warrants that it has lawful authority to execute and deliver this Assignment of Lease.

By its Acceptance and Execution of this Assignment of Lease, Assignee assumes and agrees to perform the obligations of Assignor under the Lease.

Dated as of July 7 , 1994.	·			
MAPLE JOINT VENTURE	MAPLE JOINT VENTURE II			
By: Venture-50 Inc. By: Jeffrey M. Keating Vice President	By: Venture-50 Inc. By: Jeffrey M. Keating Vice President			
By: Lerner Maple Partnership	By: Lerner Maple Partnership			
By: Jay R. Lerner, Partner	By: Jay R. Lerner, Partner			
<u>ACKNOWLEDGMENTS</u>				

STATE	OF	NEBRASKA)	
COUNTY	OE	DOUGLAS	•	ss.

The foregoing instrument was acknowledged before me this day of ______, 1994, by Jeffrey M. Keating, Vice President of Venture-50, Inc., a Nebraska Corporation, Partner of Maple Joint Venture, a Nebraska General Partnership, on behalf of such Partnership.



Notary Public

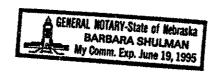
STATE OF NEBRASKA)	NOTARIAL	SEAL AFFIXED
) ss.	REGISTER	OF DEEDS
COUNTY OF DOUGLAS	j		

The foregoing instrument was acknowledged before me this 7th day of _______, 1994, by Jay R. Lerner, Partner of Lerner Maple Partnership, a Nebraska General Partnership, Partner of Maple Joint Venture, a Nebraska General Partnership, on behalf of such Partnership.

RECEIVED

Jul 1 4 28 PM 194

CEORGE J. BUGLEWICZ REGISTER OF DEEDS DOUGLAS COUNTY. NE

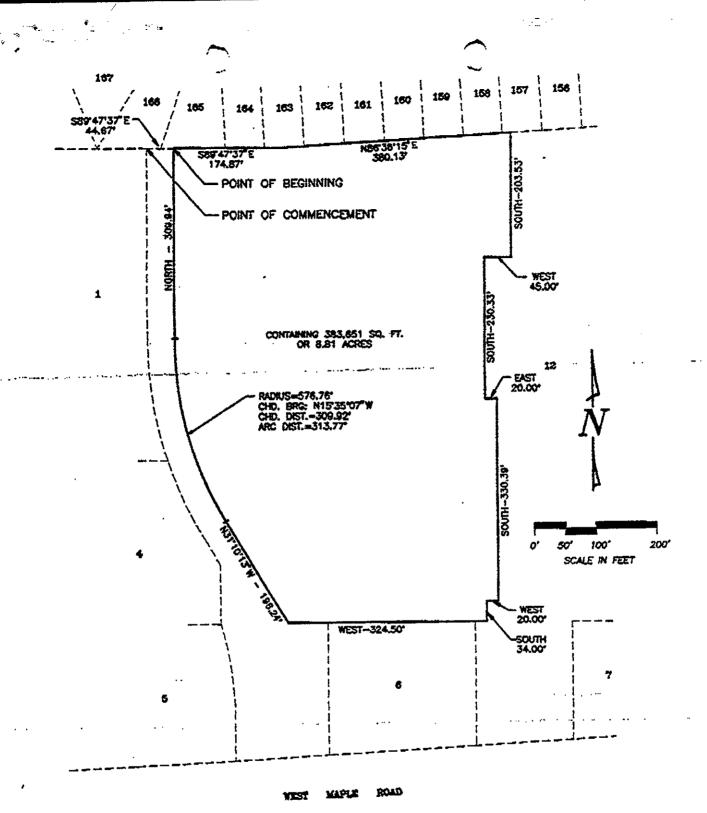


NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

Notary Public

Notary

STATE OF NEBRASKA)) ss. COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this day of, 1994, by Jeffrey M. Keating, Vice President of Venture-50, Inc., a Nebraska Corporation, Partner of Maple Joint Venture II, a Nebraska General Partnership, on behalf
A GENERAL MOTARY-State of Metraska BARBARA SHULMAN My Comm. Exp. June 19, 1995 A GENERAL MOTARY-State of Metraska Notary Public
STATE OF NEBRASKA)) ss. COUNTY OF DOUGLAS)
The foregoing instrument was acknowledged before me this day of, 1994, by Jay R. Lerner, Partner of Lerner Maple Partnership, a Nebraska General Partnership, Partner of Maple Joint Venture II, a Nebraska General Partnership, on behalf of such Partnership.
Barbara Shulman Notary Public
A GENERAL NOTARY-State of Nebraska BARBARA SHULMAN My Comm. Exp. June 19, 1995



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 SB9'47'37'E (ASSUMED BEARING) 44.67 FEET ON THE NORTH LINE OF SAID LOT 12 TO THE POINT OF BEGINNING; THENCE CONTINUING SB9'47'37'E 174.87 FEET ON THE NORTH LINE OF SAID LOT 12: THENCE GIVEN 203.53 FEET: THENCE HABE'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 230.39 FEET: THENCE WEST 45.00 FEET; THENCE SOUTH 230.39 FEET: THENCE WEST 20.00 FEET; THENCE SOUTH 330.39 FEET: THENCE WEST 324.50 FEET ON 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 NORTH-LINE ON CONTHWESTERLY ON A 576.76 FOOT RADIUS CURVE TO THE RIGHT, CHORO BEARNOINT OF CURVE: THENCE NORTH-WESTERLY ON A 576.76 FOOT RADIUS CURVE TO THE RIGHT, CHORO BEARNOINT ON THE NORTH JOS.94 FEET TO THE POINT OF BEGINNING, CONTAINING 383,651 SQUARE FEET OR 8.81 ACRES.

now known as Lots 1 &2 Hillsborough replat 11