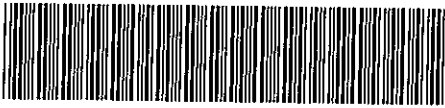


1323 608 MISC



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Nebr Doc Stamp Tax
Date
\$
By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 JAN 14 PM 3:04

RECEIVED

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

702*

FEE 42.50 FB _____

BKP _____ C/O _____ COMP _____

DEL _____ SCAN J FV _____

Exhibit "B"

WHEN RECORDED RETURN TO: Deb Davis
Cox Communications Omaha, Inc.
11505 W. Dodge Rd.
Omaha NE 68154

MEMORANDUM OF AGREEMENT
(NEBRASKA)

PLEASE TAKE NOTICE that Keystone Properties, ("Owner") and CoxCom, Inc. d/b/a Cox Communications Omaha, Inc., a Nebraska corporation ("Cox Communications") have entered into a Telecommunications Agreement ("Agreement") dated September 1, 1999, which, in accordance with its terms, entitles Cox Communications to provide cable television services throughout the property described on Schedule C attached hereto and incorporated herein by this reference. Among other things, the Agreement provides Cox Communications with rights of ingress and egress to the property necessary or useful to provide such service and maintain its facilities on the property used in providing such services. The Agreement binds any successors and assigns of the Owner in accordance with its terms. A copy of relevant provisions of the Agreement will be provided to any properly interested person upon written request.

Cox Communications requests that it receive notice of any pending trustee or foreclosure sale or receivership, bankruptcy or other proceeding affecting the property, sent to the address above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date and year first above written.

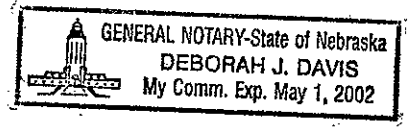
Cox Communications Omaha
A Nebraska corporation

By: [Signature]
Its: V.P. OR
Print Name: Hook

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 15th day of December, 1999 by Richard Hook as V.P. OR of Cox Communications Omaha, Inc. a Nebraska corporation, on behalf of said corporations.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5/1/02

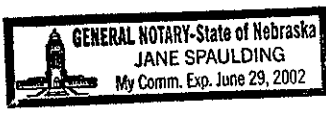


KEYSTONE PROPERTIES, LLC
By: [Signature]
Its: Partner
Print Name: KEYSTONE PROPERTIES, LLC

STATE OF Nebraska

The foregoing instrument was acknowledged before me this 10 day of December, 1999 by Robert F. Green as Partner of Keystone Properties LLC, on behalf of said company.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-29-2002



Keystone Properties

Property Address: 3915-3917 & 3918-3921 Davenport

Legal Description: Kilby Place Lot 20, Block 4. B 35' Lots 19 & 20 and W. 45', E 80' Lots 19 & 20

Property Address: 604 S. 35th Street

Legal Description: Lot 1 N 73' Block 11 Isaacs and Seldens Addition, including all fixtures and equipment permanently attached to the Property

Property Address: 2119 Arbor Street

Legal Description: Lots 18, 19 & 20 Condon Place, Douglas County, Nebraska

Property Address: 3503-3507 Jones Street

Legal Description: Lots 1 & 2 Block 14 in Isaac's and Seldon's Addition, Douglas County, Nebraska

Property Address: 4914 & 4920 Dodge Street

Legal Description: Lot 22 E ½ Lot 21, Block 116 Dundee Place and Block 116 W ½ Lot 21 and Lot 20 Dundee Place

Keystone Properties

Property Address: 4916 Chicago Street
Legal Description: Lot 17, Block 113 Dundee Place

Property Address: 3105-3109 Dewey Avenue
Legal Description: Lot 1 and North 19' or Lot 2, in Redicks Subdivision, Omaha, NE including all fixtures and equipment permanently attached to the Property

Property Address: 328-334 S. 37th Street
Legal Description: N 16 feet, Lot 12 and all Lot 13 & 14, Block 20 Highland Place

Property Address: 620 S. 35th Street
Legal Description: Lot 8, Block 11, Isaac's and Seldon's Addition

Property Address: 4902 California Street
Legal Description: ½ Vacant alley adjacent Ex S. 98.50 feet, Lot 22 and Ex S. 98.50 West .80 Feet Lot 23 and all Lot 24 Block 111 Dundee Place

Keystone Properties

Property Address: 7739, 7745 & 7755 Main St.

Legal Description: Lot 12, 13, 14 & 15 & E27' Lot 16 Block 124 Ralston Add.

Property Address: 4728, 4730 & 4732 Cass Street; 4723, 4725 & 4727 Cass Street

Legal Description: Lots 8 & 9 Block 2, Lots 6 & 7 Block 3 Lincoln Place, Omaha, NE

Property Address: 4817-4821 Chicago Street

Legal Description: West ½ of Lot 7, all of lots 8, 9, 10 & 11, Block 119, Dundee Place Omaha, NE