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MISC 2001 12802

NIGRA V. L. TARECHI  
REGISTER OF DEEDS  
COUNTY OF DOUGLAS

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RATIFICATION AGREEMENT

WHEREAS, by Lease dated the 30<sup>th</sup> of July, 2001 (the "Lease"), between VILLAGE DEVELOPMENT - 24th STREET, L.L.C., a Nebraska limited liability company, as Landlord, and WALGREEN CO., an Illinois corporation, as Tenant, recorded by Memorandum of Lease of even date on 8-17, 2001, Landlord leased to Tenant certain premises located at the northeast corner of 24<sup>th</sup> and Vinton Streets, in the City of Omaha, County of Douglas, State of Nebraska, legally described in Exhibit "A" attached hereto and made a part hereof, together with all improvements, appurtenances, easements and privileges belonging thereto; and

WHEREAS, the undersigned at the time of execution of said Lease was not the owner of fee simple of the property above described; and

WHEREAS, fee simple to the entire premises described on Exhibit "A" hereto was conveyed to the undersigned as of July 31, 2001; and

WHEREAS, Tenant has requested, pursuant to said Lease, that the undersigned now ratify and adopt said Lease;

NOW, THEREFORE, in consideration of the premises, Tenant entering into said Lease, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts said Lease and expressly assumes and agrees to perform and abide by all the terms, conditions, provisions and agreements in said Lease contained by the Landlord thereunder.

This Indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of WALGREEN CO., its successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Indenture this 30<sup>th</sup> day of July, 2001.

VILLAGE DEVELOPMENT - 24TH STREET, L.L.C.

By: Tamas R. Allan  
Tamas R. Allan, Manager

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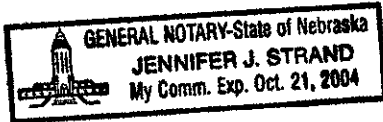
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Stall #16 BOX 85355 Lincoln, NE 68501

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STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

Before me, a notary public qualified for said county, personally came Tamas R. Allan, as Manager of VILLAGE DEVELOPMENT – 24TH STREET, L.L.C., a Nebraska limited liability company, known to me to be the Manager and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said company and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on July 30<sup>th</sup>, 2001.



*Jennifer Strand*  
\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

EXHIBIT "A"

Legal Description

Lots 1 through 13, Block 28, Wilcox 2<sup>nd</sup> Addition to Omaha, Douglas County, Nebraska.