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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



QUIT CLAIM DEED

FIRST BANK SYSTEMS, a Delaware corporation, Grantor, in consideration of One Dollar received from Grantee, PRIME PROPERTIES, L.L.C., a Nebraska limited liability corporation, quitclaims to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201);

See Exhibit A attached hereto and made a part hereof.

Dated: June 6, 1996

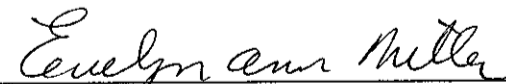
FIRST BANK SYSTEMS

By 
Bruce MacGregor

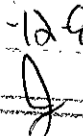
STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me on June 6, 1996 by Bruce MacGregor Vice President of First Bank Systems, a Delaware corporation, on behalf of the corporation.




Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

48105 6-12-96
By 

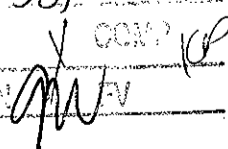
7/6/96 23-057660
58-381
572 10


EXHIBIT A

The East 198 feet of the North 146 feet of Sublot 6 in Lot 1, Capitol Addition, an Addition to the City of Omaha, Douglas County, Nebraska.