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ASSIGNMENT OF GROUND LEASE

94-08344

FILED...
INSTRUMENT NUMBER
94-08344

94 APR 13 AM 10:43

Carol A. Elavin
REGISTER OF DEEDS

Alan Baer, Assignor, in consideration of Two Dollars (\$2.00) and other good and valuable consideration from SOUTHROADS SHOPPING CENTER LIMITED LIABILITY COMPANY, Assignee, receipt of which is hereby acknowledged, does hereby assign, transfer, grant and release, to Assignee and Assignee's successors and assigns, all of the right, title and interest of Assignor in, to and under that certain ground lease dated as of June 29, 1965, made by Woodmen of the World Life Insurance Society as Landlord, to Alan Baer and J. D. Diesing, as Trustees of the E. John Brandeis Trust, as Tenant, a memorandum of which was recorded in the Miscellaneous Records of Sarpy County, Nebraska on June 30, 1965 at Book 35 at Page 367 by which Lease, Landlord leased to Tenant the premises described in the attached Exhibit A, being known by the name Southroads Shopping Center. The tenant's interest in said Lease was Assigned to Alan Baer by instrument dated December 31, 1974, filed August 27, 1975 in Book 48 at Page 465 and by instrument dated January 1, 1979, filed July 31, 1979 in Book 52 at Page 505 both of the Miscellaneous Records of Sarpy County, Nebraska.

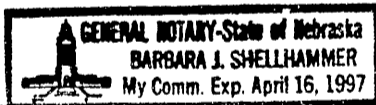
Executed ~~3/25~~ 3/25, 1994.

By: Alan Baer

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me on March 25, 1994,
by Alan Baer.

Barbara J. Shellhammer
Notary Public



My Commission Expires _____.

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48-465 E.

94-08344A

EXHIBIT "A"

A tract of land lying wholly within the Southwest Quarter (SW1/4) of Section 14, Township 14 North Range 13 East of the 6th Principal Meridian, Sarpy County, Nebraska, containing the following parcels of land: All of Lots 2C1A, 2C1B, 2C2, 3, 4A2, 4A2B, 4C, 5A, 5A2, 5C, 6A1A1, 6A1A2, 6A1A3, 6B, 7A1, 7B, 8A, 8A1, 8A2, 8A3, 8C, and 8D, of Clinton's Subdivision in said Section 14, all of Tax Lots F2B1B1, F2B1B2 and G4 in said Section 14, all of Lots 7 and 10, part of Lots 11 and 12 of Lawndale Subdivision in said Section 14, all of Lots 1 and 2 and part of Lots 3, 6 and 7 of Jull's Subdivision in said Section 14, also portions of vacated Prairie Avenue. Said tract of land is more particularly described as follows:

Beginning at the point of intersection of the northerly right of way line of Child's Road and the southwesterly right of way line of Prairie Avenue; thence S 00°00'00"W (Assumed) along the northerly right of way line of Child's Road a distance of 1099.18 feet to a point on the easterly right of way line of State Highway No. 73 and 75; thence N 15°18'00"W along the easterly right of way of State Highway No. 73 and 75 a distance of 488.69 feet to a point; thence in a northwesterly direction along the right of way line of State Highway 73 and 75 and said right of way line being on a curve to the left, and said curve having a radius of 2,914.9 feet, a distance of 462.92 feet to a point on the southerly right of way line of Brewster Road; thence N 73°25'50"E along the southerly right of way line of Brewster Road a distance of 654.09 feet to a point; thence N 69°00'48"E continuing along the southerly right of way line of Brewster Road a distance of 354.84 feet to a point on the westerly right of way line of vacated Prairie Avenue; thence N 76°10'04"E a distance of 20.62 feet to a point on the centerline of vacated Prairie Avenue; thence S 00°15'54"W along the centerline of vacated Prairie Avenue a distance of 134.97 feet to a point; thence S 89°44'06"E a distance of 20.00 feet to a point on the easterly right of way line of vacated Prairie Avenue; thence S 88°38'21"E a distance of 185.13 feet to a point; thence S 00°15'39"W a distance of 75.56 feet to a point; thence N 87°18'39"E a distance of 82.60 feet to a point; thence S 00°15'39"W a distance of 71.70 feet to a point; thence N 89°42'21"W a distance of 37.66 feet to the northeast corner of Lot 7 of Lawndale Subdivision; thence S 00°16'07"W along the easterly line of Lots 7 and 10 and the easterly line of Lots 7 and 10 extended south a distance of 610.98 feet to a point on the southerly line of Lot 12 of Lawndale Subdivision; thence N 89°45'09"W a distance of 29.54 feet to the southwest corner of Lot 12 of Lawndale Subdivision; thence S 55°04'07"W a distance of 15.00 feet to a point on the centerline of vacated Prairie Avenue; thence S 34°55'53"E along the centerline of vacated Prairie Avenue a distance of 349.00 feet to a point; thence S 10°19'33"E a distance of 36.03 feet to the point of beginning. The above said tract of land contains 27.06 acres more or less.