

ASSIGNMENT OF EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, the undersigned, MID-AMERICA PLAZA, LTD., a Nebraska limited partnership (hereinafter referred to as Assignor"), concurrently with the execution hereof, is conveying to JMB INCOME PROPERTIES, LTD.-IV, an Illinois limited partnership (hereinafter referred to as "Assignee"), its interest in and to that certain real property described in Exhibit "A", hereunto annexed and made a part hereof; and

WHEREAS, said real property is benefitted and burdened by that certain Agreement ("Easement Agreement") captioned Easement Agreement" between the STATE IN NEBRASKA and CONTRACTORS TRUST, INC., a Nebraska corporation, dated October 26, 1967.

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One Dollar (\$1.00) paid by Assignee to Assignor, and other good and valuable consideration, the receipt of which is hereby acknowledged by Assignor, the said Assignor hereby unconditionally assigns, transfers and sets over unto Assignee its interest in and to the Easement Agreement.

The Assignor hereby covenants and warrants to Assignee that, except for collateral assignment for security made in connection with deeds of trust or mortgages of record to which said real property is subject, it has not executed any prior assignment of said interest in and to the Easement Agreement, nor has the Assignor performed any acts or executed any other instrument which might prevent the Assignee from operating under any of the terms and conditions of this assignment, or which would limit the Assignee in such operation; and Assignor further covenants and warrants to Assignee that it has not executed or granted any modification whatever of said interest in said Agreement, either orally or in writing.

All the covenants and agreements hereinabove contained on the part of the Assignor shall apply to and bind its heirs, executors or administrators, successors or assigns.

IN WITNESS WHEREOF, this assignment is executed on the 16th day of June, 1978.

MID-AMERICA PLAZA, LTD., a Nebraska limited partnership,

BY RJ Burford
John W Madden Jr
General Partner

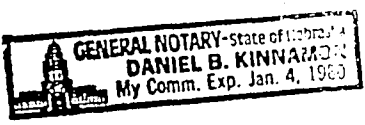
BY by FB Nemecek
Atty in fact
General Partner

STATE OF NEBRASKA, County of Douglas

Before me, a notary public qualified for said county, personally came FRANCIS A. NEMECEK, known to me to be the identical person whose name is affixed to the foregoing instrument as attorney-in-fact for John W. Madden, Jr. and Robert J. Burford, General Partners of MID-AMERICA PLAZA, LTD. and he acknowledged the execution of said instrument to be his voluntary act and deed as attorney-in-fact for said MID-AMERICA PLAZA, LTD. and each of its General Partners, John W. Madden, Jr. and Robert J. Burford.

Witness my hand and notarial seal on June 16th, 1978.

Daniel B. Kinnaman
Notary Public



Schedule A, #4, Phase I legal description;

A tract of land located in the Southwest quarter of the Southwest quarter of Section 25, Township 15 North, Range 12, east of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the SW $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Sec. 25, 15, 12; thence S 0° 15' E along the East line of said SW $\frac{1}{2}$ SW $\frac{1}{2}$ for a distance of 508.7 feet; thence S 90° 00' W for a distance of 24.9 feet to the point of beginning; thence S 0° 40' W for a distance of 111.87 feet to a point on the Northerly R.O.W. line of West Center Road; thence S 60° 17' 00" W along said R.O.W. for a distance of 45.43 feet; thence S 30° 38' 00" E along said R.O.W. for a distance of 40.0 feet; thence S 59° 22' 00" W on the R.O.W. for a distance of 300.00 feet; thence S 30° 38' 00" E for a distance of 10.0 feet; thence S 68° 18' 00" W along the R.O.W. for a distance of 88.19 feet; thence N 25° 02' 00" W for a distance of 237.78 feet to a point of curvature; thence Northwesterly along a curve to the left, said curve having a radius of 125.00 feet and a long chord of 75.18 feet bearing N 42° 32' 00" W, an arc distance of 76.36 feet to a point of reverse curve; thence Northerly along a curve to the right, said curve having a radius of 61.49 feet and a long chord of 61.31 feet bearing N 30° 08' 00" W, an arc distance of 64.18' to a point of tangency; thence N 0° 14' 00" W a distance of 39.49 feet; thence N 90° 00' 00" E for a distance of 538.6 feet to the point of beginning, containing 2.68 acres more or less, together with an easement and right-of-way for purposes of egress and ingress for motor vehicles and pedestrians over a strip of land described as follows:

A tract of land located in the Southwest quarter of the Southwest quarter of Section 25, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the SW $\frac{1}{2}$ of the SW $\frac{1}{2}$ of Section 25, Twp. 15 North, Range 12 East; thence S 0° 15' 00" E, 508.7 feet; thence S 90° 00' 00" W, 623.5 feet to the point of beginning; thence S 90° 00' 00" W, 10.00 feet; thence S 0° 14' 00" E, 39.49 feet to a point of curve; thence on a curve to the left, radius being 71.49 feet, chord bearing S 30° 08' 00" E, a chord distance of 71.27 feet, arc distance 74.61 feet to a point of reverse curve; thence on a curve to the right, radius being 115.00 feet, chord bearing S 42° 32' 00" E, a chord distance of 69.16 feet, arc distance 70.25 feet; thence S 25° 02' 00" E, 237.20 feet; thence N 68° 18' 00" E, 10.02 feet; thence N 25° 02' 00" W, 237.78 feet to a point of curve, thence Northwesterly along a curve to the left, radius being 125.00 feet and a long chord of 75.18 feet bearing N 42° 32' 00" W, an arc distance of 76.36 feet to a point of reverse curve; thence Northerly along a curve to the right, radius being 61.49 feet and a long chord of 61.31 feet bearing N 30° 08' 00" W, 64.18 feet to a point of tangency; thence N 0° 14' 00" W, 39.49 feet to the point of beginning, and that part of the SW $\frac{1}{2}$ of Section 25 T15N R12E of the 6th P.M., Douglas County, Nebraska described as follows: Beginning at the NE Corner of Lot 5 Center Heights, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; thence N 0° 21' 00" W along the East line of said Lot 5 extended 50.12 feet to the SE corner of Lot 4 said Center Heights, said corner being on the Northerly Right-of-Way line of Arbor Street; thence N 85° 39' 00" E along said Northerly Right-of-Way line extended 27.07 feet to a point on a curve; thence on a curve to the left radius being 71.49 feet for an arc distance of 53.75 feet; thence S 85° 39' 00" W along the extended Southerly Right-of-Way line of Arbor Street 46.56 feet to the point of beginning.

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Phase I, legal description continued:

An easement and Right-of-Way for purposes of egress and ingress for motor vehicles and pedestrians, over a strip of land described as follows, and for granting to Contractor's Trust, Inc., and to its successors and assigns: A tract of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, T15N, R12E of the 6th p.m., Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of said Lot 5; thence N 0° 21' 00" W along the East line of said Lot 5 and on an extension thereof, 260.80 feet (The East line of said Lot 5 assumed N 0° 21' 00" W in direction); thence East 37.09 feet to the point of beginning; thence S 0° 14' 00" E, 39.49 feet to a point of curvature; thence Southeasterly along a curve to the left, said curve having a radius of 51.49' and a long chord of 61.31' bearing S 30° 03' 00" E an arc distance of 64.18 feet to a point of reverse curve; thence Southeasterly on a curve to the right, said curve having a radius of 125.00 feet and a long chord of 75.18 feet bearing S 42° 32' 00" E to a point of tangency; thence S 25° 02' 00" E, 237.78 feet to a point on the Northerly R.O.W. line of West Center Road; thence N 68° 18' 00" E, along said right-of-way line, 10.02 feet; thence N 25° 02' 00" W, 238.36 feet to a point of curve; thence Northwesterly along a curve to the left, said curve having a radius of 135.00 feet and a long chord of 81.19 feet bearing N 42° 32' 00" W, an arc distance of 82.47 feet to a point of reverse curve; thence Northerly along a curve to the right, said curve having a radius of 51.49 feet and a long chord of 51.34 feet bearing N 30° 08' 00" W, an arc distance of 53.74 feet to a point of tangency; thence N 0° 14' 00" W a distance of 39.48 feet; thence West 10.00 feet to the point of beginning.

Phase III, Legal Description:

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Lot 5, Center Heights, together with the following three parcels:

Parcel "A": That part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25 T15N R12E of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Southwest corner of said Lot 5; thence S 4 $^{\circ}$ 21' 00" E along the West line of said Lot 5 projected Southerly, a distance of 128.68 feet to a point on the Northerly R.O.W. line of West Center Road (The East line of said Lot 5 assumed N 0 $^{\circ}$ 21' 00" W in direction) thence N 70 $^{\circ}$ 20' 00" E along the Northerly R.O.W. line of West Center Road, 263.72 feet; thence N 39 $^{\circ}$ 02' 00" W, 145.57 feet to the Southeast corner of said Lot 5; thence S 66 $^{\circ}$ 12' 00" W, along the Southerly line of said Lot 5, 181.84 feet to the point of beginning.

Parcel "B": That part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25 T15N R12E of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Southeast corner of said Lot 5; thence N 0 $^{\circ}$ 21' 00" W along the East line of said Lot 5 and on an extension thereof, 260.80 feet (The East line of said Lot 5 assumed N 0 $^{\circ}$ 21' 00" W in direction); thence East, 37.09 feet; thence S 0 $^{\circ}$ 14' 00" E, 39.49 feet to a point of curve; thence Southeasterly along a curve to the left, said curve having a radius of 61.49 feet and a long chord of 61.31 feet bearing S 30 $^{\circ}$ 08' 00" E, an arc distance of 64.18 feet to a point of reverse curve; thence Southeasterly on a curve to the right, said curve having a radius of 125.00 feet and long chord of 75.18 feet bearing S 42 $^{\circ}$ 32' 00" E, an arc distance of 76.36 feet to a point of tangency; thence S 25 $^{\circ}$ 02' 00" E, 237.78 feet to a point on the Northerly R.O.W. line of West Center Road; thence S 68 $^{\circ}$ 18' 00" W along said right of way line, 109.51 feet; thence N 39 $^{\circ}$ 02' 00" W, 184.20 feet to the point of beginning together with an access easement to the above described property over and upon the following described real estate: A tract of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25 T15N R12E of the 6th P.M., Douglas County, Nebraska more particularly described as follows: Commencing at the Southeast corner of said Lot 5; thence North 0 $^{\circ}$ 21' 00" W, along the East line of said Lot 5 and on an extension thereof, 260.80 feet (The East line of said Lot 5 assumed N 0 $^{\circ}$ 21' 00" W in direction); thence East, 37.09 feet to the point of beginning; thence S 0 $^{\circ}$ 14' 00" E, 39.49 feet to a point of curvature; thence Southeasterly along a curve to the left, said curve having a radius of 61.49 feet and a long chord of 61.31 feet bearing S 30 $^{\circ}$ 08' 00" E an arc distance of 64.18 feet to a point of reverse curve; thence Southeasterly on a curve to the right, said curve having a radius of 125.00 feet and a long chord of 75.18 feet bearing S 42 $^{\circ}$ 32' 00" E an arc distance of 76.36 feet to a point of tangency; thence South 25 $^{\circ}$ 02' 00" E, 237.78 feet to a point on the Northerly R.O.W. line of West Center Road; thence N 68 $^{\circ}$ 18' 00" E along said right of way line, 10.02 feet; thence N 25 $^{\circ}$ 02' 00" W, 238.36 feet to a point of curve; thence Northwesterly along a curve to the left, said curve having a radius of 135.00 feet and a long chord of 81.19 feet

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Phase III, Legal Description continued:

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bearing N 42° 32' 00" W, an arc distance of 82.47 feet to a point of reverse curve; thence Northerly along a curve to the right, said curve having a radius of 51.49 feet and a long chord of 51.34 feet bearing N 30° 08' 00" W, an arc distance of 53.74 feet to a point of tangency; thence N 0° 14' 00" W a distance of .39.48 feet, thence West, 10.00 feet to the point of beginning.

Parcel "C": The Easterly 66.00 feet in width of Lot 4, said Center Heights. An access easement described as follows, over and upon the above described property has been granted to Mid-America Plaza, Ltd., Commencing at the Northeast corner of the SW¼ of the SW¼ of Section 25 T15N, R12E; thence S 0° 15' 00" E, 508.7 feet, thence S 90° 00' 00" W, 623.5 feet to the point of beginning; thence S 90° 00' 00" W, 10.00 feet; thence S 0° 14' 00" E, 39.49 feet to a point of curve; thence on curve to the left, radius being 71.49 feet, chord bearing S 30° 08' 00" a chord distance of 71.27 feet, arc distance 74.61 feet to a point of reverse curve; thence on a curve to the right, radius being 115.00 feet chord bearing S 42° 32' 00" E, a chord distance of 69.16 feet, arc distance 70.25 feet; thence S 25° 02' 00" E, 237.20 feet; thence N 68° 18' 00" E, 10.02 feet; thence N 25° 02' 00" W, 237.78 feet to a point of curve; thence Northwesterly along a curve to the left, radius being 125.00 feet and a long chord of 75.18 feet bearing N 42° 32' 00" W, an arc distance of 76.36 feet to a point of reverse curve; thence Northerly along a curve to the right, radius being 61.49 feet and a long chord of 61.31 feet bearing N 30° 08' 00" W, 64.18 feet to a point of tangency; thence N 0° 14' 00" W, 39.49 feet to the point of beginning.

And that part of the SW¼ of the SW¼ of Section 25 T15N R12E of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the NE corner of Lot 5, Center Heights, a Subdivision in Douglas County, Nebraska; thence N 0° 21' 00" W along the East line of said Lot 5 extended 50.12 feet to the SE corner of Lot 4 said Center Heights, said corner being on the Northerly Right-of-Way line of Arbor Street; thence N 85° 39' 00" E along said Northerly Right-of-Way line extended 27.07 feet to a point on a curve; thence on a curve to the left, Radius being 71.49 feet for an arc distance of 53.76 feet; thence S 85° 39' 00" along the extended Southerly Right-of-Way line of Arbor Street, 46.56 feet to the point of beginning.

Phase IV, Legal Description:

That part of the West Half of the SW¼ of the SW¼ of Section 25, T15N, R12E of the 6th P.M., Douglas County, Nebraska, described as follows: (The North line of the said SW¼ of the SW¼ assumed East-West in direction) Beginning at a point 660.9 feet East of and 33.0 feet S 0° 21' E of the Northwest corner of said West Half of the SW¼ of the SW¼ of Section 25, said point being on the East line of said West Half of the SW¼ of the SW¼; thence West along the South right-of-way line of Mercy Road, 193.57 feet; thence S 85° 07' 10" W along the Southerly right-of-way line of Mercy Road, 180.39 feet; thence S 11° 22' 50" E, 72.93 feet to a point of curve; thence on a curve to the left, radius being 355.77 feet, an arc distance of 99.35 feet to a point of curve; thence on a curve to the right, radius being 257.23 feet, an arc distance of 98.77 feet; thence S 5° 22' 50" E, 35.72 feet; thence East, 297.14 feet to the East line of said West Half of the SW¼ of the SW¼; thence N 0° 21' W, 310.00 feet to the point of beginning.

14 March

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