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WHEN RECORDED MAIL TO

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1850 M Street, NW  
Suite 400  
Washington, DC 20036-5803



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**MULTIFAMILY DEED OF TRUST,  
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT  
(Security for ~~Construction~~ Loan Agreement)**

INITIAL

THIS DEED OF TRUST (herein "Instrument") is made this 27th day of December 1996, among the Trustor/Grantor, VANN PROPERTIES GENERAL PARTNERSHIP, a Nebraska general partnership whose address is c/o Vann Realty Co., 4601 South 50th Street, Omaha, Nebraska 68117 (herein "Borrower"), Stewart Title Guaranty Company, c/o ATI Title Company, 314 South 19th Street, Omaha, Nebraska 68102 (herein "Trustee"), and the Beneficiary, THE PATRICIAN FINANCIAL COMPANY a corporation organized and existing under the laws of Maryland whose address is 4550 Montgomery Avenue, Suite 1150, Bethesda, Maryland 20814 (herein "Lender")

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, conveys and assigns to Trustee, in trust, with power of sale, ~~the leasehold estate pursuant to a lease (herein "lease")~~ dated \_\_\_\_\_, between \_\_\_\_\_ and \_\_\_\_\_ recorded in \_\_\_\_\_

INITIAL

in and to the following described property located in Douglas County, State of Nebraska:

\* Delete bracketed material if not completed.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This instrument has been amended and supplemented in certain respects as set forth in the Rider and Supplemental Rider to Multifamily Instrument (the "Riders") attached hereto and incorporated herein by this reference. In the event of any inconsistency between the provisions of the printed portion of this Instrument and the provisions of the Riders, the provisions of the Riders shall control.

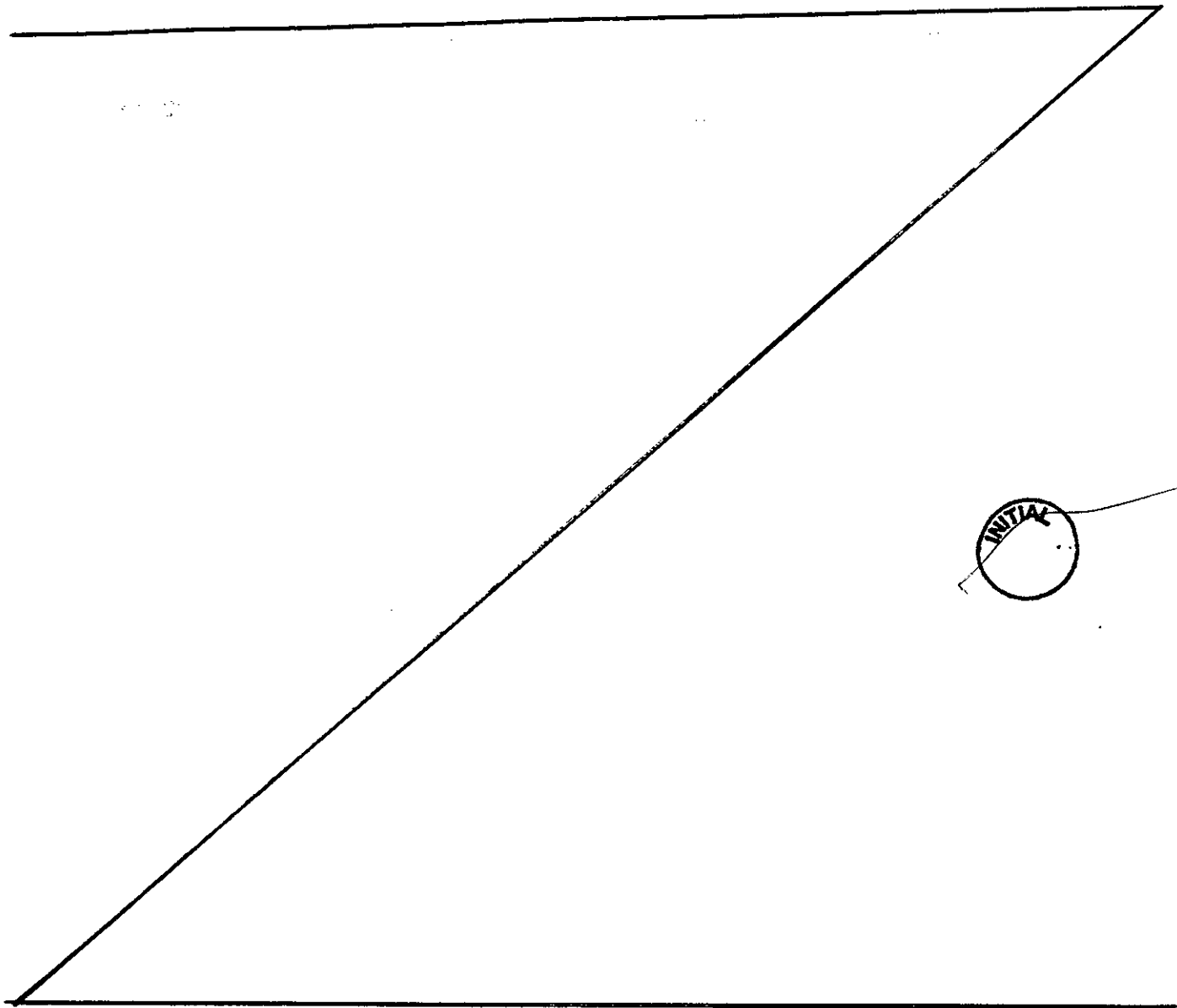
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GEORGE J. BOGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

Dec 30 2 08 PM '96

RECEIVED

FNMA MBS/DUS Pool No. 073941 (Howard Street Apartments)



INITIAL

TOGETHER with all buildings, improvements and tenements now or hereafter erected on the property, and all heretofore or hereafter vacated alleys and streets abutting the property, and all easements, rights, appurtenances, rents (subject however to the assignment of rents to Lender herein), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property, and all fixtures, machinery, equipment, engines, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, or on, or used, or intended to be used in connection with the property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, panelling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants, and ..... See Exhibit "B" ..... attached hereto and made a part hereof .....

.....; all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the real property covered by this Instrument; and all of the foregoing, together with said property (or the leasehold estate in the event this Instrument is on a leasehold) are herein referred to as the "Property".

To SECURE TO LENDER (a) the repayment of the indebtedness evidenced by Borrower's note dated as of even date herewith ..... (herein "Note") in the principal sum of TWO MILLION TWO HUNDRED FIFTY-NINE THOUSAND AND NO/100ths ..... Dollars, with interest thereon, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2007 ....., and all renewals, extensions and modifications thereof; ~~(b) the repayment of any future advances, with interest thereon, made by Lender to Borrower pursuant to paragraph 31 hereof (herein "Future Advances"); (c) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated ..... 19....., if any, as provided in paragraph 15 hereof; (d) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Instrument; and (e) the performance of the covenants and agreements of Borrower herein contained.~~

INITIAL

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant, convey and assign the Property (and, if this Instrument is on a leasehold, that the ground lease is in full force and effect without modification except as noted above and without default on the part of either lessor or lessee thereunder), that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

**Uniform Covenants. Borrower and Lender covenant and agree as follows:**

**1. PAYMENT OF PRINCIPAL AND INTEREST.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, any prepayment and late charges provided in the Note and all other sums secured by this Instrument.

**2. FUNDS FOR TAXES, INSURANCE AND OTHER CHARGES.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly installments of principal or interest are payable under the Note (or on another day designated in writing by Lender), until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of (a) the yearly water and sewer rates and taxes and assessments which may be levied on the Property, (b) the yearly ground rents, if any, (c) the yearly premium installments for fire and other hazard insurance, rent loss insurance and such other insurance covering the Property as Lender may require pursuant to paragraph 5 hereof, (d) the yearly premium installments for mortgage insurance, if any, and (e) if this Instrument is on a leasehold, the yearly fixed rents, if any, under the ground lease, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Any waiver by Lender of a requirement that Borrower pay such Funds may be revoked by Lender, in Lender's sole discretion, at any time upon notice in writing to Borrower. Lender may require Borrower to pay to Lender, in advance, such other Funds for other taxes, charges, premiums, assessments and impositions in connection with Borrower or the Property which Lender shall reasonably deem necessary to protect Lender's interests (herein "Other Impositions"). Unless otherwise provided by applicable law, Lender may require Funds for Other Impositions to be paid by Borrower in a lump sum or in periodic installments, at Lender's option.

The Funds shall be held in an institution(s) the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said rates, rents, taxes, assessments, insurance premiums and Other Impositions so long as Borrower is not in breach of any covenant or agreement of Borrower in this Instrument. Lender shall make no charge for so holding and applying the Funds, analyzing said account or for verifying and compiling said assessments and bills, unless Lender pays Borrower interest, earnings or profits on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Instrument that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires interest, earnings or profits to be paid, Lender shall not be required to pay Borrower any interest, earnings or profits on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds in Lender's normal format showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Instrument.

If the amount of the Funds held by Lender at the time of the annual accounting thereof shall exceed the amount deemed necessary by Lender to provide for the payment of water and sewer rates, taxes, assessments, insurance premiums, rents and Other Impositions, as they fall due, such excess shall be credited to Borrower on the next monthly installment or installments of Funds due. If at any time the amount of the Funds held by Lender shall be less than the amount deemed necessary by Lender to pay water and sewer rates, taxes, assessments, insurance premiums, rents and Other Impositions, as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency within thirty days after notice from Lender to Borrower requesting payment thereof.

Upon Borrower's breach of any covenant or agreement of Borrower in this Instrument, Lender may apply, in any amount and in any order as Lender shall determine in Lender's sole discretion, any Funds held by Lender at the time of application (i) to pay rates, rents, taxes, assessments, insurance premiums and Other Impositions which are now or will hereafter become due, or (ii) as a credit against sums secured by this Instrument. Upon payment in full of all sums secured by this Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**3. APPLICATION OF PAYMENTS.** Unless applicable law provides otherwise, all payments received by Lender from Borrower under the Note or this Instrument shall be applied by Lender in the following order of priority: (i) amounts payable to Lender by Borrower under paragraph 2 hereof; (ii) interest payable on the Note; (iii) principal of the Note; (iv) interest payable on advances made pursuant to paragraph 8 hereof; (v) principal of advances made pursuant to paragraph 8 hereof; (vi) interest payable on any Future Advance, provided that if more than one Future Advance is outstanding, Lender may apply payments received among the amounts of interest payable on the Future Advances in such order as Lender, in Lender's sole discretion, may determine; (vii) principal of any Future Advance, provided that if more than one Future Advance is outstanding, Lender may apply payments received among the principal balances of the Future Advances in such order as Lender, in Lender's sole discretion, may determine; and (viii) any other sums secured by this Instrument in such order as Lender, at Lender's option, may determine; provided, however, that Lender may, at Lender's option, apply any sums payable pursuant to paragraph 8 hereof prior to interest on and principal of the Note, but such application shall not otherwise affect the order of priority of application specified in this paragraph 3.

**4. CHARGES; LIENS.** Borrower shall pay all water and sewer rates, rents, taxes, assessments, premiums, and Other Impositions attributable to the Property at Lender's option in the manner provided under paragraph 2 hereof or, if not paid in such manner, by Borrower making payment, when due, directly to the payee thereof, or in such other manner as Lender may designate in writing. Borrower shall promptly furnish to Lender all notices of amounts due under this paragraph 4, and in the event Borrower shall make payment directly, Borrower shall promptly furnish to Lender receipts evidencing such payments. Borrower shall promptly discharge any lien which has, or may have, priority over or equality with, the lien of this Instrument, and Borrower shall pay, when due, the claims of all persons supplying labor or materials to or in connection with the Property. Without Lender's prior written permission, Borrower shall not allow any lien inferior to this Instrument to be perfected against the Property.

**5. HAZARD INSURANCE.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured by carriers at all times satisfactory to Lender against loss by fire, hazards included within the term "extended coverage", rent loss and such other hazards, casualties, liabilities and contingencies as Lender (and, if this Instrument is on a leasehold, the ground lease) shall require and in such amounts and for such periods as Lender shall require. All premiums on insurance policies shall be paid, at Lender's option, in the manner provided under paragraph 2 hereof, or by Borrower making payment, when due, directly to the carrier, or in such other manner as Lender may designate in writing.

All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in form acceptable to Lender. Lender shall have the right to hold the policies, and Borrower shall promptly furnish to Lender all renewal notices and all receipts of paid premiums. At least thirty days prior to the expiration date of a policy, Borrower shall deliver to Lender a renewal policy in form satisfactory to Lender. If this Instrument is on a leasehold, Borrower shall furnish Lender a duplicate of all policies, renewal notices, renewal policies and receipts of paid premiums if, by virtue of the ground lease, the originals thereof may not be supplied by Borrower to Lender.

In the event of loss, Borrower shall give immediate written notice to the insurance carrier and to Lender. Borrower hereby authorizes and empowers Lender as attorney-in-fact for Borrower to make proof of loss, to adjust and compromise any claim under insurance policies, to appear in and prosecute any action arising from such insurance policies, to collect and receive insurance proceeds, and to deduct therefrom Lender's expenses incurred in the collection of such proceeds; provided however, that nothing contained in this paragraph 5 shall require Lender to incur any expense or take any action hereunder. Borrower further authorizes Lender, at Lender's option, (a) to hold the balance of such proceeds to be used to reimburse Borrower for the cost of reconstruction or repair of the Property or (b) to apply the balance of such proceeds to the payment of the sums secured by this Instrument, whether or not then due, in the order of application set forth in paragraph 3 hereof (subject, however, to the rights of the lessor under the ground lease if this Instrument is on a leasehold).

If the insurance proceeds are held by Lender to reimburse Borrower for the cost of restoration and repair of the Property, the Property shall be restored to the equivalent of its original condition or such other condition as Lender may approve in writing. Lender may, at Lender's option, condition disbursement of said proceeds on Lender's approval of such plans and specifications of an architect satisfactory to Lender, contractor's cost estimates, architect's certificates, waivers of liens, sworn statements of mechanics and materialmen and such other evidence of costs, percentage completion of construction, application of payments, and satisfaction of liens as Lender may reasonably require. If the insurance proceeds are applied to the payment of the sums secured by this Instrument, any such application of proceeds to principal shall not extend or postpone the due dates of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amounts of such installments. If the Property is sold pursuant to paragraph 27 hereof or if Lender acquires title to the Property, Lender shall have all of the right, title and interest of Borrower in and to any insurance policies and unearned premiums thereon and in and to the proceeds resulting from any damage to the Property prior to such sale or acquisition.

**6. PRESERVATION AND MAINTENANCE OF PROPERTY; LEASEHOLDS.** Borrower (a) shall not commit waste or permit impairment or deterioration of the Property, (b) shall not abandon the Property, (c) shall restore or repair promptly and in a good and workmanlike manner all

or any part of the Property to the equivalent of its original condition, or such other condition as Lender may approve in writing, in the event of any damage, injury or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration or repair. (d) shall keep the Property, including improvements, fixtures, equipment, machinery and appliances thereon in good repair and shall replace fixtures, equipment, machinery and appliances on the Property when necessary to keep such items in good repair. (e) shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property. (f) shall provide for professional management of the Property by a residential rental property manager satisfactory to Lender pursuant to a contract approved by Lender in writing, unless such requirement shall be waived by Lender in writing. (g) shall generally operate and maintain the Property in a manner to ensure maximum rentals, and (h) shall give notice in writing to Lender of and, unless otherwise directed in writing by Lender, appear in and defend any action or proceeding purporting to affect the Property, the security of this Instrument or the rights or powers of Lender. Neither Borrower nor any tenant or other person shall remove, demolish or alter any improvement now existing or hereafter erected on the Property or any fixture, equipment, machinery or appliance in or on the Property except when incident to the replacement of fixtures, equipment, machinery and appliances with items of like kind.

If this Instrument is on a leasehold, Borrower (i) shall comply with the provisions of the ground lease. (ii) shall give immediate written notice to Lender of any default by lessor under the ground lease or of any notice received by Borrower from such lessor of any default under the ground lease by Borrower. (iii) shall exercise any option to renew or extend the ground lease and give written confirmation thereof to Lender within thirty days after such option becomes exercisable. (iv) shall give immediate written notice to Lender of the commencement of any remedial proceedings under the ground lease by any party thereto and, if required by Lender, shall permit Lender as Borrower's attorney-in-fact to control and act for Borrower in any such remedial proceedings and (v) shall within thirty days after request by Lender obtain from the lessor under the ground lease and deliver to Lender the lessor's estoppel certificate required thereunder, if any. Borrower hereby expressly transfers and assigns to Lender the benefit of all covenants contained in the ground lease, whether or not such covenants run with the land, but Lender shall have no liability with respect to such covenants nor any other covenants contained in the ground lease.

Borrower shall not surrender the leasehold estate and interests herein conveyed nor terminate or cancel the ground lease creating said estate and interests, and Borrower shall not, without the express written consent of Lender, alter or amend said ground lease. Borrower covenants and agrees that there shall not be a merger of the ground lease, or of the leasehold estate created thereby, with the fee estate covered by the ground lease by reason of said leasehold estate or said fee estate, or any part of either, coming into common ownership, unless Lender shall consent in writing to such merger; if Borrower shall acquire such fee estate, then this Instrument shall simultaneously and without further action be spread so as to become a lien on such fee estate.

**7. USE OF PROPERTY.** Unless required by applicable law or unless Lender has otherwise agreed in writing, Borrower shall not allow changes in the use for which all or any part of the Property was intended at the time this Instrument was executed. Borrower shall not initiate or acquiesce in a change in the zoning classification of the Property without Lender's prior written consent.

**8. PROTECTION OF LENDER'S SECURITY.** If Borrower fails to perform the covenants and agreements contained in this Instrument, or if any action or proceeding is commenced which affects the Property or title thereto or the interest of Lender therein, including, but not limited to, eminent domain, insolvency, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then Lender at Lender's option may make such appearances, disburse such sums and take such action as Lender deems necessary, in its sole discretion, to protect Lender's interest, including, but not limited to, (i) disbursement of attorney's fees, (ii) entry upon the Property to make repairs, (iii) procurement of satisfactory insurance as provided in paragraph 5 hereof, and (iv) if this Instrument is on a leasehold, exercise of any option to renew or extend the ground lease on behalf of Borrower and the curing of any default of Borrower in the terms and conditions of the ground lease.

Any amounts disbursed by Lender pursuant to this paragraph 8, with interest thereon, shall become additional indebtedness of Borrower secured by this Instrument. Unless Borrower and Lender agree to other terms of payment, such amounts shall be immediately due and payable and shall bear interest from the date of disbursement at the rate stated in the Note unless collection from Borrower of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law. Borrower hereby covenants and agrees that Lender shall be subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the indebtedness secured hereby. Nothing contained in this paragraph 8 shall require Lender to incur any expense or take any action hereunder.

**9. INSPECTION.** Lender may make or cause to be made reasonable entries upon and inspections of the Property.

~~**10. BOOKS AND RECORDS.** Borrower shall keep and maintain at all times at Borrower's address stated below, or such other place as Lender may approve in writing, complete and accurate books of accounts and records adequate to reflect correctly the results of the operation of the Property and copies of all written contracts, leases and other instruments which affect the Property. Such books, records, contracts, leases and other instruments shall be subject to examination and inspection at any reasonable time by Lender. Upon Lender's request, Borrower shall furnish to Lender, within one hundred and twenty days after the end of each fiscal year of Borrower, a balance sheet, a statement of income and expenses of the Property and a statement of changes in financial position, each in reasonable detail and certified by Borrower and, if Lender shall require, by an independent certified public accountant. Borrower shall furnish, together with the foregoing financial statements and at any other time upon Lender's request, a rent schedule for the Property, certified by Borrower, showing the name of each tenant, and for each tenant, the space occupied, the lease expiration date, the rent payable and the rent paid.~~ See Rider to Multifamily Instrument attached hereto.

**11. CONDEMNATION.** Borrower shall promptly notify Lender of any action or proceeding relating to any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, and Borrower shall appear in and prosecute any such action or proceeding unless otherwise directed by Lender in writing. Borrower authorizes Lender, at Lender's option, as attorney-in-fact for Borrower, to commence, appear in and prosecute, in Lender's or Borrower's name, any action or proceeding relating to any condemnation or other taking of the Property, whether direct or indirect, and to settle or compromise any claim in connection with such condemnation or other taking. The proceeds of any award, payment or claim for damages, direct or consequential, in connection with any condemnation or other taking, whether direct or indirect, of the Property, or part thereof, or for conveyances in lieu of condemnation, are hereby assigned to and shall be paid to Lender subject, if this Instrument is on a leasehold, to the rights of lessor under the ground lease.

Borrower authorizes Lender to apply such awards, payments, proceeds or damages, after the deduction of Lender's expenses incurred in the collection of such amounts, at Lender's option, to restoration or repair of the Property or to payment of the sums secured by this Instrument, whether or not then due, in the order of application set forth in paragraph 3 hereof, with the balance, if any, to Borrower. Unless Borrower and Lender otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in paragraphs 1 and 2 hereof or change the amount of such installments. Borrower agrees to execute such further evidence of assignment of any awards, proceeds, damages or claims arising in connection with such condemnation or taking as Lender may require.

**12. BORROWER AND LIEN NOT RELEASED.** From time to time, Lender may, at Lender's option, without giving notice to or obtaining the consent of Borrower, Borrower's successors or assigns or of any junior lienholder or guarantors, without liability on Lender's part and notwithstanding Borrower's breach of any covenant or agreement of Borrower in this Instrument, extend the time for payment of said indebtedness or any part thereof, reduce the payments thereon, release anyone liable on any of said indebtedness, accept a renewal note or notes therefor, modify the terms and time of payment of said indebtedness, release from the lien of this Instrument any part of the Property, take or release other or additional security, reconvey any part of the Property, consent to any map or plan of the Property, consent to the granting of any easement, join in any extension or subordination agreement, and agree in writing with Borrower to modify the rate of interest or period of amortization of the Note or change the amount of the monthly installments payable thereunder. Any actions taken by Lender pursuant to the terms of this paragraph 12 shall not affect the obligation of Borrower or Borrower's successors or assigns to pay the sums secured by this Instrument and to observe the covenants of Borrower contained herein, shall not affect the guaranty of any person, corporation, partnership or other entity for payment of the indebtedness secured hereby, and shall not affect the lien or priority of lien hereof on the Property. Borrower shall pay Lender a reasonable service charge, together with such title insurance premiums and attorney's fees as may be incurred at Lender's option, for any such action if taken at Borrower's request.

**13. FORBEARANCE BY LENDER NOT A WAIVER.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any right or remedy. The acceptance by Lender of payment of any sum secured by this Instrument after the due date of such payment shall not be a waiver of Lender's right to either require prompt payment when due of all other sums so secured or to declare a default for failure to make prompt payment. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Instrument, nor shall Lender's receipt of any awards, proceeds or damages under paragraphs 5 and 11 hereof operate to cure or waive Borrower's default in payment of sums secured by this Instrument.

14. **ESTOPPEL CERTIFICATE.** Borrower shall within ten days of a written request from Lender furnish Lender with a written statement, duly acknowledged, setting forth the sums secured by this Instrument and any right of set-off, counterclaim or other defense which exists against such sums and the obligations of this Instrument.

15. **UNIFORM COMMERCIAL CODE SECURITY AGREEMENT.** This Instrument is intended to be a security agreement pursuant to the Uniform Commercial Code for any of the items specified above as part of the Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code, and Borrower hereby grants Lender a security interest in said items. Borrower agrees that Lender may file this Instrument, or a reproduction thereof, in the real estate records or other appropriate index, as a financing statement for any of the items specified above as part of the Property. Any reproduction of this Instrument or of any other security agreement or financing statement shall be sufficient as a financing statement. In addition, Borrower agrees to execute and deliver to Lender, upon Lender's request, any financing statements, as well as extensions, renewals and amendments thereof, and to execute and deliver to Lender, upon Lender's request, any financing statements, as well as extensions, renewals and amendments thereof, and to execute and deliver to Lender, upon Lender's request, any financing statements, as well as extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements Lender may reasonably require. Without the prior written consent of Lender, Borrower shall not create or suffer to be created pursuant to the Uniform Commercial Code any other security interest in said items, including replacements and additions thereto. Upon Borrower's breach of any covenant or agreement of Borrower contained in this Instrument, including the covenants to pay when due all sums secured by this Instrument, Lender shall have the remedies of a secured party under the Uniform Commercial Code and, at Lender's option, may also invoke the remedies provided in paragraph 27 of this Instrument as to such items. In exercising any of said remedies, Lender may proceed against the items of real property and any items of personal property specified above as part of the Property separately or together and in any order whatsoever, without in any way affecting the availability of Lender's remedies under the Uniform Commercial Code or of the remedies provided in paragraph 27 of this Instrument.

16. **LEASES OF THE PROPERTY.** As used in this paragraph 16, the word "lease" shall mean "sublease" if this Instrument is on a leasehold. Borrower shall comply with and observe Borrower's obligations as landlord under all leases of the Property or any part thereof. Borrower will not lease any portion of the Property for non-residential use except with the prior written approval of Lender. Borrower, at Lender's request, shall furnish Lender with executed copies of all leases now existing or hereafter made of all or any part of the Property, and all leases now or hereafter entered into will be in form and substance subject to the approval of Lender. All leases of the Property shall specifically provide that such leases are subordinate to this Instrument; that the tenant attorns to Lender, such attornment to be effective upon Lender's acquisition of title to the Property; that the tenant agrees to execute such further evidences of attornment as Lender may from time to time request; that the attornment of the tenant shall not be terminated by foreclosure; and that Lender may, at Lender's option, accept or reject such attornments. Borrower shall not, without Lender's written consent, execute, modify, surrender or terminate, either orally or in writing, any lease now existing or hereafter made of all or any part of the Property providing for a term of three years or more, permit an assignment or sublease of such a lease without Lender's written consent, or request or consent to the subordination of any lease of all or any part of the Property to any lien subordinate to this Instrument. If Borrower becomes aware that any tenant proposes to do, or is doing, any act or thing which may give rise to any right of set-off against rent, Borrower shall (i) take such steps as shall be reasonably calculated to prevent the accrual of any right to a set-off against rent, (ii) notify Lender thereof and of the amount of said set-offs, and (iii) within ten days after such accrual, reimburse the tenant who shall have acquired such right to set-off or take such other steps as shall effectively discharge such set-off and as shall assure that rents thereafter due shall continue to be payable without set-off or deduction.

Upon Lender's request, Borrower shall assign to Lender, by written instrument satisfactory to Lender, all leases now existing or hereafter made of all or any part of the Property and all security deposits made by tenants in connection with such leases of the Property. Upon assignment by Borrower to Lender of any leases of the Property, Lender shall have all of the rights and powers possessed by Borrower prior to such assignment and Lender shall have the right to modify, extend or terminate such existing leases and to execute new leases, in Lender's sole discretion.

17. **REMEDIES CUMULATIVE.** Each remedy provided in this Instrument is distinct and cumulative to all other rights or remedies under this Instrument or afforded by law or equity, and may be exercised concurrently, independently, or successively, in any order whatsoever.

18. **ACCELERATION IN CASE OF BORROWER'S INSOLVENCY.** If Borrower shall voluntarily file a petition under the Federal Bankruptcy Act, as such Act may from time to time be amended, or under any similar or successor Federal statute relating to bankruptcy, insolvency, arrangements or reorganizations, or under any state bankruptcy or insolvency act, or file an answer in an involuntary proceeding admitting insolvency or inability to pay debts, or if Borrower shall fail to obtain a vacation or stay of involuntary proceedings brought for the reorganization, dissolution or liquidation of Borrower, or if Borrower shall be adjudged a bankrupt, or if a trustee or receiver shall be appointed for Borrower or Borrower's property, or if the Property shall become subject to the jurisdiction of a Federal bankruptcy court or similar state court, or if Borrower shall make an assignment for the benefit of Borrower's creditors, or if there is an attachment, execution or other judicial seizure of any portion of Borrower's assets and such seizure is not discharged within ten days, then Lender may, at Lender's option, declare all of the sums secured by this Instrument to be immediately due and payable without prior notice to Borrower, and Lender may invoke any remedies permitted by paragraph 27 of this Instrument. Any attorney's fees and other expenses incurred by Lender in connection with Borrower's bankruptcy or any of the other aforesaid events shall be additional indebtedness of Borrower secured by this Instrument pursuant to paragraph 8 hereof.

~~19. **TRANSFERS OF THE PROPERTY OR BENEFICIAL INTERESTS IN BORROWER; ASSUMPTION.** On sale or transfer of (i) all or any part of the Property, or any interest therein, or (ii) beneficial interests in Borrower (if Borrower is not a natural person or persons but is a corporation, partnership, trust or other legal entity), Lender may, at Lender's option, declare all of the sums secured by this Instrument to be immediately due and payable, and Lender may invoke any remedies permitted by paragraph 27 of this Instrument. This option shall not apply in case of~~

- ~~(a) transfers by devise or descent or by operation of law upon the death of a joint tenant or a partner;~~
- ~~(b) sales or transfers when the transferee's creditworthiness and management ability are satisfactory to Lender and the transferee has executed, prior to the sale or transfer, a written assumption agreement containing such terms as Lender may require, including, if required by Lender, an increase in the rate of interest payable under the Note;~~
- ~~(c) the grant of a leasehold interest in a part of the Property of three years or less (or such longer lease term as Lender may permit by prior written approval) not containing an option to purchase (except any interest in the ground lease, if this Instrument is on a leasehold);~~
- ~~(d) sales or transfers of beneficial interests in Borrower provided that such sales or transfers, together with any prior sales or transfers of beneficial interests in Borrower, but excluding sales or transfers under subparagraphs (a) and (b) above, do not result in more than 49% of the beneficial interests in Borrower having been sold or transferred since commencement of amortization of the Note; and~~
- ~~(e) sales or transfers of fixtures or any personal property pursuant to the first paragraph of paragraph 6 hereof.~~

20. **NOTICE.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Instrument or in the Note shall be given by mailing such notice by certified mail addressed to Borrower at Borrower's address stated below or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail, return receipt requested, to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Instrument or in the Note shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

See Rider and Supplemental Rider to Multifamily Instrument attached hereto.

21. **SUCCESSORS AND ASSIGNS BOUND; JOINT AND SEVERAL LIABILITY; AGENTS; CAPTIONS.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 19 hereof. All covenants and agreements of Borrower shall be joint and several. In exercising any rights hereunder or taking any actions provided for herein, Lender may act through its employees, agents or independent contractors as authorized by Lender. The captions and headings of the paragraphs of this Instrument are for convenience only and are not to be used to interpret or define the provisions hereof.

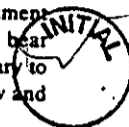
22. **UNIFORM MULTIFAMILY INSTRUMENT; GOVERNING LAW; SEVERABILITY.** This form of multifamily instrument combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property and related fixtures and personal property. This Instrument shall be governed by the law of the jurisdiction in which the Property is located. In the event that any provision of this Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Instrument or the Note which can be given effect without the conflicting provisions, and to this end the provisions of this

Instrument and the Note are declared to be severable. In the event that any applicable law limiting the amount of interest or other charges permitted to be collected from Borrower is interpreted so that any charge provided for in this Instrument or in the Note, whether considered separately or together with other charges levied in connection with this Instrument and the Note, violates such law, and Borrower is entitled to the benefit of such law, such charge is hereby reduced to the extent necessary to eliminate such violation. The amounts, if any, previously paid to Lender in excess of the amounts payable to Lender pursuant to such charges as reduced shall be applied by Lender to reduce the principal of the indebtedness evidenced by the Note. For the purpose of determining whether any applicable law limiting the amount of interest or other charges permitted to be collected from Borrower has been violated, all indebtedness which is secured by this Instrument or evidenced by the Note and which constitutes interest, as well as all other charges levied in connection with such indebtedness which constitute interest, shall be deemed to be allocated and spread over the stated term of the Note. Unless otherwise required by applicable law, such allocation and spreading shall be effected in such a manner that the rate of interest computed thereby is uniform throughout the stated term of the Note.

**23. WAIVER OF STATUTE OF LIMITATIONS.** Borrower hereby waives the right to assert any statute of limitations as a bar to the enforcement of the lien of this Instrument or to any action brought to enforce the Note or any other obligation secured by this Instrument.

**24. WAIVER OF MARSHALLING.** Notwithstanding the existence of any other security interests in the Property held by Lender or by any other party, Lender shall have the right to determine the order in which any or all of the Property shall be subjected to the remedies provided herein. Lender shall have the right to determine the order in which any or all portions of the indebtedness secured hereby are satisfied from the proceeds realized upon the exercise of the remedies provided herein. Borrower, any party who consents to this Instrument and any party who now or hereafter acquires a security interest in the Property and who has actual or constructive notice hereof hereby waives any and all right to require the marshalling of assets in connection with the exercise of any of the remedies permitted by applicable law or provided herein.

~~**25. CONSTRUCTION LOAN PROVISIONS.** Borrower agrees to comply with the covenants and conditions of the Construction Loan Agreement, if any, which is hereby incorporated by reference in and made a part of this Instrument. All advances made by Lender pursuant to the Construction Loan Agreement shall be indebtedness of Borrower secured by this Instrument, and such advances may be obligatory as provided in the Construction Loan Agreement. All sums disbursed by Lender prior to completion of the improvements to protect the security of this Instrument up to the principal amount of the Note shall be treated as disbursements pursuant to the Construction Loan Agreement. All such sums shall bear interest from the date of disbursement at the rate stated in the Note, unless collection from Borrower or interest at such rate would be contrary to applicable law in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law and shall be payable upon notice from Lender to Borrower requesting payment therefor.~~



~~From time to time as Lender deems necessary to protect Lender's interests, Borrower shall, upon request of Lender, execute and deliver to Lender, in such form as Lender shall direct, assignments of any and all rights or claims which relate to the construction of the Property and which Borrower may have against any party supplying or who has supplied labor, materials or services in connection with construction of the Property. In case of breach by Borrower of the covenants and conditions of the Construction Loan Agreement, Lender, at Lender's option, with or without entry upon the Property, (i) may invoke any of the rights or remedies provided in the Construction Loan Agreement, (ii) may accelerate the sums secured by this Instrument and invoke those remedies provided in paragraph 27 hereof, or (iii) may do both. If, after the commencement of amortization of the Note, the Note and this Instrument are sold by Lender, from and after such sale the Construction Loan Agreement shall cease to be a part of this Instrument and Borrower shall not assert any right of set-off, counterclaim or other claim or defense arising out of or in connection with the Construction Loan Agreement against the obligations of the Note and this Instrument.~~

**26. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.** As part of the consideration for the indebtedness evidenced by the Note, Borrower hereby absolutely and unconditionally assigns and transfers to Lender all the rents and revenues of the Property, including those now due, past due, or to become due by virtue of any lease or other agreement for the occupancy or use of all or any part of the Property, regardless of to whom the rents and revenues of the Property are payable. Borrower hereby authorizes Lender or Lender's agents to collect the aforesaid rents and revenues and hereby directs each tenant of the Property to pay such rents to Lender or Lender's agents; provided, however, that prior to written notice given by Lender to Borrower of the breach by Borrower of any covenant or agreement of Borrower in this Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower, to apply the rents and revenues so collected to the sums secured by this Instrument in the order provided in paragraph 3 hereof with the balance, so long as no such breach has occurred, to the account of Borrower, it being intended by Borrower and Lender that this assignment of rents constitutes an absolute assignment and not an assignment for additional security only. Upon delivery of written notice by Lender to Borrower of the breach by Borrower of any covenant or agreement of Borrower in this Instrument, and without the necessity of Lender entering upon and taking and maintaining full control of the Property in person, by agent or by a court-appointed receiver, Lender shall immediately be entitled to possession of all rents and revenues of the Property as specified in this paragraph 26 as the same become due and payable, including but not limited to rents then due and unpaid, and all such rents shall immediately upon delivery of such notice be held by Borrower as trustee for the benefit of Lender only; provided, however, that the written notice by Lender to Borrower of the breach by Borrower shall contain a statement that Lender exercises its rights to such rents. Borrower agrees that commencing upon delivery of such written notice of Borrower's breach by Lender to Borrower, each tenant of the Property shall make such rents payable to and pay such rents to Lender or Lender's agents on Lender's written demand to each tenant therefor, delivered to each tenant personally, by mail or by delivering such demand to each rental unit, without any liability on the part of said tenant to inquire further as to the existence of a default by Borrower.

Borrower hereby covenants that Borrower has not executed any prior assignment of said rents, that Borrower has not performed, and will not perform, any acts or has not executed, and will not execute, any instrument which would prevent Lender from exercising its rights under this paragraph 26, and that at the time of execution of this Instrument there has been no anticipation or prepayment of any of the rents of the Property for more than two months prior to the due dates of such rents. Borrower covenants that Borrower will not hereafter collect or accept payment of any rents of the Property more than two months prior to the due dates of such rents. Borrower further covenants that Borrower will execute and deliver to Lender such further assignments of rents and revenues of the Property as Lender may from time to time request.

Upon Borrower's breach of any covenant or agreement of Borrower in this Instrument, Lender may in person, by agent or by a court-appointed receiver, regardless of the adequacy of Lender's security, enter upon and take and maintain full control of the Property in order to perform all acts necessary and appropriate for the operation and maintenance thereof including, but not limited to, the execution, cancellation or modification of leases, the collection of all rents and revenues of the Property, the making of repairs to the Property and the execution or termination of contracts providing for the management or maintenance of the Property, all on such terms as are deemed best to protect the security of this Instrument. In the event Lender elects to seek the appointment of a receiver for the Property upon Borrower's breach of any covenant or agreement of Borrower in this Instrument, Borrower hereby expressly consents to the appointment of such receiver. Lender or the receiver shall be entitled to receive a reasonable fee for so managing the Property.

All rents and revenues collected subsequent to delivery of written notice by Lender to Borrower of the breach by Borrower of any covenant or agreement of Borrower in this Instrument shall be applied first to the costs, if any, of taking control of and managing the Property and collecting the rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, costs of repairs to the Property, premiums on insurance policies, taxes, assessments and other charges on the Property, and the costs of discharging any obligation or liability of Borrower as lessor or landlord of the Property and then to the sums secured by this Instrument. Lender or the receiver shall have access to the books and records used in the operation and maintenance of the Property and shall be liable to account only for those rents actually received. Lender shall not be liable to Borrower, anyone claiming under or through Borrower or anyone having an interest in the Property by reason of anything done or left undone by Lender under this paragraph 26.

If the rents of the Property are not sufficient to meet the costs, if any, of taking control of and managing the Property and collecting the rents, any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by this Instrument pursuant to paragraph 8 hereof. Unless Lender and Borrower agree in writing to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof and shall bear interest from the date of disbursement at the rate stated in the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law.

Any entering upon and taking and maintaining of control of the Property by Lender or the receiver and any application of rents as provided herein shall not cure or waive any default hereunder or invalidate any other right or remedy of Lender under applicable law or provided herein. This assignment of rents of the Property shall terminate at such time as this Instrument ceases to secure indebtedness held by Lender.

**Non-Uniform Covenants. Borrower and Lender further covenant and agree as follows:**

**27. ACCELERATION; REMEDIES.** Upon Borrower's breach of any covenant or agreement of Borrower in this Instrument, including, but not limited to, the covenants to pay when due any sums secured by this Instrument, Lender at Lender's option may declare all of the sums secured by this Instrument to be immediately due and payable without further demand, and may invoke the power of sale and any other remedies permitted by applicable law or provided herein. Borrower acknowledges that the power of sale herein granted may be exercised by Lender without prior judicial hearing. Borrower has the right to bring an action to assert the non-existence of a breach or any other defense of Borrower to acceleration and sale. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including, but not limited to, attorney's fees and costs of documentary evidence, abstracts and title reports.

If the power of sale is invoked, Trustee shall record a notice of default in each county in which the Property or some part thereof is located and shall mail copies of such notice in the manner prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. Trustee shall give notice of sale and Trustee shall sell the Property according to the laws of Nebraska. Trustee may sell the Property at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or Lender's designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property so sold without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all costs and expenses of the sale, including, but not limited to, Trustee's fees of not more than 0.50% of the gross sale price, attorney's fees and costs of title evidence; (b) to all sums secured by this Instrument in such order as Lender, in Lender's sole discretion, directs; and (c) the excess, if any, to the person or persons legally entitled thereto.

**28. RECONVEYANCE.** Upon payment of all sums secured by this Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Instrument and all notes evidencing indebtedness secured by this Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled thereto. Such person or persons shall pay Trustee's reasonable costs incurred in so reconveying the Property.

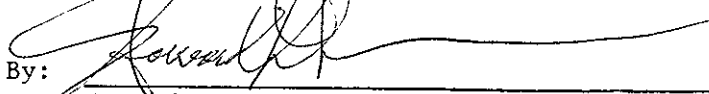
**29. SUBSTITUTE TRUSTEE.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder by an instrument recorded in the county in which this Instrument is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

**30. REQUEST FOR NOTICES.** Borrower requests that copies of the notice of default and notice of sale be sent to Borrower's address stated below.

**31. FUTURE ADVANCES.** Upon request of Borrower, Lender, at Lender's option so long as this Instrument secures indebtedness held by Lender, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Instrument when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Instrument, not including sums advanced in accordance herewith to protect the security of this Instrument, exceed the original amount of the Note (US \$ 2,259,000.00 ..... ) plus the additional sum of US \$ -0-

IN WITNESS WHEREOF, Borrower has executed this Instrument or has caused the same to be executed by its representatives thereunto duly authorized.

**VANN PROPERTIES GENERAL PARTNERSHIP**  
a Nebraska general partnership

By:   
Howard D. Vann  
General Partner

Borrower's Address:

c/o Vann Realty Co.  
4601 South 50th Street  
Omaha, Nebraska 68117

~~CORPORATE ACKNOWLEDGMENT~~

STATE OF NEBRASKA, ..... County ss:  
On this ..... day of ....., 19....., before me, the undersigned, a Notary Public duly commissioned and qualified in and for said county, personally came the above named ....., President of ....., a corporation, who is personally known to me to be the identical person whose name is affixed to the above deed as President of said corporation, and he acknowledged the instrument to be his voluntary act and deed and the voluntary act and deed of said corporation.  
Witness my hand and notarial seal at ..... in said county, the date aforesaid.

My Commission Expires: ..... Notary Public

**INDIVIDUAL ACKNOWLEDGMENT**

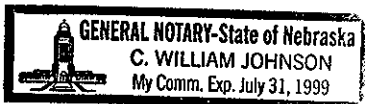
STATE OF NEBRASKA, ..... County ss:  
On this ..... day of ....., 19....., before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came ....., to me known to be the identical person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged the execution thereof to be ..... voluntary act and deed.  
Witness my hand and notarial seal at ..... in said county, the date aforesaid.

My Commission Expires: ..... Notary Public

**INDIVIDUAL LIMITED PARTNERSHIP ACKNOWLEDGMENT**

STATE OF NEBRASKA, ..... Douglas ..... County ss:  
The foregoing instrument was acknowledged before me this ..... December ..... , 1996 ..... (date)  
by ..... Howard D. Vann ..... general partner on behalf of  
..... (person acknowledging)  
VANN PROPERTIES GENERAL PARTNERSHIP .....  
..... (name of partnership)  
a general partnership, and acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said general partnership.  
Witness my hand and notarial seal at ..... OMAHA, NE ..... in said county, the date aforesaid.

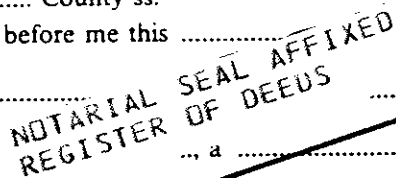
My Commission Expires:



..... Notary Public

~~CORPORATE LIMITED PARTNERSHIP ACKNOWLEDGMENT~~

STATE OF NEBRASKA, ..... County ss:  
The foregoing instrument was acknowledged before me this ..... (date)  
by ..... (name of officer) ..... (office)  
..... (name of corporation) ..... (state)  
..... a ..... corporation,  
..... (name of partnership) ..... a limited partnership,  
and acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said corporate limited partnership.  
Witness my hand and notarial seal at ..... in said county, the date aforesaid.



My Commission Expires: ..... Notary Public

**REQUEST FOR RECONVEYANCE**

**TO TRUSTEE:**

The undersigned is the holder of the note or notes secured by this Instrument. Said note or notes, together with all other indebtedness secured by this Instrument, have been paid in full. You are hereby directed to cancel said note or notes and this Instrument, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Instrument to the person or persons legally entitled thereto.

Date: .....



EXHIBIT A

Howard Street Apartments  
Omaha, Nebraska  
FNMA MBS/DUS No. 073941

PARCEL 1:

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the East right-of-way line of 76th Street and the North right-of-way line of Howard Street; thence North 90°00'00" East, (assumed bearing), along said North right-of-way line of Howard Street, a distance of 164.76 feet, to the Point of Beginning; thence North 00°06'16" East, a distance of 357.25 feet, to a point on the Southwesterly bank of the Little Papillion Creek; thence, along said Southwesterly bank of the Little Papillion Creek, on the following described courses; thence Southeasterly, on a curve to the left with a radius of 1,082.71 feet, a distance of 91.97 feet, said curve having a long chord which bears South 45°38'02" East, a distance of 91.94 feet; thence South 48°04'02" East, a distance of 82.52 feet; thence North 42°20'07" East, a distance of 2.64 feet; thence Southeasterly, on curve to the right with a radius of 593.63 feet, a distance of 74.31 feet, said curve having a long chord which bears South 44°28'51" East, a distance of 74.26 feet, to a point on the West line of Lot 10, West Pacific Commercial, a subdivision located in said West Half of the Southeast Quarter of Section 23; thence South 00°10'42" West, along said West line of Lot 10, West Pacific Commercial, a distance of 186.78 feet, to a point on said North right-of-way line of Howard Street; thence North 90°00'00" West along said North right-of-way line of Howard Street, a distance of 181.00 feet, to the Point of Beginning.

Together with beneficial easement for ingress, egress and parking over the Southeasterly 12.5 feet of property adjoining on the North, as set forth in instrument filed May 26, 1970 in Book 1410 at Page 13.

INFORMATIONAL NOTE: Above property is identified by Tax Key No. 3210-0007-01.

PARCEL 2:

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of 76th Street and the North right-of-way line of Howard Street; thence North 00°06'16" East, (assumed bearing), along said East right-of-way line of 76th Street and the East line of West Pacific Terrace, a subdivision located in said West Half of the Southeast Quarter of Section 23, a distance of 585.67 feet, to a point on the Southwesterly bank of the Little Papillion

Creek; thence South 28°18'04" East, along said Southwesterly bank of the Little Papillion Creek, a distance of 0.65 feet; thence Southeasterly, along said Southwesterly bank of the Little Papillion Creek, on a curve to the left with a radius of 1,082.71 feet, a distance of 281.55 feet, said curve having a long chord which bears South 35°45'03" East, a distance of 280.76 feet; thence South 00°06'16" West, a distance of 357.25 feet, to a point on the said North right-of-way line of Howard Street; thence North 90°00'00" West, along said North right-of-way line of Howard Street, a distance of 164.76 feet, to the Point of Beginning.

Together with beneficial easement for ingress, egress and parking over the Southeasterly 12.5 feet of property adjoining on the North, as set forth in instrument filed May 26, 1970 in Book 1410 at Page 13.

INFORMATIONAL NOTE: Above property is identified by Tax Key No. 3210-0008-01.

## EXHIBIT "B" TO DEED OF TRUST AND FINANCING STATEMENTS

This Exhibit "B" is attached to, incorporated by reference in, and forms a part of, certain documents (collectively, the "Security Documents"), executed and delivered by Debtor in connection with the refinancing of the Project (as hereinafter defined), including: (i) a Multifamily Deed of Trust, Assignment of Rents and Security Agreement and (ii) Financing Statements.

As used herein, the term "Debtor" shall mean and include the terms "Mortgagor", "Grantor", "Trustor" and "Borrower"; and the term "Secured Party" shall mean and include the terms "Lender", "Mortgagee" and "Creditor".

This Exhibit "B" refers to the following collateral, which may be now or hereafter located on the premises of, relate to, or be used in connection with, the acquisition or refinancing, construction, equipping, repair, ownership, management and operation of a multifamily rental housing project known as **HOWARD STREET APARTMENTS** (the "Project"), located in Omaha, Douglas County, Nebraska.

1. All materials now owned or hereafter acquired by the Debtor and intended for construction, reconstruction, alteration and repair of any building, structure or improvement now or hereafter erected or placed on the property described on **Exhibit "A"** (the "Property"), all of which materials shall be deemed to be included within the Project immediately upon the delivery thereof to the Project.

2. All of the walks, fences, plants, trees, shrubbery, driveways, fixtures, machinery, apparatus, equipment, appliances, fittings, and other goods and other personal property of every kind and description whatsoever, now owned or hereafter acquired by the Debtor and attached to or contained in and used or usable in connection with any present or future operation of the Project, including, by way of example rather than of limitation, all lighting, laundry, incinerating and power equipment; all engines, boilers, machines, motor, furnaces, compressors and transformers; all generating equipment; all pumps, tanks, ducts, conduits, wire, switches, electrical equipment and fixtures, fans and switchboards; all telephone equipment; all piping, tubing, plumbing equipment and fixtures; all heating, refrigeration, air conditioning, cooling, ventilating, sprinkling, water, gas, power, satellite dish systems and communications equipment, systems and apparatus; all water coolers, water heaters and water closets; all fire prevention, alarm and extinguishing systems and apparatus; all security and access control systems and apparatus; all cleaning equipment; all lift, elevator and escalator equipment and apparatus; all partitions, shades, blinds, awnings, screens, screen doors, storm doors, storm windows, exterior and interior signs, antennas, gas fixtures, bathtubs, washers, dryers, sinks, stoves, ranges, ovens, refrigerators, garbage disposals, dishwashers, cabinets, mirrors, mantles, pictures, paneling, floor coverings, carpets, rugs, curtains, curtain rods, draperies and other furnishings and furniture installed or to be installed or used or usable in the operation of any part of the Project or facilities erected or to be erected in or upon the Property; and every renewal or replacement thereof or articles in substitution therefor, whether or not the same are now or hereafter attached to the Property in any manner; all except for any right, title or interest therein owned by any tenant (it being agreed that all personal property owned by the Debtor and placed by it on the Property shall, so far as permitted by law, be deemed to be affixed to the Property, appropriated to its use, and covered by each of the Security Documents to which this Exhibit "B" is attached).

3. All of the Debtor's right, title and interest in and to any and all judgments, awards of damages (including but not limited to severance and consequential damages), payments, proceeds, settlements or other compensation (collectively, the "Awards") heretofore or hereafter made, including interest thereon, and the right to receive the same, as a result of, in connection with, or in lieu of (i) any taking of the Property or any part thereof by the exercise of the power of condemnation or eminent domain, or the police power, (ii) any change or alteration of the grade of any street, or (iii) any other injury to or decrease in the value of the Property or any part thereof (including but not limited to destruction or decrease in value by fire or other casualty), all

of which Awards, rights thereto and shares therein are hereby assigned to the Secured Party, who is hereby authorized to collect and receive the proceeds thereof and to give proper receipts and acquittances therefor and to apply, at its option, the net proceeds thereof, after deducting expenses of collection, as a credit upon any portion, as selected by the Secured Party, of the indebtedness secured by the Security Documents.

4. All of the Debtor's right, title and interest in and to any and all payments, proceeds, settlements or other compensation heretofore or hereafter made, including any interest thereon, and the right to receive the same from any and all insurance policies covering the Property or any portion thereof, or any of the other property described herein.

5. The interest of the Debtor in and to all of the rents, royalties, mineral, oil and gas rights and profits, water, water rights and water stock appurtenant to the Property, issues, profits, revenues, income, tenant assistance payments, if any, and other benefits of the Property, or arising from the use or enjoyment of all or any portion thereof, or from any lease, agreement or tenant assistance payment contract, if any, pertaining thereto, and all right, title and interest of the Debtor in and to, and remedies under, all contract rights, accounts receivable and general intangibles arising out of or in connection with any and all leases and subleases of the Property, or any part thereof, and of the other property described herein, or any part thereof, both now in existence or hereafter entered into, together with all proceeds (cash and non-cash) thereof; and including, without limitation, to the extent permitted by law, all cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder.

6. All of the Debtor's rights, options, powers and privileges in and to (but not the Debtor's obligations and burdens under) any construction contract, architectural and engineering agreements and management contract pertaining to construction, development, ownership, equipping and management of the Property and all of the Debtor's right, title and interest in and to (but not the Debtor's obligations and burdens under) all architectural, engineering and similar plans, specifications, drawings, reports, surveys, plats, permits and the like, contracts for construction, operation and maintenance of the other property described herein, and all sewer taps and allocations, agreements for utilities, bonds and the like, all relating to the Property.

7. All intangible personal property, accounts, licenses, permits, instruments, contract rights, and chattel paper of the Debtor, including but not limited to cash; accounts receivable; bank accounts; certificates of deposit; securities; promissory notes; rents; tenant assistance payments (if any); rights (if any) to amounts held in escrow; insurance proceeds; condemnation rights; deposits; judgments, liens and causes of action; warranties and guarantees.

8. The interest of the Debtor in and to any cash escrow fund and in and to any and all funds, securities, instruments, documents and other property which are at any time paid to, deposited with, under the control of, or in the possession of the Secured Party, or any of its agents, branches, affiliates, correspondents or others acting on its behalf, which rights shall be in addition to any right of set-off or right of lien that the Secured Party may otherwise enjoy under applicable law, regardless of whether the same arose out of or relate in any way, whether directly or indirectly, to the Project located upon the Property.

9. Any collateral provided by the Debtor or for its account to each and every issuer of a letter of credit, subject to the prior claim of the issuer of any such letter of credit to such collateral.

10. The interest of the Debtor in and to any and all funds created or established and held by the Trustee pursuant to any indenture of trust or similar instrument authorizing the issuance of bonds or notes for the purpose of financing the Project located upon the Property

11. All inventory, including raw materials, components, work-in-process, finished merchandise and packing and shipping materials.

12. Proceeds, products, returns, additions, accessions and substitutions of and to any or all of the above.

13. Any of the above arising or acquired by the Debtor or to which the Debtor may have a legal or beneficial interest in on the date hereof and at any time in the future.

14. Any of the above which may become fixtures by virtue of attachment to the Property.

15. All of the records and books of account now or hereafter maintained by or on behalf of the Debtor in connection with the Project.

16. All names now or hereafter used in connection with the Project and the goodwill associated therewith.

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## RIDER TO MULTIFAMILY INSTRUMENT

THIS RIDER TO MULTIFAMILY INSTRUMENT (the "Rider") is made <sup>as of</sup> this ....27.th.. day of December 19.96....., and is incorporated into and shall be deemed to amend and supplement the Multifamily Mortgage Deed of Trust or Deed to Secure Debt of the same date (the "Instrument"), given by the undersigned VANN PROPERTIES GENERAL PARTNERSHIP....., a Nebraska general partnership..... (the "Borrower"), to secure Borrower's Multifamily Note of the same date (the "Note") with Addendum to Multifamily Note of the same date (the "Addendum") to THE PATRICIAN FINANCIAL COMPANY, a Maryland corporation whose address is, 4550 Montgomery Avenue, Suite 1150, Bethesda, Maryland 20814 ..... [Insert address of Lender], and its successors, assigns and transferees (the "Lender"), covering the property described in the Instrument and defined therein as the "Property," located at:

7520 Howard Street, Omaha, Nebraska 68114

[Property Address]

The Property is located entirely within ..... the State of Nebraska ..... [Insert name of state in which the Property is located] (the "Property Jurisdiction").

The term "Loan Documents" when used in this Rider shall mean, collectively, the following documents: (i) the Instrument, as modified by this Rider and any other riders to the Instrument given by Borrower to Lender and covering the Property; (ii) the Note, as modified by the Addendum and any other addendum to the Note; and (iii) all other documents or agreements, including any Collateral Agreements (as defined below) or O&M Agreements (as defined below), arising under, related to, or made in connection with, the loan evidenced by the Note, as such Loan Documents may be amended from time to time. Any conflict between the provisions of the Instrument and the Rider shall be resolved in favor of the Rider.

The covenants and agreements of this Rider, and the covenants and agreements of any other riders to the Instrument given by Borrower to Lender and covering the Property, shall be incorporated into and shall amend and supplement the covenants and agreements of the Instrument as if this Rider and the other riders were a part of the Instrument and all references to the Instrument in the Loan Documents shall mean the Instrument as so amended and supplemented.

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Instrument, Borrower and Lender further covenant and agree as follows:

### A. Funds for Taxes, Insurance and Other Charges

Uniform Covenant 2 of the Instrument ("Funds for Taxes, Insurance and Other Charges") is amended to change the title to "Funds for Taxes, Insurance and Other Charges; Collateral Agreements." Existing Uniform Covenant 2 is amended to become Uniform Covenant 2A. The following new Uniform Covenant 2B is added at the end of Uniform Covenant 2A:

#### 2B Replacement Reserve Agreement, Completion/Repair Agreement, Achievement Agreement and Other Collateral Agreements

##### (a) Replacement Reserve Agreement

Borrower shall deposit with Lender the amounts required by the Replacement Reserve and Security Agreement (the "Replacement Reserve Agreement") between Borrower and Lender, dated the date of the Note, at the times required by the Replacement Reserve Agreement, and shall perform all other obligations as and when required pursuant to the Replacement Reserve Agreement.

##### (b) Completion/Repair Agreement

Borrower shall deposit with Lender the amount required by the Completion/Repair and Security Agreement (the "Completion/Repair Agreement") between Borrower and Lender (if any), dated the date of the Note, at the time required by the Completion/Repair Agreement, and shall perform all other obligations as and when required pursuant to the Completion/Repair Agreement.

##### (c) Achievement Agreement

Borrower shall perform all of its obligations as and when required pursuant to the Achievement Agreement between Borrower and Lender (if any), dated the date of the Note.

##### (d) Collateral Agreements

As used herein, the term "Collateral Agreement" shall mean any of the Replacement Reserve Agreement, the Completion/Repair Agreement, the Achievement Agreement and any similar agreement which has been entered into between Borrower and Lender in connection with the loan evidenced by the Note.

### B. Application of Payments

Uniform Covenant 3 of the Instrument ("Application of Payments") is amended to add the following sentence at the end thereof:

Notwithstanding the preceding sentence, (i) Lender shall be permitted to apply any partial payment received from Borrower in any manner determined by Lender and in any order of priority of application as determined by Lender, in Lender's sole discretion, and (ii) upon any breach of any covenant or agreement of Borrower in the Instrument, the Note or any other Loan Document, Lender shall be permitted to apply any funds held pursuant to any Collateral Agreement in any manner which is permitted pursuant to such Collateral Agreement and in any order of priority of application as determined by Lender, in Lender's sole discretion.

### C. Hazard Insurance; Restoration of Property

Uniform Covenant 5 of the Instrument ("Hazard Insurance") is amended to add the following sentence at the end thereof:

Lender shall not exercise Lender's option to apply insurance proceeds to the payment of the sums secured by the Instrument if all of the following conditions are met: (i) Borrower is not in breach or default of any provision of the Instrument, the Note or any other Loan Document; (ii) Lender determines that there will be sufficient funds to restore and repair the Property to a condition approved by Lender; (iii) Lender determines that the rental income of the Property, after restoration and repair of the Property to a condition approved by Lender, will be sufficient to meet all operating costs and other expenses, payments for reserves and loan repayment obligations relating to the Property; and (iv) Lender determines that restoration and repair of the Property to a condition approved by Lender will be completed prior to the earlier of either (1) the maturity date of the Note or (2) within one year of the date of the loss or casualty to the Property.

### D. Environmental Hazards Provision

In addition to Borrower's covenants and agreements under Uniform Covenant 6 of the Instrument ("Preservation and Maintenance of Property; Leaseholds"), Borrower further covenants and agrees that Borrower shall not:

- (a) cause or permit the presence, use, generation, manufacture, production, processing, installation, release, discharge, storage (including aboveground and underground storage tanks for petroleum or petroleum products), treatment, handling, or disposal of any Hazardous Materials (as defined below) (excluding the safe and lawful use and storage of quantities of Hazardous Materials customarily used in the operation and maintenance of comparable multifamily properties or for normal household purposes) on or under the Property, or in any way affecting the Property or its value, or which may form the basis for any present or future demand, claim or liability relating to contamination, exposure, cleanup or other remediation of the Property or;
- (b) cause or permit the transportation to, from or across the Property of any Hazardous Material (excluding the safe and lawful use and storage of quantities of Hazardous Materials customarily used in the operation and maintenance of comparable multifamily properties or for normal household purposes); or
- (c) cause or exacerbate any occurrence or condition on the Property that is or may be in violation of Hazardous Materials Law (as defined below).

(The matters described in (a), (b) and (c) above are referred to collectively below as "Prohibited Activities or Conditions.")

Except with respect to any matters which have been disclosed in writing by Borrower to Lender prior to the date of the Instrument, or matters which have been disclosed in an environmental hazard assessment report of the Property received by Lender prior to the date of the Instrument, Borrower represents and warrants that it has not at any time caused or permitted any Prohibited Activities or Conditions and to the best of its knowledge, no Prohibited Activities or Conditions exist or have existed on or under the Property. Borrower shall take all appropriate steps (including but not limited to appropriate lease provisions) to prevent its employees, agents, and contractors, and all tenants and other occupants on the Property, from causing, permitting or exacerbating any Prohibited Activities or Conditions. Borrower shall not lease or allow the sublease of all or any portion of the Property for non-residential use to any tenant or subtenant that, in the ordinary course of its business, would cause, permit or exacerbate any Prohibited Activities or Conditions, and all non-residential leases and subleases shall provide that tenants and subtenants shall not cause, permit or exacerbate any Prohibited Activities or Conditions.

If Borrower has disclosed that Prohibited Activities or Conditions exist on the Property, Borrower shall comply in a timely manner with, and cause all employees, agents, and contractors of Borrower and any other persons present on the Property to so comply with, (1) any program of operations and maintenance ("O&M Program") relating to the Property that is acceptable to Lender with respect to one or more Hazardous Materials (which O&M Program may be set forth in an agreement of Borrower (an "O&M Agreement")) and all other obligations set forth in any O&M Agreement, and (2) all Hazardous Materials Laws. Any O&M Program shall be performed by qualified personnel. All costs and expenses of the O&M Program shall be paid by Borrower, including without limitation Lender's fees and costs incurred in connection with the monitoring and review of the O&M Program and Borrower's performance thereunder. If Borrower fails to timely commence or diligently continue and complete the O&M Program and comply with any O&M Agreement, then Lender may, at Lender's option, declare all of the sums secured by the Instrument to be immediately due and payable, and Lender may invoke any remedies permitted by paragraph 27 of the Instrument.

Borrower represents that Borrower has not received, and has no knowledge of the issuance of, any claim, citation or notice of any pending or threatened suits, proceedings, orders, or governmental inquiries or opinions involving the Property that allege the violation of any Hazardous Materials Law ("Governmental Actions").

Borrower shall promptly notify Lender in writing of: (i) the occurrence of any Prohibited Activity or Condition on the Property; (ii) Borrower's actual knowledge of the presence on or under any adjoining property of any Hazardous Materials which can reasonably be expected to have a material adverse impact on the Property or the value of the Property, discovery of any occurrence or condition on the Property or any adjoining real property that could cause any restrictions on the ownership, occupancy, transferability or use of the Property under Hazardous Materials Law. Borrower shall cooperate with any governmental inquiry, and shall comply with any governmental or judicial order which arises from any alleged Prohibited Activities or Conditions; (iii) any Governmental Action; and (iv) any claim made or threatened by any third party against Borrower, Lender, or the Property relating to loss or injury

resulting from any Hazardous Materials. Any such notice by Borrower shall not relieve Borrower of, or result in a waiver of any obligation of Borrower under this paragraph D.

Borrower shall pay promptly the costs of any environmental audits, studies or investigations (including but not limited to advice of legal counsel) and the removal of any Hazardous Materials from the Property required by Lender as a condition of its consent to any sale or transfer under paragraph 19 of the Instrument of all or any part of the Property or any transfer occurring upon a foreclosure or a deed in lieu of foreclosure or any interest therein, or required by Lender following a reasonable determination by Lender that there may be Prohibited Activities or Conditions on or under the Property. Borrower authorizes Lender and its employees, agents and contractors to enter onto the Property for the purpose of conducting such environmental audits, studies and investigations. Any such costs and expenses incurred by Lender (including but not limited to fees and expenses of attorneys and consultants, whether incurred in connection with any judicial or administrative process or otherwise) which Borrower fails to pay promptly shall become immediately due and payable and shall become additional indebtedness secured by the Instrument pursuant to Uniform Covenant 8 of the Instrument.

Borrower shall hold harmless, defend and indemnify Lender and its officers, directors, trustees, employees, and agents from and against all proceedings (including but not limited to Government Actions), claims, damages, penalties, costs and expenses (including without limitation fees and expenses of attorneys and expert witnesses, investigatory fees, and cleanup and remediation expenses, whether or not incurred within the context of the judicial process), arising directly or indirectly from (i) any breach of any representation, warranty, or obligation of Borrower contained in this paragraph D or (ii) the presence or alleged presence of Hazardous Materials on or under the Property. Lender agrees that the liability created under this paragraph shall be limited to the assets of Borrower and Lender shall not seek to recover any deficiency from any natural persons who are general partners of Borrower (if Borrower is a partnership).

The term "Hazardous Materials," for purposes of this paragraph D, includes petroleum and petroleum products, flammable explosives, radioactive materials (excluding radioactive materials in smoke detectors), polychlorinated biphenyls, lead, asbestos in any form that is or could become friable, hazardous waste, toxic or hazardous substances or other related materials whether in the form of a chemical, element, compound, solution, mixture or otherwise including, but not limited to, those materials defined as "hazardous substances," "extremely hazardous substances," "hazardous chemicals," "hazardous materials," "toxic substances," "solid waste," "toxic chemicals," "air pollutants," "toxic pollutants," "hazardous wastes," "extremely hazardous waste," or "restricted hazardous waste" by Hazardous Materials Law or regulated by Hazardous Materials Law in any manner whatsoever.

The term "Hazardous Materials Law," for the purposes of this paragraph D, means all federal, state, and local laws, ordinances and regulations and standards, rules, policies and other binding governmental requirements and any court judgments applicable to Borrower or to the Property relating to industrial hygiene or to environmental or unsafe conditions or to human health including, but not limited to, those relating to the generation, manufacture, storage, handling, transportation, disposal, release, emission or discharge of Hazardous Materials, those in connection with the construction, fuel supply, power generation and transmission, waste disposal or any other operations or processes relating to the Property, and those relating to the atmosphere, soil, surface and ground water, wetlands, stream sediments and vegetation on, under, in or about the Property.

The representations, warranties, covenants, agreements, indemnities and undertakings of Borrower contained in this paragraph D shall be in addition to any and all other obligations and liabilities that Borrower may have to Lender under applicable law.

The representations, warranties, covenants, agreements, indemnities and undertakings of Borrower contained in this paragraph D shall continue and survive notwithstanding the satisfaction, discharge, release, assignment, termination, subordination or cancellation of the Instrument or the payment in full of the principal of and interest on the Note and all other sums payable under the Loan Documents or the foreclosure of the Instrument or the tender or delivery of a deed in lieu of foreclosure or the release of any portion of the Property from the lien of the Instrument, except with respect to any Prohibited Activities or Conditions or violation of any of the Hazardous Materials Laws which first commences and occurs after the satisfaction, discharge, release, assignment, termination or cancellation of the Instrument following the payment in full of the principal of and interest on the Note and all other sums payable under the Loan Documents or which first commences or occurs after the actual dispossession from the entire Property of the Borrower and all entities which control, are controlled by, or are under common control with the Borrower (each of the foregoing persons or entities is hereinafter referred to as a "Responsible Party") following foreclosure of the Instrument or acquisition of the Property by a deed in lieu of foreclosure. Nothing in the foregoing sentence shall relieve the Borrower from any liability with respect to any Prohibited Activities or Conditions or violation of Hazardous Materials Laws where such Prohibited Activities or Conditions or violation of Hazardous Materials Laws commences or occurs, or is present as a result of, any act or omission by any Responsible Party or by any person or entity acting on behalf of a Responsible Party.

#### **E. Books, Records and Financial Information**

Uniform Covenant 10 of the Instrument ("Books and Records") is amended to read as follows:

Borrower shall keep and maintain at all times and upon Lender's request, Borrower shall make available at the Property address, complete and accurate books of accounts and records in sufficient detail to correctly reflect the results of the operation of the Property and copies of all written contracts, leases and other instruments which affect the Property (including but not limited to all bills, invoices and contracts for electrical service, gas service, water and sewer service, waste management service, telephone service and management services). These books, records, contracts, leases and other instruments shall be subject to examination and inspection at any reasonable time by Lender. Borrower shall furnish to Lender the following: (i) within 120 days after the end of each fiscal year of



Borrower, a statement of income and expenses of the Property and a statement of changes in financial position, and when requested by Lender, a balance sheet, each in reasonable detail and certified by Borrower and, if Lender shall require, the foregoing statements shall be audited by an independent certified public accountant; (ii) together with the foregoing financial statements and at any other time upon Lender's request, a rent schedule for the Property, in the form required by Lender and certified by Borrower, showing the name of each tenant, and for each tenant, the space occupied, the lease expiration date, the rent payable, the rent paid and any other information requested by Lender; (iii) upon Lender's request, an accounting of all security deposits held in connection with any lease of any part of the Property, including the name and identification number of the accounts in which such security deposits are held, the name and address of the financial institutions in which such security deposits are held and the name of the person to contact at such financial institution, along with any authority or release necessary for Lender to access information regarding such accounts; and (iv) promptly upon Borrower's receipt, copies of any complaint filed against the Borrower or the Property management alleging any violation of fair housing law, handicap access or the Americans with Disabilities Act and any final administrative or judicial dispositions of such complaints. If Borrower shall fail to timely provide the financial statements required by clause (i) above, Lender shall have the right to have the Borrower's books and records audited in order to obtain such financial statements, and any such costs and expenses incurred by Lender which Borrower fails to pay promptly shall become immediately due and payable and shall become additional indebtedness secured by the Instrument pursuant to paragraph 8 of the Instrument.

#### **F. Transfers of the Property or Significant Interests in Borrower; Transfer Fees**

Uniform Covenant 19 of the Instrument ("Transfers of the Property or Beneficial Interests in Borrower, Assumption") is amended to read as set forth below:

#### **Transfers of the Property or Significant Interests in Borrower; Transfer Fees**

##### **(a) Definitions**

For purposes of the Instrument (and the Rider), the following terms have the respective meanings set forth below:

- (1) The term "Key Principal" means the natural person(s) identified as such at the foot of the Rider, and any natural person who becomes a Key Principal after the date of the Note and are identified as such in an amendment or supplement to the Loan Documents.
- (2) The term "Transfer" means a sale, assignment, transfer or other disposition (whether voluntary or by operation of law) of, or the granting or creating of a lien, encumbrance or security interest in, the Property or in ownership interests, and the issuance or other creation of ownership interests in an entity and the reconstitution of one type of entity to another type of entity.
- (3) A "Significant Interest" in any entity shall mean the following:
  - (i) if the entity is a general partnership or a joint venture, (A) any partnership interest in the general partnership, or (B) any interest of a joint venturer in a joint venture;
  - (ii) if the entity is a limited partnership, (A) any limited partnership interest in the entity which, together with all other limited partnership interests in the entity Transferred since the date of the Note, exceeds 49% of all of the limited partnership interests in the entity, or (B) any general partnership interest in the entity;
  - (iii) if the entity is a limited liability company, any membership interest which, together with all other membership interests in the limited liability company Transferred since the date of the Note, exceeds 49% of all of the membership interests in the limited liability company;
  - (iv) if the entity is a corporation, any voting stock in the corporation which, together with all other voting stock of the corporation Transferred since the date of the Note, exceeds 49% of all of the voting stock of the corporation; or
  - (v) if the entity is a trust, any beneficial interest in such trust which, together with all other beneficial interests in the trust Transferred since the date of the Note, exceeds 49% of all of the beneficial interests in the trust.

##### **(b) Acceleration of the Loan Upon Transfers of the Property or Significant Interests**

Lender may, at Lender's option, declare all sums secured by the Instrument immediately due and payable and Lender may invoke any remedies permitted by paragraph 27 of the Instrument if, without the Lender's prior written consent, any of the following shall occur:

- (1) a Transfer of all or any part of the Property or any interest in the Property;
- (2) a Transfer of any Significant Interest in Borrower;
- (3) a Transfer of any Significant Interest in a corporation, partnership, limited liability company, joint venture, or trust which owns a Significant Interest in the Borrower;
- (4) if the Borrower is a trust, or if any trust owns a Significant Interest in the Borrower, the addition, deletion or substitution of a trustee of such trust, which addition, deletion or substitution has not been approved by Lender; or

- (5) a Transfer of all or any part of any Key Principal's ownership interest (other than limited partnership interests) in the Borrower, or in any other entity which owns, directly or indirectly, through one or more intermediate entities, an ownership interest in the Borrower.

**(c) Transfers Permitted with Lender's Prior Consent**

Lender shall consent to a Transfer which would otherwise violate this paragraph 19 if, prior to the Transfer:

- (1) Borrower causes to be submitted to Lender all information required by Lender to evaluate the transferee and the Property as if a new loan were being made to the transferee and secured by the Property, in the case of a Transfer of all or any part of the Property or an interest therein, or to the Borrower (as reconstituted after the proposed Transfer), in the case of a Transfer of Significant Interests;
- (2) The transferee, in the case of a Transfer of all or any part of the Property or an interest therein, or the Borrower (as reconstituted after the proposed Transfer), in the case of a Transfer of Significant Interests, meet the eligibility, credit, management and other standards, and the Property meets the physical maintenance and replacement reserve requirements, customarily applied by Lender for approval of new borrowers and properties for loans secured by liens on multifamily properties;
- (3) In the case of a Transfer of all or any part of the Property, the proposed transferee (i) executes an agreement acceptable to Lender pursuant to which the proposed transferee agrees, upon consummation of the Transfer, to assume and to pay and perform all obligations of the Borrower under the Note, the Instrument and the other Loan Documents, (ii) causes one or more individuals acceptable to Lender to execute and deliver to Lender an amendment or supplement to the Loan Documents as "Key Principal," and (iii) executes such documents and otherwise provides such documents and information as required by Lender in connection with the Transfer;
- (4) In the case of a Transfer of a Principal's ownership interest pursuant to paragraph 19(b)(5), (i) the Borrower (as reconstituted after the proposed Transfer) executes an agreement acceptable to Lender that ratifies and confirms the obligations of Borrower under the Note, the Instrument and the other Loan Documents, (ii) one or more individuals acceptable to Lender execute and deliver to Lender an amendment or supplement to the Loan Documents as "Key Principal," and (iii) the Borrower executes such documents and otherwise provides such documents and information as required by Lender in connection with the Transfer; and
- (5) Borrower pays to Lender a \$3000 non-refundable application fee and a transfer fee equal to one percent (1%) of the sums secured by the Instrument. In addition, Borrower shall be required to reimburse Lender for all of Lender's out of pocket expenses incurred in connection with the assumption, to the extent such expenses exceed \$3000.

**(d) No Acceleration of the Loan For Transfers Caused By Certain Events**

Notwithstanding the foregoing provisions of this covenant, Lender shall not be entitled to declare sums secured by the Instrument immediately due and payable or to invoke any remedy permitted by paragraph 27 of the Instrument solely upon the occurrence of any of the following:

- (1) A Transfer that occurs by inheritance, devise, or bequest or by operation of law upon the death of a natural person who is an owner of the Property or the owner of a direct or indirect ownership interest in the Borrower.
- (2) The grant of a leasehold interest in individual dwelling units for a term of two years or less and leases for commercial uses as long as commercial leases do not exceed 20 percent of the rentable space of the Property (measured as required by Lender) and provided that all such leasehold interests do not contain an option to purchase the Property.
- (3) A sale or other disposition of obsolete or worn out personal property which is contemporaneously replaced by comparable personal property of equal or greater value which is free and clear of liens, encumbrances and security interests other than those created by the Loan Documents.
- (4) The creation of a mechanic's or materialmen's lien or judgment lien against the Property which is released of record or otherwise remedied to Lender's satisfaction, within 30 days of the date of creation.
- (5) The grant of an easement, if prior to the granting of the easement the Borrower causes to be submitted to Lender all information required by Lender to evaluate the easement, and if Lender determines that the easement will not materially affect the operation of the Property or Lender's interest in the Property and Borrower pays to Lender, on demand, all cost and expenses incurred by Lender in connection with reviewing Borrower's request.\*\* Continued on signature page for Paragraphs F(d)(6) and F(d)(7).

**G. Notice**

Uniform Covenant 20 of the Instrument ("Notice") is amended to read as follows:

Each notice, demand, consent, or other approval (collectively, "notices" and singly, "notice") given under the Note, the Instrument, and any other Loan Document, shall be in writing to the other party, and if to Borrower, at its address set forth below Borrower's signature on the Instrument, and if to Lender at its address set forth at the beginning of the Rider, or at such other address as such party may designate by notice to the other party and shall be deemed given (a) three (3) Business Days after mailing, by certified or registered U.S. mail, return receipt requested, postage prepaid, (b) one (1) Business Day after delivery, fee prepaid, to a national overnight delivery

service (such as Federal Express, Purolator Courier, or U.P.S. Next Day Air), or (c) when delivered, if personally delivered with proof of delivery thereof.

Borrower and Lender each agrees that it will not refuse or reject delivery of any notice given hereunder, that it will acknowledge, in writing, the receipt of the same upon request by the other party and that any notice rejected or refused by it shall be deemed for all purposes of this Agreement to have been received by the rejecting party on the date so refused or rejected, as conclusively established by the records of the U.S. Postal Service or the courier service. As used in the Instrument, the term "Business Day" means any day other than a Saturday, a Sunday or any other day on which Lender is not open for business.

Lender shall not be required to deliver notice to Key Principal in connection with any notice given to Borrower. However, if Lender shall deliver notice to Key Principal, such notice shall be given in the manner provided in this Uniform Covenant 20, at Key Principal's address set forth at the foot of the Rider.

#### H. Governing Law

In addition to the governing law provision of Uniform Covenant 22 of the Instrument ("Uniform Multifamily Instrument; Governing Law; Severability"), the Borrower and Lender covenant and agree as follows:

##### (a) Choice of Law

The validity of the Instrument and the other Loan Documents, each of their terms and provisions, and the rights and obligations of Borrower under the Instrument and the other Loan Documents, shall be governed by, interpreted, construed, and enforced pursuant to and in accordance with the laws of the Property Jurisdiction.

##### (b) Consent to Jurisdiction

Borrower consents to the exclusive jurisdiction of any and all state and federal courts with jurisdiction in the Property Jurisdiction over Borrower and the Borrower's assets. Borrower agrees that such assets shall be used first to satisfy all claims of creditors organized or domiciled in the United States of America ("USA") and that no assets of the Borrower in the USA shall be considered part of any foreign bankruptcy estate.

Borrower agrees that any controversy arising under or in relation to the Note, the Instrument or any of the other Loan Documents shall be litigated exclusively in the Property Jurisdiction. The state and federal courts and authorities with jurisdiction in the Property Jurisdiction shall have exclusive jurisdiction over all controversies which may arise under or in relation to the Note, and any security for the debt evidenced by the Note, including without limitation those controversies relating to the execution, interpretation, breach, enforcement, or compliance with the Note, the Instrument, or any other issue arising under, related to, or in connection with any of the Loan Documents. Borrower irrevocably consents to service, jurisdiction, and venue of such courts for any litigation arising from the Note, the Instrument or any of the other Loan Documents, and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise.

#### I. Acceleration; Remedies

Covenant 27 of the Instrument ("Acceleration; Remedies") is amended to add the following at the end of the first paragraph:

Upon the breach of any covenant or agreement by Borrower in the Instrument, (including, but not limited to, the covenants to pay when due sums secured by the Instrument) or any other Loan Document, Lender, at Lender's option may, in addition to any remedies specified in this covenant, invoke any other remedies provided in any Collateral Agreement.

If Borrower is in default under any promissory note (other than the Note) evidencing a loan (the "Subordinate Loan") secured by a security instrument (other than the Instrument) covering all or any portion of the Property (the "Subordinate Instrument") or under any Subordinate Instrument or other loan document executed in connection with the Subordinate Loan, (and whether or not the Borrower has obtained the prior approval of Lender to the placement of such Subordinate Instrument on the Property) which default remains uncured after any applicable cure period, Borrower also then will be in default under the Note and the Instrument. In that event, the entire unpaid principal balance of the Note, accrued interest and any other sums due Lender secured by the Instrument then will become due and payable, at Lender's option. If Lender exercises this option to accelerate, Lender will do so in accordance with the provisions of the Note and the Instrument, and the Lender may invoke any and all remedies permitted by applicable law, the Note, the Instrument, or any of the other Loan Documents.

#### J. Single Asset Borrower

Until the debt evidenced by the Note is paid in full, Borrower shall not (1) acquire any real or personal property other than the Property and assets (such as accounts) related to the operation and maintenance of the Property, or (2) operate any business other than the management and operation of the Property. The foregoing sentence regarding single asset requirements for the Borrower has been waived for Vann Properties General Partnership with respect to additional properties commonly known as Fox Hill Apartments, Fox Ridge\*  
K. Non-Recourse Liability

Subject to the provisions of paragraph L and notwithstanding any other provision in the Note or Instrument, the personal liability of Borrower, any general partner of Borrower (if Borrower is a partnership), and any Key Principal to pay the principal of and interest on the debt evidenced by the Note and any other agreement evidencing Borrower's obligations under the Note and the Instrument shall be limited to (1) the real and personal property described as the "Property" in the Instrument, (2) the personal property described in and pledged under any Collateral Agreement executed in connection with the loan evidenced by the Note, (3) the rents, profits, issues, products and income of the Property received or collected by or on behalf of Borrower (the "Rents and Profits") to the extent such receipts

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\*Apartments, and Willow Creek Apartments, all in Omaha, Nebraska (the "Additional Properties").  
However, if the Property or any of the Additional Properties shall be transferred, these single asset requirements shall apply for any transferee.

are necessary, first, to pay the reasonable expenses of operating, managing, maintaining and repairing the Property, including but not limited to real estate taxes, utilities, assessments, insurance premiums, repairs, replacements and ground rents, if any (the "Operating Expenses") then due and payable as of the time of receipt of such Rents and Profits, and then, to pay the principal and interest due under the Note, and any other sums due under the Instrument or any other Loan Document (including but not limited to deposits or reserves due under any Collateral Agreement), except to the extent that Borrower did not have the legal right, because of a bankruptcy, receivership or similar judicial proceeding, to direct the disbursement of such sums.

Except as provided in paragraph L, Lender shall not seek (a) any judgment for a deficiency against Borrower, any general partner of Borrower (if Borrower is a partnership) or any Key Principal, or Borrower's or any such general partner's or Key Principal's heirs, legal representatives, successors or assigns, in any action to enforce any right or remedy under the Instrument, or (b) any judgment on the Note except as may be necessary in any action brought under the Instrument to enforce the lien against the Property or to exercise any remedies under any Collateral Agreement.

#### **L. Exceptions to Non-Recourse Liability**

If, without obtaining Lender's prior written consent, (i) a Transfer shall occur which, pursuant to Uniform Covenant 19 of the Instrument, gives Lender the right, at its option, to declare all sums secured by the Instrument immediately due and payable, (ii) Borrower shall encumber the Property with the lien of any Subordinate Instrument in connection with any financing by Borrower, or (iii) Borrower shall violate the single asset covenant in paragraph J of the Rider, any of such events shall constitute a default by Borrower under the Note, the Instrument and the other Loan Documents and if such event shall continue for 30 days, paragraph K shall not apply from and after the date which is 30 days after such event and the Borrower, any general partner of Borrower (if Borrower is a partnership) and Key Principal (each individually on a joint and several basis if more than one) shall be personally liable on a joint and several basis for full recourse liability under the Note and the other Loan Documents.

Notwithstanding paragraph K, Borrower, any general partner of Borrower (if Borrower is a partnership) and Key Principal (each individually on a joint and several basis if more than one), shall be personally liable on a joint and several basis, in the amount of any loss, damage or cost (including but not limited to attorneys' fees) resulting from (A) fraud or intentional misrepresentation by Borrower or Borrower's agents or employees or any Key Principal or general partner of Borrower in connection with obtaining the loan evidenced by the Note, or in complying with any of Borrower's obligations under the Loan Documents, (B) insurance proceeds, condemnation awards, security deposits from tenants and other sums or payments received by or on behalf of Borrower in its capacity as owner of the Property and not applied in accordance with the provisions of the Instrument (except to the extent that Borrower did not have the legal right, because of a bankruptcy, receivership or similar judicial proceeding, to direct disbursement of such sums or payments), (C) all Rents and Profits (except to the extent that Borrower did not have the legal right, because of a bankruptcy, receivership or similar judicial proceeding, to direct the disbursement of such sums), and not applied, first, to the payment of the reasonable Operating Expenses as such Operating Expenses become due and payable, and then, to the payment of principal and interest then due and payable under the Note and all other sums due under the Instrument and all other Loan Documents (including but not limited to deposits or reserves payable under any Collateral Agreement), (D) Borrower's failure to pay transfer fees and charges due under paragraph 19(c) of the Instrument, or (E) Borrower's failure following a default under any of the Loan Documents to deliver to Lender on demand all Rents and Profits, and security deposits (except to the extent that Borrower did not have the legal right because of a bankruptcy, receivership or similar judicial proceeding to direct disbursement of such sums), books and records relating to the Property.

No provision of paragraphs K or L shall (i) affect any guaranty or similar agreement executed in connection with the debt evidenced by the Note, (ii) release or reduce the debt evidenced by the Note, (iii) impair the right of Lender to enforce the provisions of paragraph D of the Rider, (iv) impair the lien of the Instrument or (v) impair the right of Lender to enforce the provisions of any Collateral Agreement.

#### **M. Waiver of Jury Trial**

Borrower and Key Principal (each for himself if more than one) (i) covenant and agree not to elect a trial by jury with respect to any issue arising under any of the Loan Documents triable by a jury and (ii) waive any right to trial by jury to the extent that any such right shall now or hereafter exist. This waiver of right to trial by jury is separately given, knowingly and voluntarily with the benefit of competent legal counsel by the Borrower and Key Principal, and this waiver is intended to encompass individually each instance and each issue as to which the right to a jury trial would otherwise accrue. Further, Borrower and Key Principal hereby certify that no representative or agent of the Lender (including, but not limited to, the Lender's counsel) has represented, expressly or otherwise, to Borrower or Key Principal that Lender will not seek to enforce the provisions of this paragraph M.

**\*\*F(d)(6)** A Transfer of ownership interests (by persons other than Key Principals) to immediate family members of the transferor or trusts established for the benefit of the transferor and/or immediate family members; provided; that the transferor or Borrower gives Lender notice of the Transfer concurrently with each Transfer. A Transfer of ownership of all or any portion of the Property to a new person or entity other than the Borrower (owned by the transferor and/or immediate family members, or trusts for the benefit of the transferor and/or immediate family members) shall require prior notice to, and approval by, the Lender and the transferor shall be required to pay Lender a \$3,000 non-refundable application fee and reimburse Lender for all of the Lender's out-of-pocket expenses incurred in connection with the assumption to the extent such expenses exceed \$3,000.

**F(d)(7)** Transfers of up to 95% in the aggregate of a Key Principal's ownership interest to other Key Principals, or to non-minor immediate family members or to trusts for the benefit of Key Principal and/or immediate family members. Key Principal or Borrower must notify Lender of all such Transfers concurrently with the Transfer. Key Principal or Borrower shall be required to notify Lender of any Transfer of more than 95% in the aggregate of any Key Principal's ownership interest and obtain Lender's consent prior to any such Transfer, and pay the full 1 percent transfer fee, except in cases of transfers to other Key Principals and/or immediate family members, or to trusts for the benefit of Key Principal and/or immediate family members, in which case if the Borrower shall pay Lender a \$3,000 non-refundable application fee and reimburse Lender for all of Lender's out-of-pocket expenses incurred in connection with the Transfer, to the extent such expenses exceed \$3,000 (without payment of the 1 percent fee).

**BY SIGNING BELOW, Borrower accepts and agrees to the covenants and agreements contained in this Rider.**

**Borrower:**

**VANN PROPERTIES GENERAL PARTNERSHIP**  
a Nebraska general partnership

By: \_\_\_\_\_

Howard D. Vann  
General Partner

**Acknowledgment and Agreement of Key Principal to Personal Liability for the Exceptions to Non-Recourse**

Key Principal (each for himself if more than one) hereby represents to Lender that he has a direct or indirect ownership interest in the Borrower and that he participates in the management of the Borrower.

BY SIGNING BELOW, the undersigned Key Principal (each for himself if more than one) understands, accepts and agrees to the provisions of paragraphs F, G, L and M above. No transfer of Key Principal's ownership interest in Borrower or in any entity which directly or indirectly has an ownership interest in Borrower shall release Key Principal from liability hereunder, unless the Borrower and Key Principal shall have complied with the provisions of paragraph F above and Lender shall have approved the transfer and the substituted Key Principal. Key Principal shall have no right of subrogation against the Borrower or any general partner of Borrower by reason of any payment by Key Principal pursuant to paragraph L.

Key Principal: \_\_\_\_\_

.....(Seal)

Name: ..... Howard D. Vann .....

Address: ..... 2613 South 95th Street .....

..... Omaha, Nebraska 68124 .....

.....(Seal)

Name: ..... R. Thomas Vann .....

Address: ..... 9941 Broadmoor Road .....

..... Omaha, Nebraska 68114 .....

*Attach notarial acknowledgment(s) for Key Principal. [Attach notarial acknowledgment(s) for Borrower signatories, if applicable]*

ACKNOWLEDGMENTS

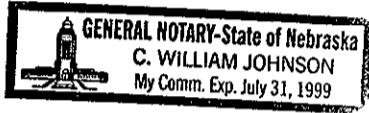
STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 30 day of December, 1996 by **HOWARD D. VANN**, general partner on behalf of **VANN PROPERTIES GENERAL PARTNERSHIP**, a general partnership, and acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said general partnership.

Witness my hand and notarial seal at OMAHA, NE in said county, the date aforesaid.

*C. William Johnson*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



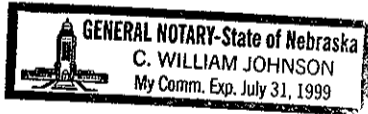
STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

On this 30 day of December, 1996, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came **HOWARD D. VANN**, to me known to be the identical person whose name is subscribed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal at OMAHA, NE in said county, the date aforesaid.

*C. William Johnson*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



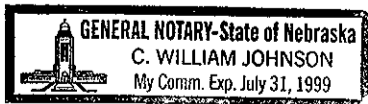
STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

On this 30 day of December, 1996, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came **R. THOMAS VANN** to me known to be the identical person whose name is subscribed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal at OMAHA, NE in said county, the date aforesaid.

*C. William Johnson*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



**SUPPLEMENTAL RIDER TO MULTIFAMILY INSTRUMENT**  
**(HOWARD STREET APARTMENTS)**

**THIS SUPPLEMENTAL RIDER TO MULTIFAMILY INSTRUMENT** (the "Supplemental Rider") is made as of this 27th day of December, 1996, and is hereby incorporated into and shall be deemed to amend and supplement the Multifamily Deed of Trust, Assignment of Rents and Security Agreement of the same date (the "Mortgage") as modified by the Rider to Multifamily Instrument of the same date (the "Rider") (the "Mortgage" and the "Rider" shall be herein referenced together as the "Instrument"), given by the undersigned, **VANN PROPERTIES GENERAL PARTNERSHIP**, a Nebraska general partnership, (the "Borrower"), to secure Borrower's Multifamily Note (which together with the Addendum and Supplemental Addendum to Multifamily Note (attached thereto shall be referenced herein as the "Note") to **THE PATRICIAN FINANCIAL COMPANY**, a Maryland corporation, whose address is 4550 Montgomery Avenue, Suite 1150, Bethesda, Maryland 20814 and its successors, assigns and transferees (the "Lender"). The Instrument encumbers certain property, located entirely within the State of Nebraska (the "Property Jurisdiction") described and defined therein and herein as the "Property", which Property is located at:

7520 Howard Street, Omaha, Nebraska 68114

The Note evidences a Loan from the Lender to the Borrower (the "Loan") which is further evidenced by certain Loan Documents. The term "Loan Documents", when used in this Supplemental Rider shall mean, collectively, the following documents: (i) the Instrument, as modified by this Supplemental Rider; (ii) the Note, inclusive of all addenda thereto; and (iii) all other documents or agreements, including any Collateral Agreements or O&M Agreements (as those terms are defined in the Rider), arising under, related to, or made in connection with, the loan evidenced by the Note, as such Loan Documents may be amended from time to time. Any conflict between the provisions of the Instrument and the Supplemental Rider shall be resolved in favor of the Supplemental Rider.

**ADDITIONAL COVENANTS.** In addition to the covenants and agreements made in the Instrument, the Borrower and Lender further covenant and agree as follows:

**A. Cross-Collateralization.** The Instrument shall also secure: (i) the additional loans hereinbelow described (collectively, the "Additional Loans") and, accordingly, the indebtedness secured by the Instrument shall be deemed to include all indebtedness evidenced by the Multifamily Notes described below as evidencing the Additional Loans (individually, an Additional Note, and collectively, along with any and all renewals, modifications, consolidations and extensions thereof, the "Additional Notes") and (ii) the full and prompt payment and performance of all of the agreements, covenants and obligations contained in the Additional Notes and in each other agreement, document or instrument now or hereafter evidencing, securing or otherwise relating to the indebtedness evidenced by each of the Additional Notes (the Additional Notes, and such other agreements, documents and instruments, together with any and all renewals, amendments, extensions and modifications thereof, being hereinafter collectively referred to as "Additional Loan Documents"). All sums evidenced by or incurred pursuant to any Additional Loan Documents, including all advances made thereunder, together with all agreements, covenants and obligations described in such Additional Loan Documents, are secured by this Instrument. The Additional Loan Documents include a Multifamily Deed of Trust, Assignment of Rents and Security Agreement securing each of the Additional Notes (individually, an Additional Security Instrument, and collectively, the "Additional Security Instruments") encumbering real and personal property described therein (individually, an "Additional Property" and, collectively, the "Additional Properties"). Correspondingly, the Property shall serve as additional collateral for the Additional Loans and be encumbered by the Additional Security Instruments, to the extent provided therein. As used herein, the term "Properties" shall mean, collectively, the Property and the Additional Properties, and the term "Loans" shall mean, collectively, the Loan and the Additional Loans.

**B. Additional Loans.** The Additional Loans are as follows:

(i) A Loan of \$3,336,000.00 evidenced by a Multifamily Note in that amount from Borrower to Lender, dated as of December 27, 1996, secured by a certain Multifamily Deed of Trust, Assignment of Rents and Security Agreement, executed and delivered by Borrower to Lender, dated as of December 27, 1996 and recorded or to be recorded contemporaneously herewith among the Official Records of Douglas County, Nebraska, which Mortgage encumbers certain real property commonly known as **Fox Hill Apartments** and located at 3625 North 104th Avenue, Omaha, Nebraska 68134.

(ii) A Loan of \$3,275,000.00 evidenced by a Multifamily Note in that amount from Borrower to Lender, dated as of December 27, 1996, secured by a certain Multifamily Deed of Trust, Assignment of Rents and Security Agreement, executed and delivered by Borrower to Lender, dated as of December 27, 1996 and recorded or to be recorded contemporaneously herewith among the Official Records of Douglas County, Nebraska, which Mortgage encumbers certain real property commonly known as **Fox Ridge Apartments** and located at 10834 Cottonwood Lane, Omaha Nebraska 68164.

(iii) A Loan of \$4,392,000.00 evidenced by a Multifamily Note in that amount from Borrower to Lender, dated as of December 27, 1996, secured by a certain Multifamily Deed of Trust, Assignment of Rents and Security Agreement, executed and delivered by Borrower to Lender, dated as of December 27, 1996 and recorded or to be recorded contemporaneously herewith among the Official Records of Sarpy County, Nebraska, which Mortgage encumbers certain real property commonly known as **Willow Creek Apartments** and located at 7107-7251 South 145th Street, Omaha, Nebraska 68138.

**C. Cross-Default.** Any default under any of the Additional Loan Documents, which default is not cured within any applicable grace or cure period provided therein, shall constitute an Event of Default hereunder. Any default under any of the Loan Documents, which default is not cured within any applicable grace or cure period provided therein, shall also constitute an Event of Default under each of the Additional Notes, Additional Security Instruments and Additional Loan Documents. Correspondingly, any default under the Note, the Instrument or the Loan Documents, shall constitute an Event of Default under the Additional Notes, the Additional Security Instruments and the Additional Loan Documents, to the extent provided therein.

**D. Release(s).**

(i) Release in the Event of Prepayment. Subject to the last sentence of this subparagraph (i), the Borrower, at any time, may request that the Lender release (to "Release" or a "Release") the Property from the liens of the Instrument and/or the Additional Security Instruments and, correspondingly, the Borrower may request, at any time, that the Lender release any of the Additional Properties from the lien of this Instrument. In order to be eligible for any such Release, the Lender must (x) determine, in its sole judgment, that no default or event which, with the giving of notice or the passage of time, or both, might constitute a default under the Loan Documents or the Additional Loan Documents has occurred (a "Loan Default"), and (y) make the Lender's Determination described in subparagraph (ii) immediately below. A request for a Release shall be made in writing and shall include the following information for the Property and for each of the Additional Properties: (A) a certified rent roll for the last month of the income period being reviewed and (B) a financial statement (a "Financial Statement") reporting on the financial condition for the previous twelve (12) months (the "Statement Period"). Any such Financial Statement shall be (i) prepared in a manner consistent with the annual financial statements (if any) previously delivered to the Lender by the Borrower (i.e., in a form consistent with Fannie Mae Form 4254 or any successor form thereto) and be in accordance with commonly accepted accounting principles and (ii) delivered to Lender no later than 60 days after the end of the Statement Period. No request for a Release may be submitted prior to a date which is six months subsequent to (x) the date of the Instrument or the Additional Security Instrument, as appropriate or (y) the date of the most recent Release.

(ii) Lender's Determination. Upon request for a Release, pursuant to subparagraph (i) immediately above, the Lender shall calculate the Debt Service Coverage Ratio



(the "Debt Service Coverage Ratio") for the Property and for each of the Additional Properties, individually and collectively, as follows:

(a) The Lender shall determine the Annual Adjusted Effective Gross Income (the "Annual Adjusted Effective Gross Income") by adjusting the actual annual effective gross income for each of the Property and the Additional Properties, as shown on the Financial Statement, to exclude (A) any unusual, temporary or non-recurring income and (B) such items as insurance proceeds, forfeited security deposits and the like, so as to make the annual effective gross income reflective of normal, on-going operating income and consistent with the type of income considered by the Lender in its original underwriting.

(b) The Lender shall determine the Annual Adjusted Net Operating Income (the "Annual Adjusted Net Income") by deducting from the Annual Adjusted Effective Gross Income, the greater of (A) the amount of annual operating expenses plus replacement reserves that the Lender used in its original underwriting for each of the Property and the Additional Properties or (B) the actual operating expenses plus the replacement reserves for the Statement Period, in either instance adjusted to (x) trend such greater operating expenses from the period covered by the original underwriting to the end of the Statement Period and (y) reflect the stabilized operations of each of the Property and the Additional Properties, all as determined by the Lender, in its sole judgment. If underwritten expenses significantly exceed actual expenses realized over two or more consecutive fiscal periods, Lender may, at its discretion, reduce underwritten expenses to more accurately reflect stabilized operations.

(c) The Lender shall calculate the Aggregate Debt Service Coverage Ratio (the "Aggregate Debt Service Coverage Ratio") for the Property and the Additional Properties (collectively) by dividing the Annual Adjusted Net Income for each of the Property and the Additional Properties (collectively) by the annual amount of the principal and interest due on the Multifamily Notes for each of the Property and the Additional Properties (collectively).

(d) The Lender shall calculate the Aggregate Debt Service Coverage Ratio for the Additional Properties (collectively) by dividing the Annual Adjusted Net Income for each Additional Property by the annual amount of the principal and interest due on the Multifamily Notes for each Additional Property (collectively).

(iii) Conditions and Requirements Precedent to Release. In order to Release (x) the Property from the lien of the Instrument and/or the Additional Security Instruments or (y) any of the Additional Properties from the lien of this Instrument or from the lien of any of the Additional Security Instruments, in the event of a prepayment of the Loan or any of the Additional Loans, all of the following criteria must be met to the satisfaction of the Lender, in its sole and exclusive judgment:

(a) The resulting Aggregate Debt Service Coverage Ratio for the Additional Loans as shall remain outstanding, after the Release, must be the greater of: (i) the Aggregate Debt Service Coverage Ratio of the Loan and the Additional Loans, which is **1.25 to 1**, as reflected in the individual commitments issued by the Lender on **December 16, 1996** for the Property and each of the Additional Properties or (ii) the Aggregate Debt Service Coverage Ratio for the Property and the Additional Properties during the Statement Period.

(b) Each of the Additional Loans, standing alone, must have a positive Debt Service Coverage Ratio, subsequent to the Release, as solely determined by the Lender. (In the event that the Loan shall remain outstanding subsequent to a Release of one of the Additional Properties from the lien of this Instrument, such Loan must also be in a state of positive Debt Service Coverage Ratio.)

(c) The Borrower shall pay to the Lender a Release Price (the "Release Price") for the Loan in an amount equal to **125%** of the then current unpaid principal balance of the Loan. The Release Price shall be applied first to pay the unpaid principal balance of the Loan on the Property being released plus interest and other sums owing in connection therewith and the remaining proceeds shall be applied by the Lender, in its sole and absolute discretion, for either or both of the following purposes: (i) to reduce the unpaid principal balance of any one or more of

the then remaining Additional Loans in such amount(s) as the Lender shall determine and/or (ii) to be deposited by the Lender into an interest-bearing account (the "Collateral Account"), which meets the standards for custodial accounts as required by the Lender from time to time. The Collateral Account shall be maintained, applied, and administered by the Lender until all of the remaining Loans shall have been paid in full. The Lender shall have the sole right to make withdrawals therefrom, from time to time, for the benefit of the Properties then subject to Loans for such purposes and uses as the Lender may, in its sole and absolute discretion, deem necessary, desirable or appropriate, including, especially but without limitation, the following: substantial project repairs, replacements and improvements; operating deficits; deposits to the replacement reserve funds; establishment of one or more special funds to be held and applied in such manner as the Lender may determine; and reductions of the unpaid principal balance, together with any related prepayment premium resulting therefrom. All interest earned on the Collateral Account shall be added to the corpus. At the time that the last remaining Loan either reaches maturity or the borrower of that loan requests a Release, the balance remaining in the Collateral Account shall, in the discretion of the Lender, either be applied against the outstanding unpaid principal balance of such remaining loan or disbursed to the owner of the property to which such remaining loan pertains; provided that if two or more Loans are being paid in full contemporaneously, the balance remaining in the Collateral Account shall be disbursed (or applied) equally to the unpaid principle balances among all of such Loans. The Lender shall be reimbursed for all reasonable costs and expenses incurred in connection with administering and investing the Collateral Account. The costs and expenses of the Lender shall be due and payable from the borrowers of the Properties then subject to Loans, in equal shares, and shall be reflected in a statements to be provided by the Lender to such borrowers. The Borrower hereby agrees to pay the amount specified in the statement issued to the Borrower within ten days after receipt of the same. The Lender agrees to provide an annual statement to the owners of each of the Properties then subject to Loans showing the utilization of the funds in the Collateral Account during the preceding year. Prior to or contemporaneously with the exercise of its sole and absolute discretion as set forth in this subparagraph (c), the Lender shall consult with and consider recommendations from the Borrower; provided that any such recommendations shall not be binding upon the Lender.

(d) In addition to the Release Price, the Borrower shall pay to the Lender the prepayment premiums applicable to both the prepayment of the Loan and any Additional Loans occurring as a result of the prepayment of the Loan or any Additional Loans pursuant to paragraph D (iii)(c), above.

(e) No Release shall be approved by the Lender if a Default shall have occurred under the Loan or any of the Additional Loans subsequent to the Lender's receipt of a request for a Release, or during any lockout period provided for in the Loan Documents.

(f) No Release shall be approved by the Lender unless the Lender determines that the Additional Properties collectively have no more than twenty percent (20%) of all dwelling units (i) receiving project-based Section 8 rental assistance and/or (ii) are occupied by tenants receiving Section 8 rental assistance, as of the effective date of the Release.

(g) No Release shall be approved by the Lender unless any Property being released is released to a single asset entity unrelated to the Borrower, and the organizational entity of the Borrower is duly amended to delete reference to any such Property.

(iv) Release in the Event of an Assumption. In the event that the Borrower requests a Release in order to accommodate an assumption of the indebtedness evidenced by the Loan Documents or the Additional Loan Documents by a new owner/borrower, the Lender may, in its discretion, and subject to compliance with all of the requirements for Transfers Permitted With Lender's Prior Consent, as set forth in paragraph F (c) of the Rider to Multifamily Instrument, authorize a Release of the Note and Instrument from the cross-default and cross-collateralization requirements, in which event the Release Price as is described in paragraph D (iii) (c) above, shall be reduced from 125% to 25% of the then unpaid principal balance of the Loan to which it pertains; provided that, no Release Price shall be required to be paid with respect to such Loan if the Aggregate Debt Service Coverage Ratio of the Loan and the Additional Loans as set forth in paragraph D (iii)(a), above, is 1.35 to 1, rather than 1.25 to 1, except with respect to the

first such Loan being assumed, in which case the 1.25 to 1 Aggregate Debt Service Coverage Ratio of the Loan and the Additional Loans shall apply.

(v) Payment of Expenses. The Borrower (or the owner of any Additional Loan being Released) shall pay all of the Lender's costs and expenses attendant to such Release, prior to the execution, delivery and recordation of such Release. The Borrower agrees to reimburse the Lender within ten days of demand, for all reasonable fees, costs and expenses incurred by the Lender in connection with the Release and in carrying out the Lender's responsibility to make certain determinations under this Agreement.

BY SIGNING BELOW, the Borrower accepts and agrees to the covenants and agreements contained in this Supplemental Rider.

**BORROWER:**  
**VANN PROPERTIES GENERAL PARTNERSHIP**  
a Nebraska general partnership

By: 

Howard D. Vann  
General Partner