

LEASE TERMINATION AGREEMENT

THIS LEASE TERMINATION AGREEMENT, executed this 10th day of April, 1985, between RETAIL PROPERTIES CO., a Nebraska partnership (hereinafter "Landlord") and TRIPLE L ASSOCIATES, a Nebraska limited partnership (hereinafter "Tenant").

WHEREAS, under date of September 1, 1976, the predecessor in title of Landlord, Louis A. Nett, entered into a Lease with Tenant, under the name of Nebraska Triple L Associates, covering the following described "Demised Premises":

The North 180.00 feet of the West 337.51 feet of Lot Eight (8), Mockingbird Hills West, as surveyed, platted and recorded, Douglas County, Nebraska; and

WHEREAS, Retail Properties Co. has succeeded to the interest of Landlord and Nebraska Triple L Associates, the Tenant, is now known as Triple L Associates; and

WHEREAS, Triple L Associates has agreed to purchase a portion of the Demised Premises from Landlord and the parties desire to terminate that portion of the Lease with respect to that portion of the Demised Premises to be so acquired.

NOW, THEREFORE, it is agreed as follows:

1. The Lease is hereby amended by deleting the description of the Demised Premises contained therein and substituting the following therefore:

The South 130.00 feet of the North 180.00 feet of the West 237.51 feet of Lot Eight (8), Mockingbird Hills West, a subdivision, as surveyed, platted and recorded, Douglas County, Nebraska.

2. Except as amended herein by the change of legal description, all of the terms, conditions and provisions of the Lease, including the provisions for the amount of rent to be paid thereunder, shall remain the same.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first set forth above.

RETAIL PROPERTIES CO.,
a Nebraska partnership,
Landlord

By: John H. Murray
John H. Murray, Partner

By: Patrick G. Nipp
Patrick G. Nipp, Partner

By: *[Signature]*
Roger W. Suess, Partner

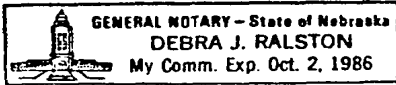
By: *Bradley A. Tribulato*
Bradley A. Tribulato, Partner

TRIPLE L ASSOCIATES, a
Nebraska limited partnership,
Tenant
By: *[Signature]*
Lyle King, General Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing Lease Termination Agreement was acknowledged before me, a Notary Public, this 10th day of April, 1985, by John H. Murray, Patrick G. Nipp, Roger W. Suess and Bradley A. Tribulato, partners of Retail Properties Co., a Nebraska partnership, on behalf of said partnership.

IN WITNESS WHEREOF, I have hereunto affixed my hand and notarial seal the date last above set forth.



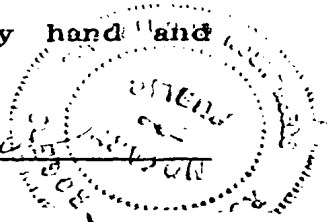
Debra J. Ralston
Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF STEPHENSON)

The foregoing Lease Termination Agreement was acknowledged before me, a Notary Public, this 23rd day of April, 1985, by Lyle King, a general partner of Triple L Associates, a Nebraska limited partnership, on behalf of said partnership.

IN WITNESS WHEREOF, I have hereunto affixed my hand and notarial seal the date last above set forth.

[Signature]
Notary Public



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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 237
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