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NOTICE OF LEASE

NOTICE IS HEREBY GIVEN, of a Lease of certain real estate located in The County of Douglas, Nebraska, described on Exhibit "A" attached hereto and made a part hereof.

The Lessor is: The County of Douglas, Nebraska.

The Lessee is: Omaha Fixture Manufacturing, Inc.

The term of the Lease commenced as of November 1, 1994, and ends November 1, 2009, unless extended by Lessee's exercise of renewal options as provided in said Lease.

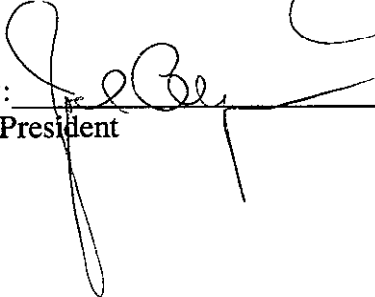
The Lease is governed by a certain Lease and Agreement between Lessor and Lessee dated as of November 1, 1994, reference to which is made for complete statement of the respective rights and duties of the parties and the other terms and conditions set forth therein.

Under the Lease, the Lessee has the option to purchase said real estate.

THE COUNTY OF DOUGLAS, NEBRASKA

By:   
County Clerk

OMAHA FIXTURE MANUFACTURING, INC.

By:   
President

RECEIVED

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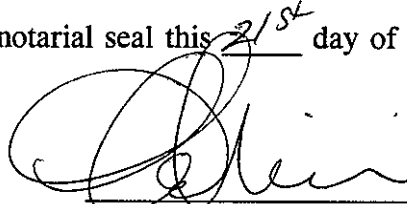
CLERK OF DISTRICT COURT  
DOUGLAS COUNTY, NE

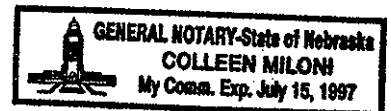
B  
13819 4-14-12  
FEE 15.52 R FIC-10000  
DEL C/D COMP VP  
LEGAL PG 515 SCAD PV

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Thomas F. Cavanaugh whose name as County Clerk of the County of Douglas, Nebraska, is signed to the foregoing, and who is known to me to be such officer, appeared before me this date and executed the foregoing in his capacity as such officer with full authority, and acknowledged such to be his voluntary act and deed as such officer and the voluntary act and deed of said County.

WITNESS my hand and notarial seal this 21<sup>st</sup> day of November, 1994.

  
Notary Public



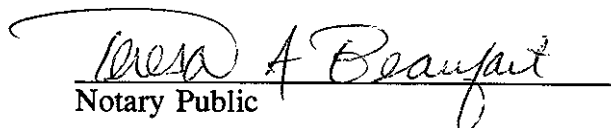
NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Joel Alperson, whose name as President of Omaha Fixture Manufacturing, Inc., is signed to the foregoing, and who is known to me to be such officer, appeared before me this date and executed the foregoing his capacity as such officer with full authority, and acknowledged such to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal this 21<sup>st</sup> day of November, 1994.



  
Notary Public

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

107648

## EXHIBIT A

File No.: 94010131

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 4, Township 14 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 a point 619.91 feet North of and 1913.68 feet East of the Southwest corner of the Northwest Quarter of said Section 4, said point being on the North right-of-way line of "J" Street and assuming said right-of-way line to bear due East and West; thence North  $00^{\circ}38'50''$  West for a distance of 321.33 feet to a point on the Southerly right-of-way line of the U.P.P.R. Overmeyer Spur Track; thence on a curve to the left along said right-of-way line, said curve having a long chord of 367.94 feet bearing North  $55^{\circ}45'01''$  East, and a radius of 393.06 feet for an arc distance of 382.91 feet; thence North  $89^{\circ}59'47''$  East for a distance of 51.40 feet to a point on the Westerly right-of-way line of the U.P.P.R. lead track; thence South  $00^{\circ}39'01''$  East along said Westerly right-of-way line for a distance of 528.43 feet to a point on the North right-of-way line of "J" Street; thence South  $90^{\circ}00'00''$  West along said North right-of-way line for a distance of 357.91 feet to the Point of Beginning.

AND

All goods, machinery, equipment and goods which may become fixtures, contract rights, general intangibles and other personal property acquired out of the proceeds of the \$1,600,000 County of Douglas, Nebraska, Industrial Development Revenue Bonds (Omaha Fixture Manufacturing Project) dated November 1, 1984