



1135 467 MISC



14307 94 467-470

29 11.1794

AFFIDAVIT

RECEIVED

DEC 8 1 36 PM '94

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

GEORGE J. BUDLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

I, MARGIE G. ALPERSON, being first duly sworn upon oath,  
depose and state as follows:

1. On December 26, 1986, I signed a document entitled  
Assignment of Lease, a true and correct copy of which is attached  
hereto, marked Exhibit "A" and made a part hereof by this reference  
("Assignment").

2. The original Assignment has been lost and, despite  
diligent search, cannot be found.

3. The Assignment was also signed, in my presence, by my  
husband, Paul Alperson, in his individual capacity and also as  
President of Omaha Fixture Manufacturing, Inc.

3. Paul Alperson is now deceased, having died on the 19th  
day of November, 1993. I claim no interest of any kind whatsoever  
in the real estate described within the Assignment as a result of  
the assignment of the lease and option to purchase referenced  
within the Assignment itself.

4. Further this affiant sayeth not.

*Margie G. Alperson*  
Margie G. Alperson

SUBSCRIBED and sworn to before me this 18<sup>th</sup> day of November,  
1994.



*[Signature]*  
Notary Public

dlt:FNBO\OMAHAFIX\AFFIDAVI.2

14307

FEE 20<sup>00</sup> R 4-1412 FB 01-60000  
DEL C/O COMP *[initials]*  
LEGAL PG SCAN *[initials]* FV

POOR COPY

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE made and entered into this 26 day of December, 1986, by and between PAUL ALPERSON and MARGIE G. ALPERSON, hereinafter collectively referred to as "Alperson" and OMAHA FIXTURE MANUFACTURING, INC., a Nebraska Corporation, hereinafter referred to as "Omfixt".

WHEREAS, Alperson did enter into a Lease effective November 1, 1984 with the County of Douglas, Nebraska, for property more particularly described on Exhibit "A", attached hereto and incorporated herein by reference, and sometimes referred to as "Project"; and

WHEREAS, Alperson has previously sublet the Premises to Omfixt, and does now desire to assign its Lease to Omfixt effective January 1, 1987; and

WHEREAS, the aforesaid Lease was entered into subject to the provisions of Sections 18-1614 to 18-1623, Reissue Revised Statutes of Nebraska, 1943, as amended, authorizing issuance of Industrial Development Bonds; and

WHEREAS, the aforesaid Lease provided in Section 15.1 that Lessee (Alperson) may assign same with the consent of the holders of two-thirds (2/3) of the Industrial Development Bonds outstanding; and

WHEREAS, FirstTier Bank, N.A., successor to Omaha National Bank, Trustee, is the holder of outstanding bonds issued in connection with the aforesaid Lease,

NOW, THEREFORE, it is agreed:

1. Alperson does hereby assign all of its right, title and interest in and to the aforesaid Lease, including but not limited to option to purchase the Project as provided in Article XX of the Lease, unto Omfixt effective January 1, 1987.

2. Omfixt does hereby accept, assume and agree to perform all covenants and conditions of the aforesaid Lease to be made and performed by the Lessee, and to save Alperson harmless from all liability thereunder.

3. This Agreement shall be binding upon the personal representatives, successors and assigns of the parties hereto.

Paul Alperson  
Paul Alperson

Margie G. Alperson  
Margie G. Alperson

Attests:

OMAHA FIXTURE MANUFACTURING, INC.

Margie G. Alperson  
Asst. Secretary

By Paul Alperson  
President

POOR COPY

CONSENT TO ASSIGNMENT

FIRSTTIER Bank N.A., Trustee, does hereby consent to the assignment of Lessee's interest in Lease dated November 1, 1984 between the County of Douglas, Nebraska, and Paul Alperson and Margie G. Alperson, permitting Omaha Fixture Manufacturing, Inc. to be Lessee thereunder.

DATED this 32 day of December, 1986.

FIRSTTIER BANK, N.A., Trustee

By

Title

POOR COPY

SE NW

POOR COPY

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 12, EAST OF THE 6TH P.M., IN THE CITY OF OMMA, IN DOUGLAS COUNTY, NEVADA, 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 SECTION 4, TOWNSHIP 14 NORTH, RANGE 12, SAID POINT BEING ON THE NORTH R.O.W. LINE OF "J" STREET, AND ASSUMING SAID R.O.W. LINE TO BEAR TRUE EAST AND WEST, THENCE NORTH  $00^{\circ}38'50''$  WEST FOR A DISTANCE OF 321.33 FEET TO A POINT ON THE SOUTHWESTLY R.O.W. LINE OF THE U.P.P.N. OVERMEYER SPUR TRACK, THENCE ON A CURVE TO THE LEFT ALONG SAID R.O.W. LINE, SAID CURVE HAVING A LONG CHORD OF 387.04 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  $09^{\circ}59'27''$  EAST FOR A DISTANCE OF 51.40 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF THE U.P.P.N. LEAD TRACK, THENCE SOUTH  $00^{\circ}38'01''$  EAST ALONG SAID WESTERLY R.O.W. LINE FOR A DISTANCE OF 528.43 FEET TO A POINT ON THE NORTH R.O.W. LINE OF "J" STREET, THENCE SOUTH  $90^{\circ}00'00''$  WEST ALONG SAID NORTH R.O.W. LINE FOR A DISTANCE OF 357.91 FEET TO THE POINT OF BEGINNING.

Countersigned:

EXHIBIT "A"