
THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO: PETER G. SIROTKIN
OMAHA FIXTURE INTERNATIONAL
10320 J STREET
OMAHA NE 68127

CHECK NUMBER

TERMINATION OF LEASE

THIS TERMINATION OF LEASE is made this 15th day of May, 2018 by the County of Douglas, Nebraska ("Lessee") and Omaha Fixture Manufacturing, Inc., a Nebraska corporation ("Lessor").

WHEREAS, Lessee and Lessor entered into that certain Lease dated November 1, 1994 (the "Lease"), recorded on November 28, 1994 in the Office of the Register of Deeds of Douglas County, Nebraska, in Book 1134, Page 513-515 in the Miscellaneous Records, covering the property described on Exhibit "A" attached hereto (the "Property");

WHEREAS, the purpose of the Lease was to facilitate financing for the Lessor through the issuance of industrial development revenue bonds by Lessee;

WHEREAS, the obligations underlying the industrial development revenue bonds and the Lease have been satisfied in full, the purpose of the Lease has been accomplished, and the Lease appears to have expired on its own terms;

WHEREAS, the parties to the Lease desire to enter into this Termination of Lease to make clear that the Lease has been terminated so that the title can be cleared for the current owner of the Property to sell the Property free and clear of the Lease;

NOW, THEREFORE, Lessor and Lessee agree that the Lease is, and hereby shall be, terminated.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Termination of Lease the day and year first above written.

Lessee:

County of Douglas, Nebraska

By: 

Title: Chair

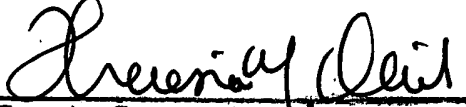
Lessor:

Omaha Fixture Manufacturing, Inc.

By: 

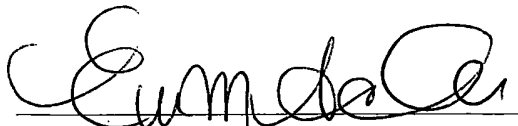
Title: Chief operating officer

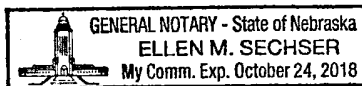
APPROVED AS TO FORM:


Deputy County Attorney

STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

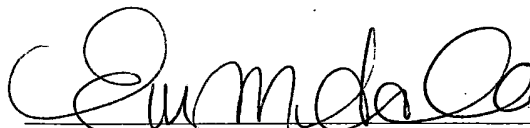
The foregoing instrument was acknowledged before me on this 2nd day of May, 2018,
by Peter Sirotkin, Secretary of Omaha Fixture Manufacturing, Inc.

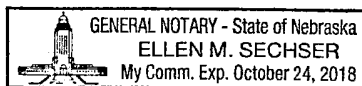

Notary Public



STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 1st day of May,
2018, by Chris Rodgers, on behalf of the County of Douglas, Nebraska.


Notary Public



1134 513 MISC

13818 84 513-515

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
Nov 28 3 09 PM '94
COUNTY CLERK
DOUGLAS COUNTY, NE

B
13819 4-14-12
FEE 15.50 R FSC-60000
DEL C/D COMP VP
LEGAL FGSIS SC/AN FV

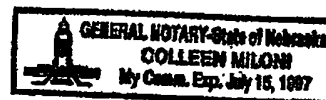
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

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 21st day of November, 1994.



Notary Public

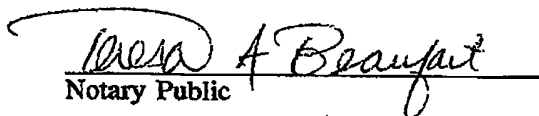
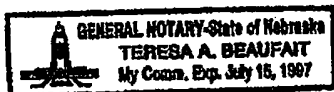


NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

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 Alpersen, 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 21st 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