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AMENDMENT TO MEMORANDUM OF LEASE
AND OPTION AGREEMENT
(REFRIGERATED BUILDING)

THIS AMENDMENT TO MEMORANDUM OF LEASE AND OPTION AGREEMENT ("Amendment") is made this 28th day of June, 1990, by and among OMAHA REAL ESTATE INVESTMENT PARTNERSHIP, a Minnesota general partnership ("Partnership"), OPUS CORPORATION, a Minnesota corporation ("Opus"), and CONAGRA, INC., a Delaware corporation ("ConAgra").

RECITALS

ConAgra and Opus executed a Memorandum of Lease and Option Agreement ("Memorandum") dated September 15, 1989, filed September 18, 1989, in Book 899 at Page 33 of the Miscellaneous Records of Douglas County, Nebraska against the property legally described as Lots 13, 14 and 17, in CENTRAL PARK EAST, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Opus conveyed to Partnership its interest in the property legally described as Lot 17, in CENTRAL PARK EAST, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Partnership, Opus and ConAgra desire to amend the Memorandum in order to clarify certain provisions of the Memorandum.

NOW, THEREFORE, In consideration of the mutual covenants contained in the Lease and Option Agreement, Partnership, Opus and ConAgra hereby agree that:

1. Paragraph 2 of the Memorandum is hereby amended to provide as follows:

The term of the Lease commenced on March 2, 1990, and shall terminate on March 31, 2015, subject to early termination pursuant to the terms of the Lease.

2. The second sentence of Paragraph 3 of the Memorandum is hereby amended to provide as follows:

ConAgra has been granted the option to purchase the Option Property on March 31, 2015.

3. This Amendment is prepared for the purpose of recordation and it in no way modifies the Lease or the Option Agreement.

4. All capitalized terms not defined herein shall be defined as stated in the Memorandum.

