



MISC 2013089590



SEP 03 2013 09:10 P 2

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FB: 69-27729  
COMP: BW

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
09/03/2013 09:10:14.00



2013089590

**WHEN RECORDED MAIL TO:**

PINNACLE BANK  
LINCOLN BRANCH OFFICE  
1401 N STREET  
LINCOLN, NE 68508

**FOR RECORDER'S USE ONLY**

**MODIFICATION OF DEED OF TRUST**

**THIS MODIFICATION OF DEED OF TRUST dated August 28, 2013, is made and executed between VK BLONDO PROPERTIES L.P., whose address is 15504 SPAULDING PLAZA, STE C8, OMAHA, NE 68116 ("Trustor") and PINNACLE BANK, whose address is LINCOLN BRANCH OFFICE, 1401 N STREET, LINCOLN, NE 68508 ("Lender").**

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated March 7, 2012 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nebraska, as follows:

**RECORDED ON MARCH 7, 2012 AS INST. NO 2012022215.**

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in DOUGLAS County, State of Nebraska:

LOT 3, IN NP BUSINESS PARK, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA

The Real Property or its address is commonly known as 2717 NORTH 118TH STREET, OMAHA, NE 68164. The Real Property tax identification number is 4805800418.

MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

**TO INCREASE THE MAXIMUM OBLIGATION LIMIT TO \$4,906,973.78.**

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED AUGUST 28, 2013.**

TRUSTOR:

VK BLONDO PROPERTIES L.P.

VK BLONDO PROPERTIES, INC., GENERAL PARTNER of VK BLONDO PROPERTIES L.P.

By GEORGE W. VENTEICHER, PRESIDENT of VK BLONDO PROPERTIES, INC.

LENDER:

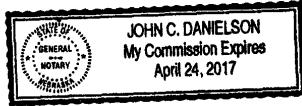
PINNACLE BANK

  
Duke Traynowicz, Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) SS  
COUNTY OF Douglas )

On this 28<sup>th</sup> day of August, 20 13, before me, the undersigned Notary Public, personally appeared GEORGE W. VENTEICHER, PRESIDENT of VK BLONDO PROPERTIES, INC., GENERAL PARTNER of VK BLONDO PROPERTIES L.P., and known to me to be an authorized agent of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

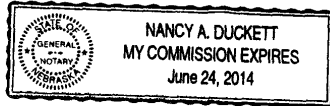


By [Signature]  
Printed Name: JOHN C DANIELSON  
Notary Public in and for the State of NEBRASKA  
Residing at OMAHA NE  
My commission expires 4/24/2017

LENDER ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) SS  
COUNTY OF Lancaster )

On this 28<sup>th</sup> day of August, 20 13, before me, the undersigned Notary Public, personally appeared Luke Traynowicz, and known to me to be the Vice President, authorized agent for PINNACLE BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PINNACLE BANK, duly authorized by PINNACLE BANK through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of PINNACLE BANK.



By [Signature]  
Printed Name: Nancy A. Duckett  
Notary Public in and for the State of Nebraska  
Residing at Pleasant Dale NE  
My commission expires 6/24/14