



MISC 2015021888



MAR 27 2015 11:22 P 2

Fee amount: 16.00  
FB: 69-27729  
COMP: PN

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
03/27/2015 11:22:39.00



2015021888

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 March 20, 2015, is made and executed between VK BLONDO PROPERTIES L.P., a Nebraska Limited Partnership, 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 May 1, 2012 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nebraska, as follows:

RECORDED ON MAY 2, 2012 AS INST #2012042213 IN THE DOUGLAS COUNTY, NEBRASKA REGISTER OF DEEDS OFFICE; MODIFICATION OF DEED OF TRUST DATED JUNE 5, 2012 AND RECORDED ON JUNE 20, 2012 AS INST #2012059788 IN THE DOUGLAS COUNTY, NEBRASKA REGISTER OF DEEDS OFFICE.

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

LOTS 3 AND 4, IN NP BUSINESS PARK, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA;

TOGETHER WITH NON-EXCLUSIVE EASEMENT RIGHTS APPURTENANT THERETO AS ESTABLISHED BY EASEMENT AGREEMENT DATED AUGUST 30, 2011 AND RECORDED OCTOBER 20, 2011, AS INSTRUMENT NO. 2011089055 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA

The Real Property or its address is commonly known as 2707 AND 2717 NORTH 118TH STREETS, OMAHA, NE 68164. The Real Property tax identification number is 4805800418/4805800618.

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

TO INCREASE THE MAXIMUM OBLIGATION LIMIT TO \$9,652,715.59; AS A PART OF THIS INCREASE NOTES 2300141165 AND 2300141409 ARE BEING REFINANCED INTO NOTE 2300144995.

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 endorsers 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 MARCH 20, 2015.

TRUSTOR:

VK BLONDO PROPERTIES L.P.

VK BLONDO PROPERTIES I, INC., General Partner of VK BLONDO PROPERTIES L.P.

By:   
GEORGE W. VENTEICHER, President of VK BLONDO PROPERTIES I, INC.

MODIFICATION OF DEED OF TRUST  
(Continued)

LENDER:

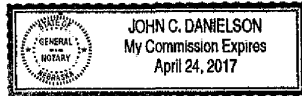
PINNACLE BANK

*Luke J. Traynowicz*  
Luke J Traynowicz, Vice President

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) SS  
COUNTY OF Douglas )

On this 20 day of March, 20 15, before me, the undersigned Notary Public, personally appeared GEORGE W. VENTEICHER, President of VK BLONDO PROPERTIES I, INC., General Partner of VK BLONDO PROPERTIES L.P., and known to me to be partner or designated agent of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, 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 partnership.

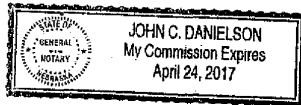


By *John Danielson*  
Printed Name: John Danielson  
Notary Public in and for the State of Nebraska  
Residing at Omaha  
My commission expires 4-24-17

LENDER ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) SS  
COUNTY OF Douglas )

On this 20 day of March, 20 15, before me, the undersigned Notary Public, personally appeared Luke J 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 *John Danielson*  
Printed Name: John Danielson  
Notary Public in and for the State of Nebraska  
Residing at Omaha  
My commission expires 4-24-17