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REGISTER OF DEEDS

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INST NO 2002

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LANCASTER COUNTY, NE

Bankers Title Env. 4/15/02

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Agreement") is made this 12/06/2002, 2002, by **HIGHWAY 77, L.L.C.**, a Nebraska limited liability company ("Lessor") and **SCREENWRITERS, INC.** (d/b/a ScreenCo), a Nebraska corporation ("Lessee"), and accordingly filed with the Lancaster County, Nebraska, Register of Deeds.

WHEREAS, Lessor and Lessee entered into a Lease to lease a certain parcel of real property described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Demised Premises"):

This Memorandum of Lease is recorded with the Lancaster County, Nebraska, Register of Deeds to give notice of the Lease Agreement dated Jan 15, 1994, between Lessor and Lessee with respect to the Demised Premises. For additional information, any interested party should contact Lessor at 4911 North 57th Street, Lincoln, NE 68507. The term of the Lease continues for a period expiring on March 31, 2003.

Lessor: Highway 77, L.L.C.

Lessee: Screenwriters, Inc.

By *[Signature]*

By *[Signature]*

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this Dec 6, 2002, by *Kurt Tempelmeier and Don Tempelmeier* Member of Highway 77, L.L.C., a Nebraska limited liability company, on its behalf.

GENERAL NOTARY-STATE of Nebraska
CATHY M. SMITH
My Comm. Exp. June 10, 2005

Cathy M Smith
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this Dec 6, 2002, by *Kurt Tempelmeier*, President of Screenwriters, Inc., a Nebraska corporation, on behalf of the corporation.

GENERAL NOTARY-STATE of Nebraska
CATHY M. SMITH
My Comm. Exp. June 10, 2005

Cathy M. Smith
Notary Public

EXHIBIT "A"

**Lot 7, 8 and 9, Block 1, Eastgate Industrial Park, Lincoln,
Lancaster County Nebraska**