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EXHIBIT "A"

Terms and conditions of Ordinance Number 13206 approving the plat of EAST CAMPUS SQUARE, recorded OCTOBER 13, 1981 as Instrument Number 81-19877, records of LANCASTER County, NEBRASKA.

Terms and conditions of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded APRIL 22, 1983 as Instrument Number 83-6653; and REVISED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded DECEMBER 15, 1983 as Instrument Number 83-26469, records of LANCASTER County, NEBRASKA.

EASEMENT FOR RIGHT-OF-WAY -to- LINCOLN TELEPHONE & TELEGRAPH COMPANY AND LINCOLN ELECTRIC SYSTEM, AND T. V. TRANSMISSION, INC. dated JUNE 11, 1987 recorded JUNE 11, 1987 AS Instrument Number 87-20204, records of LANCASTER County, NEBRASKA.

THE LINCOLN TELEPHONE & TELEGRAPH COMPANY EASEMENT FOR RIGHT-OF-WAY 3-WAY JOINT -to- THE LINCOLN TELEPHONE & TELEGRAPH COMPANY, LINCOLN ELECTRIC SYSTEM AND T-V TRANSMISSION, INC. recorded JUNE 12, 1987 as Instrument Number 87-20278, records of LANCASTER County, NEBRASKA.

EASEMENT -to- CITY OF LINCOLN, NEBRASKA recorded AUGUST 28, 1987 as Instrument Number 87-28851, records of LANCASTER County, NEBRASKA.

Easements reserved in the Plat and Dedication of EAST CAMPUS SQUARE FIRST ADDITION recorded MARCH 15, 1988 as Instrument Number 88-6210, records of LANCASTER County, NEBRASKA.

DEED OF TRUST executed by and between ALLEN F. KRAUSE and PATRICIA KRAUSE, Husband and Wife, Trustor, UNION BANK AND TRUST COMPANY, Trustee, and Beneficiary, in the stated amount of \$178,700.00, dated JUNE 16, 1986, recorded JUNE 18, 1986 AS Instrument Number 86-18841; records of LANCASTER County, NEBRASKA.

UCC FINANCING STATEMENT executed by ALLEN F. AND PATRICIA KRAUSE AND KRAUSE INVESTMENT COMPANY D/B/A ITS THE PITS RESTAURANT, Debtor -to- UNION BANK AND TRUST COMPANY, Secured Party, recorded JUNE 27, 1986 AS Instrument Number 86-20211; CONTINUATION RECORDED MAY 13, 1991 AS INST. 91-14157; records of LANCASTER County, NEBRASKA.

MORTGAGE executed by J. B. JAMES, INC., A NEBRASKA CORPORATION, -to- ALLEN F. KRAUSE AND PATRICIA KRAUSE, HUSBAND AND WIFE, in the stated amount of \$170,000.00, dated NOVEMBER 1, 1991, recorded NOVEMBER 12, 1991 AS Instrument Number 91-37651; records of LANCASTER County, NEBRASKA.

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LANCASTER COUNTY REC'D

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INST. NO. 94- 30632

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Scott Krause
6700 Old
Choney Rd
68516