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AUG 07 2017 16:27 P 4

Fee amount: 28.00
FB: 61-36635
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
08/07/2017 16:27:46.00



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After recording, return to:
Austin C. Bradley, Esq.
McGrath North Mullin & Kratz, PC LLO
1601 Dodge Street, Suite 3700
Omaha, NE 68102

MEMORANDUM OF LEASE

This Memorandum of Lease (this "Memorandum"), dated for reference purposes only, *August 2*, 2017 (the "Effective Date"), is made by and between RENCOR, LTD., a Delaware corporation ("Lessor"), and S.D. PROPERTIES, L.L.C., a Nebraska limited liability company (formerly known as S.P. Properties, L.L.C.) ("Tenant").

1. **Lease.** Lessor has leased to Tenant, on the terms and conditions of that certain Ground Lease between the parties hereto of even date herewith (the "Lease"), that certain real property located in Douglas County, Nebraska, more particularly described in Exhibit "A" attached hereto and incorporated by reference herein. The terms and conditions of the Lease are incorporated herein by this reference.

2. **Term.** The initial term of the Lease commenced on the Effective Date and expires on the date that is ten (10) years thereafter, unless terminated earlier as provided in this Lease. Tenant has the option to renew and extend the term of the Lease for two (2) additional periods of ten (10) years each.

3. **Addresses.** The addresses of the parties are:

Lessor: Rencor, Ltd.
3616 S. 132nd Street
Omaha, NE 68144

Tenant: S.D. Properties, L.L.C.
3616 S. 132nd Street
Omaha, NE 68144

4. **Purpose.** This Memorandum is prepared for the purpose of recordation and it in no way modifies or amends the Lease.

5. **Counterparts.** This Memorandum may be executed in multiple counterparts, each of which shall be deemed to be an original, and all such counterparts shall constitute but one instrument.

IN WITNESS WHEREOF, each of the parties has caused this Memorandum to be duly executed and delivered as of the Effective Date.

LESSOR:

RENCOR, LTD.
A Delaware corporation

By: Frank B. Cernik
FRANK B. CERNIK, President

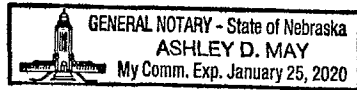
TENANT:

S.D. PROPERTIES, LLC
A Nebraska Limited Liability Company

By: Scott W. Cernik
SCOTT W. CERNIK, Authorized Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

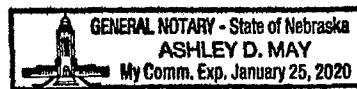
On this 2nd day of August, 2017, before me a Notary Public in and for said county and state, personally appeared FRANK B. CERNIK, President of Rencor, Ltd., a Delaware corporation, on behalf of the corporation.



Ashley D. May
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 2nd day of August, 2017, before me a Notary Public in and for said county and state, personally appeared SCOTT W. CERNIK, authorized Member on behalf of S.D. Properties, L.L.C., a Nebraska limited liability company.



Ashley D. May
Notary Public

EXHIBIT "A"

Legal Description

[See Attached]

LEGAL DESCRIPTION

All of Lots 1 and 2, Southwest Park, and also part of Lot 3, Southwest Park, a subdivision located in the SE 1/4 of Section 36, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, Southwest Park; thence along the West right-of-way line of 132nd Street, said line also being the East line of said Lot 2, Southwest Park, on the following described courses; thence $S00^{\circ}12'38''W$ (assumed bearing) a distance of 90.14 feet; thence $S02^{\circ}30'36''W$, a distance of 89.72 feet; thence Westerly on a curve to the right with a radius of 35.00 feet, a distance of 53.60 feet, said curve having a long chord which bears $S46^{\circ}22'22''W$, a distance of 48.51 feet to a point on the North right-of-way line of "B" Street, said line also being the South line of said Lot 2, Southwest Park; thence along said South line of Lot 2, Southwest Park, said line also being the said North right-of-way line of "B" Street on the following described courses; thence $N89^{\circ}45'46''W$, a distance of 28.05 feet; thence Southwesterly on a curve to the left with a radius of 295.00 feet, a distance of 241.47 feet, said curve having a long chord which bears $S66^{\circ}44'18''W$, a distance of 234.78 feet; thence $S47^{\circ}14'55''W$, a distance of 17.99 feet; thence Northerly on a curve to the right with a radius of 60.00 feet, a distance of 135.85 feet, said curve having a long chord which bears $N67^{\circ}54'06''W$, a distance of 108.64 feet to a point on the East right-of-way line of "A" Street, said line also being the West line of said Lot 2, Southwest Park; thence Northerly along said East right-of-way line of "A" Street, said line also being said West line of Lot 2, Southwest Park, on a curve to the right with a radius of 433.02 feet, a distance of 23.89 feet, said curve having a long chord which bears $N01^{\circ}28'09''W$, a distance of 23.89 feet; thence $N00^{\circ}06'42''E$ along said West line of Lot 2, Southwest Park, a distance of 154.28 feet; thence Northwesterly along said West line of Lot 2, Southwest Park and the South line of said Lot 3, Southwest Park, on a curve to the left with a radius of 125.00 feet, a distance of 124.23 feet, said curve having a long chord which bears $N28^{\circ}21'21''W$, a distance of 119.18 feet; thence $N00^{\circ}00'01''W$, a distance of 160.13 feet to a point on the North line of said Lot 3, Southwest Park; thence $S89^{\circ}56'21''E$ along said North line of Lot 3, Southwest Park and also along the North line of said Lot 1, Southwest Park, a distance of 454.50 to the Northeast corner of said Lot 1, Southwest Park, said point also being on said West right-of-way line of 132nd Street; thence $S00^{\circ}12'23''W$ along said East line of Lot 1, Southwest Park, said line also being said West right-of-way line of 132nd Street, a distance of 165.49 feet to the point of beginning.

Said tract of land contains an area of 4.120 acres, more or less.