



After recording please return to:
Thomas C. Huston
Cline Williams Wright Johnson
& Oldfather, LLP
233 South 13th Street, Suite 1900
Lincoln, NE 68508

EXHIBIT C

Memorandum of Lease Agreement

This Memorandum of Lease Agreement ("Memorandum") is effective as of the 12th day of December, 2018, by and between Lincoln Sports Facility, LLC, a Nebraska limited liability company ("Landlord") and LSF Operations, LLC, a Nebraska limited liability company ("Tenant").

1. Premises. Landlord and Tenant have executed that certain Lease Agreement ("Lease") dated as of December 12, 2018, in which Landlord agreed to lease certain premises to Tenant and Tenant agreed to lease from Landlord the site described as:

Lots Three (3), Four (4), Five (5) and Six (6), Block One (1), Earl Carter Addition, Lincoln, Lancaster County, Nebraska (the "Premises").

2. Term. The term of the Lease commenced on the Effective Date, and shall continue for an initial term of ten (10) years after the commencement date. Tenant shall further have the right to extend the term of the Lease for two (2) additional terms of ten (10) years each.

3. Remaining Terms. The rest and remaining terms of the Lease are hereby incorporated into this Memorandum by this reference as if they were set forth in full. The terms of the Lease shall control any conflict between the terms of the Lease and this Memorandum.

[SIGNATURE PAGE TO FOLLOW]

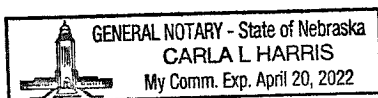
"LANDLORD"

LINCOLN SPORTS FACILITY, LLC,
a Nebraska limited liability company

By: [Signature]
Sam Manzitto, Jr., Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was executed before me this 12th day of December, 2018, by Sam Manzitto, Jr., Manager of Lincoln Sports Facility, LLC, a Nebraska limited liability company, on behalf of the company.



[Signature]
Notary Public

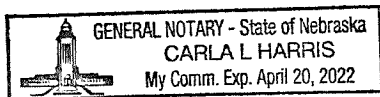
"TENANT"

LSF OPERATIONS, LLC
a Nebraska limited liability company

By: [Signature]
Sam Manzitto, Jr., Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was executed before me this 12th day of December, 2018, by Sam Manzitto, Jr., Manager of LSF Operations, LLC, a Nebraska limited liability company, on behalf of the company.



[Signature]
Notary Public