

After Recording Return to:

Seacrest & Kalkowski, PC, LLO  
1128 Lincoln Mall, Suite 105  
Lincoln, NE 68508

SECOND AMENDMENT TO DECLARATION  
OF TAYLOR MEADOWS OFFICE PARK, a condominium

The undersigned, being all of the Unit Owners of Taylor Meadows Office Park, a condominium, acting pursuant to the provisions of §76-854(d) of the Nebraska Condominium Act, hereby amend the Declaration of Taylor Meadows Office Park, a condominium, originally filed May 20, 1994 with the Lancaster County Register of Deeds as Instrument No. 94-24113, as amended by the Amendment to Declaration of Taylor Meadows Office Park, a condominium, filed November 17, 2009 with the Lancaster County Register of Deeds as Instrument No. 2009060964 (collectively "Declaration"), as follows:

1. Section 6.4.2 is amended and restated as follows:  
  
6.4.2 Formula used to established allocations. Allocations are expressed as a percentage based on square footage of each Unit compared to total square footage of all Units in the Condominium.
2. Exhibit G of the Declaration is deleted, and the EXHIBIT G (revised as of February, 2017) attached hereto is substituted therefor.
3. Exhibit H of the Declaration is deleted, and the EXHIBIT H (revised as of February, 2017) attached hereto is substituted therefor.
4. Unit 101 is permitted wall signage on the Lot 1 Building similar in size, style, and placement as the Mutual of Omaha Bank signage previously located on the Lot 1 Building.

IN WITNESS WHEREOF, the undersigned Unit Owners have executed this Second Amendment to Declaration on the dates set forth below.

NTCCOR 6095320



**Sixth Generation Properties Lincoln, LLC**, a Nebraska limited liability company, Owners of Units 102 and 301

By: Henri Jung  
Henri Jung, Manager

**Concorde Opportunity Fund I, L.L.C.**, a Nebraska limited liability company, Owner of Unit 101

By: Concorde Management and Development, Inc., a Nebraska corporation, Authorized Signatory

By: David M Schmidt  
David M Schmidt, President

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF ~~LANCASTER~~ )  
Douglas

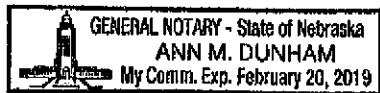
The foregoing was acknowledged before me this 13<sup>th</sup> day of February, 2017, by Henri Jung, Manager of **Sixth Generation Properties Lincoln, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.

[Signature]  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2017, by David M Schmidt, President of Concorde Management and Development, Inc., a Nebraska corporation, Authorized Signatory of **Concorde Opportunity Fund I, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.

[Signature]  
Notary Public



ALLOCATION OF UNDIVIDED INTEREST IN COMMON ELEMENTS AND OF  
VOTING RIGHTS

<u>Unit</u>	<u>Square Footage</u>	<u>Percentage</u>
Unit 101	12,543	23.5%
Unit 102	17,503	32.8%
Unit 301	23,336	43.7%
<hr/>		
TOTAL	53,382	100%

NO  
TAMEOFFPAOC

ALLOCATION OF LIABILITY FOR COMMON ELEMENTS EXPENSES

Expenses attributed to the Lot 1 Building

<u>Unit</u>	<u>Percentage</u>
Unit 101	41.7%
Unit 102	58.3%

Expenses attributed to the Lot 3 Building

<u>Unit</u>	<u>Percentage</u>
Unit 301	100%

Expenses attributed to the Lot 2, Outlot "A", or the Association

<u>Unit</u>	<u>Percentage</u>
Unit 101	23.5%
Unit 102	32.8%
Unit 301	43.7%

Notwithstanding the foregoing formulas, during the time period that Units 301 and 102 are under common ownership, for simplicity and ease in administering the Common Elements Expenses of the Condominium, the allocation of liability for Common Elements Expenses shall be as set forth below.

Common Elements Expenses attributed only to the Lot 3 Building

<u>Unit</u>	<u>Percentage</u>
Unit 301	100%

All Other Common Elements Expenses

(including Common Elements Expenses attributed to the Lot 1 Building, Lot 2, Outlot "A", and/or the Association)

*Formula used to establish allocations:* These allocations are based on the aggregate (blended) percentage resulting from blending the various square footage allocations of the multiple components of common elements expenses, rounded for ease of administration.

<u>Unit</u>	<u>Percentage</u>
Unit 101	26%
Unit 102	74%

NO  
TAMEOFPACO