



MISC 2007039766



APR 10 2007 10:56 P 2

50
FEE 12 FB 55-22020
2 BKP C/O COMP MB
5 DEL SCAN FV

Received - DIANE L. BATTIATO

Register of Deeds, Douglas County, NE

4/10/2007 10:56:32.29



2007039766

MEMORANDUM OF LEASE

This is a Memorandum of that certain Lease made and entered into on the 20th of March, 2007, by and between Grover Street Acquisition, LLC, a Nebraska Limited Liability Company (the "Lessor") and Grover Street Operating, LLC, a Nebraska Limited Liability Company (the "Lessee").

1. This Memorandum of Lease is made and recorded with the purpose of providing notice that such Lease was entered into on the 15 day of February, 2007, under which the Lessor leased to the Lessee certain real estate legally described as:

Lot 1, except the North 17 feet thereof, and all of Lots 2, 3, 4 and 5, in Block 12, in Lawnfield, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska. Except: A part of Lot 1, except the North 17 feet thereof, Block 12, in Lawnfield, an Addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Commencing at the original Northeast corner of Lot 1, Block 12, Lawnfield Addition; thence South for a distance of 17.0 feet to the Northeast corner of said Lot 1 (as it exists today), with said point also being the Intersection of the South right of way line of Grover Street and the West right of way line of 70th Street, and said point is also the point of beginning; thence South 00°00'00" East along the said West right of way line of 70th Street for a distance of 10.0 feet; thence North 45°00'00" for a distance of 14.14 feet more or less; thence South 90°00'00" East along said right of way line of Grover Street for a distance of 10.0 feet and to the point of beginning.

2. Said Lease provides for a term of twenty (20) years commencing on January 1, 2007, and ending on December 31, 2026.

3. The Lessee is granted the right under said Lease to use and possess the above-described real estate for purposes permitted under the zoning ordinances.

4. The aforementioned Lease sets forth other rights and obligations of the parties relating to the demised premises.

DATED this 20th day of March, 2007.

LESSOR:

LESSEE:

Grover Street Acquisition, LLC,
a Nebraska Limited Liability Company,

Grover Street Operating, LLC,
a Nebraska Limited Liability Company,

By: Vernon E. Dolleck
Vernon E. Dolleck, Member Manager

By: Vernon E. Dolleck
Vernon E. Dolleck, Member Manager

By: Scott R. Makinster
Scott R. Makinster, Member Manager

By: Scott R. Makinster
Scott R. Makinster, Member Manager

By: Kathryn M. Barker
Kathryn M. Barker, Member Manager

By: Kathryn M. Barker
Kathryn M. Barker, Member Manager

By: John W. Adair
John W. Adair, Member Manager

By: John W. Adair
John W. Adair, Member Manager

By: Axel C. Adair
Axel C. Adair, Member Manager

By: Axel C. Adair
Axel C. Adair, Member Manager

✓# 3959

Record 4th

OMAT /
OTS 161163

By: Christine J. Newhouse
Christine J. Newhouse, Member Manager

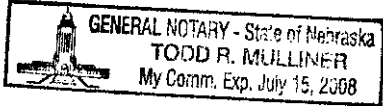
By: Christine J. Newhouse
Christine J. Newhouse, Member Manager

By: Lowell L. Frederes
Lowell L. Frederes, Member Manager

By: Lowell L. Frederes
Lowell L. Frederes, Member Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

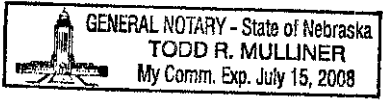
The foregoing instrument was acknowledged before me this 20th day of March, 2007, by Vernon E. Dolleck, Scott R. Makinster, Kathryn M. Barker, John W. Adair, Axel C. Adair, Christine J. Newhouse and Lowell L. Frederes, as Member Managers of Grover Street Acquisition, LLC, a Nebraska Limited Liability Company, on behalf of the company, the Lessor.



Todd R. Mulliner
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 20th day of March, 2007, by Vernon E. Dolleck, Scott R. Makinster, Kathryn M. Barker, John W. Adair, Axel C. Adair, Christine J. Newhouse and Lowell L. Frederes, as Member Managers of Grover Street Operating, LLC, a Nebraska Limited Liability Company, on behalf of the company, the Lessee.



Todd R. Mulliner
Notary Public