

Return to:

Robert D. Nachman  
Schwartz, Cooper, et al  
160 N. LaSalle St., Ste. 2700  
Chicago, IL 60601

\$ 61.00

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*Dan Jaltz* INST. NO 98

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**SECOND AMENDMENT TO LEASE**

THIS SECOND AMENDMENT TO LEASE ("Second Amendment") is entered into this 23RD of JANUARY, 1998 by and between KMART CORPORATION, a Michigan corporation, whose address is 3100 West Big Beaver Road, Troy, Michigan 48084 ("Kmart") and Eustis Associates, a Delaware general partnership whose address is c/o Sofran Group, 808 Third Street, Suite C, Neptune, FL 32266 ("Landlord").

**WITNESSETH:**

WHEREAS, by Lease dated October 5, 1992, as amended (the "Kmart Lease"), Kmart leased from 27<sup>th</sup> Street Associates, Ltd., a predecessor of Landlord, a certain parcel of land located in the City of Lincoln, County of Lancaster, State of Nebraska, more particularly described on Exhibit A and shown as Lots 1 and 2A on Exhibit B, which Exhibits are attached hereto and made a part of hereof (the "Kmart Demised Premises"); and

WHEREAS, Landlord desires to sell a portion of the Kmart Demised Premises, which portion is described on Exhibit A-1 and shown as Lot 2A on Exhibit B, both exhibits being attached hereto and made a part hereof ("Outlot") to Lincoln Video, Inc. ("Outlot Purchaser"); and

WHEREAS, Kmart has agreed to permit this sale of the Outlot free and clear of its leasehold for consideration described in other documents being executed contemporaneously hereto.

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. Kmart's Acknowledgment of Sale. Kmart hereby consents to the sale of the Outlot by Landlord to Outlot Purchaser pursuant to the Purchase Agreement between Landlord and Outlot Purchaser. Landlord hereby discharges and releases Kmart from all obligations under the Kmart Lease with respect to Outlot, and Kmart's Demised Premises

44 is hereby amended to exclude the Outlot therefrom. The parcel of property still subject to  
45 the Kmart Lease ("Post-sale Demised Premises") is described on Exhibit A-2 and shown  
46 as Lot 1 on Exhibit B.

47

48 2. Successors and Assigns. This Agreement shall bind and inure to the benefit  
49 of the parties hereto and to their respective successors and assigns and the agreements  
50 and the covenants herein contained are intended to run with and bind all lands affected  
51 thereby.

52

53 3. Compensation. In consideration for Kmart's agreement to allow Landlord to  
54 sell the Outlot to Outlot Purchaser and for other valuable consideration, the sufficiency of  
55 which is hereby acknowledged, Landlord agrees that, upon the sale of the Outlot, Landlord  
56 shall receive and disburse the proceeds of sale as a fiduciary on behalf of Landlord and  
57 Kmart, in accordance with the terms hereof. Landlord shall pay directly to any broker  
58 involved in the sale any brokerage commission due. Thereafter, the remaining proceeds  
59 of sale, net of costs of title company reports and costs of survey, shall be paid 50% to  
60 Kmart and 50% to Landlord. Each party will pay its own legal fees. It is estimated that  
61 Kmart will realize approximately \$211,000 from the sale.

62

63 4. Governing Law. This Agreement shall be construed and enforced in  
64 accordance with the laws of the State of Nebraska.

65

66 5. Counterparts. This Agreement may be executed in two or more  
67 counterparts, which, when assembled, shall constitute one and the same agreement.

68

69 IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as  
70 of the day and year first above written.

71

KMART CORPORATION ("Kmart")

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By: 

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Its: \_\_\_\_\_

77

**LORRENCE T. KELLAR**

78

**V.P. REAL ESTATE**

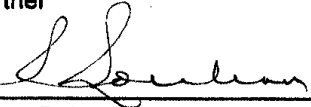
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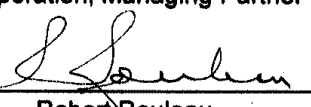
EUSTIS ASSOCIATES, a Delaware general partnership

By: Sofran Old Properties, a Delaware general partnership, general partner

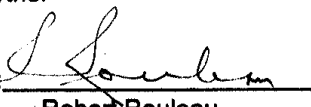
By: Robert Rouleau Investments (U.S.) Ltd., a Delaware corporation, Managing Partner

By:   
Robert Rouleau, President.

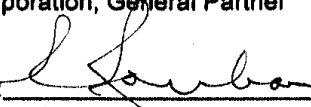
By: Norpet Properties, Inc., a Georgia corporation, Managing Partner

By:   
Robert Rouleau,  
Assistant Vice President

By: Norpet (Inverness) Inc., a Delaware corporation, General Partner

By:   
Robert Rouleau  
Assistant Vice President

By: Rolyn (Inverness) Inc., a Delaware corporation, General Partner

By:   
Robert Rouleau, President

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LIST OF EXHIBITS

- Exhibit A - Legal Description of Kmart Demised Premises
- Exhibit A-1 - Legal Description of Outlot
- Exhibit A-2 - Legal Description of Post-sale Demised Premises
- Exhibit B - Site Plan

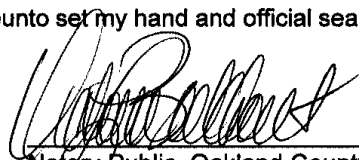
ACKNOWLEDGMENTS

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STATE OF MICHIGAN )  
 ) SS.  
COUNTY OF OAKLAND )

On 1-15, 1998, before me, Victoria L. Boekhout, a Notary Public of  
said State, duly commissioned and sworn, personally appeared  
LORRENCE T. KELLAR, personally known to me to be the person who executed  
the within instrument as the VICE PRESIDENT of Kmart Corporation,  
a Michigan corporation, and acknowledged to me that said corporation executed the within  
instrument pursuant to its bylaws or a resolution of its board of directors.

In Witness Whereof, I have hereunto set my hand and official seal the day and year  
in this certificate first above written.

  
\_\_\_\_\_  
Notary Public, Oakland County  
State of Michigan  
My Commission Expires: \_\_\_\_\_

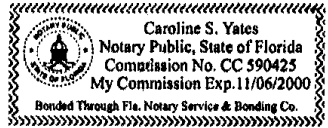
**VICTORIA L. BOEKHOUT**  
Notary Public, Macomb County, Mich.  
Acting in Oakland County  
My Commission Expires: Sept.14,1998

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STATE OF FLORIDA        )  
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COUNTY OF DUVAL        )        ss.

The foregoing instrument was acknowledged before me on January 9<sup>th</sup>, 1998, by Robert Rouleau as President of Robert Rouleau Investments (U.S.) Ltd., a Delaware corporation, and Norpet Properties, Inc., a Georgia corporation, Managing Partners of Sofran Old Properties, a Delaware General Partnership, General Partner of Eustis Associates, a Delaware General Partnership and as Assistant Vice President of Norpet (Inverness) Inc., a Delaware corporation and as President of Rolyn (Inverness) Inc., a Delaware corporation, General Partner of Eustis Associates, a Delaware General Partnership, all on behalf of Eustis Associates, a Delaware General Partnership.

Caroline S. Yates  
Notary



**LEGAL DESCRIPTION  
(K-MART PARCEL)**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOT 1, CORNHUSKER CROSSING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 7, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 115.45 FEET TO A POINT, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 63.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, SAID LINE BEING 63.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 624.32 FEET TO A POINT OF DEFLECTION, THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 35.36 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 12.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 2, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST LINE OF LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 246.75 FEET TO THE NORTHEAST CORNER OF LOT 2, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 217.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, SAID LINE BEING 63.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 119.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1240.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 5679.58 FEET, ARC LENGTH OF 778.70 FEET, DELTA ANGLE OF 07 DEGREES 51 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 18 DEGREES 06 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, AND A CHORD LENGTH OF 778.09 FEET TO A POINT, THENCE SOUTH 22 DEGREES 02 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 109.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 50 MINUTES 00 SECONDS WEST ALONG THE SOUTH

LINE OF SAID LOT 1, A DISTANCE OF 265.24 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 01 DEGREES 10 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 37.50 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 50 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 402.24 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 28 DEGREES 59 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 283.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING 60.45 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, THENCE SOUTH 88 DEGREES 49 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 128.26 FEET TO A POINT OF DEFLECTION, SAID POINT BEING 60.67 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, THENCE NORTH 88 DEGREES 40 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.32 FEET TO A POINT OF DEFLECTION, SAID POINT BEING 72.46 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7. THENCE NORTH 44 DEGREES 23 MINUTES 57 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID LOT 1, A DISTANCE OF 56.95 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 22.95 ACRES, OR 999,684.12 SQUARE FEET MORE OR LESS.

now known as Lots 1 and 2, Cornhusker Crossing 1st Addition, Lincoln, Lancaster County, Nebraska.

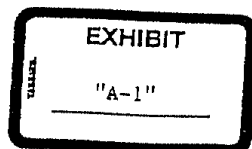


LEGAL DESCRIPTION  
(HOLLYWOOD VIDEO PARCEL)

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now known as Lot 2, Cornhusker Crossing 1st Addition, Lincoln, Lancaster County, Nebraska.  
SEPTEMBER 24, 1997  
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**LEGAL DESCRIPTION  
(K-MART PARCEL)**

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**EXCEPT:**

THAT PORTION OF THE REMAINING PORTION OF LOT 1, CORNHUSKER CROSSING, LOCATED IN THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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JANUARY 6, 1998

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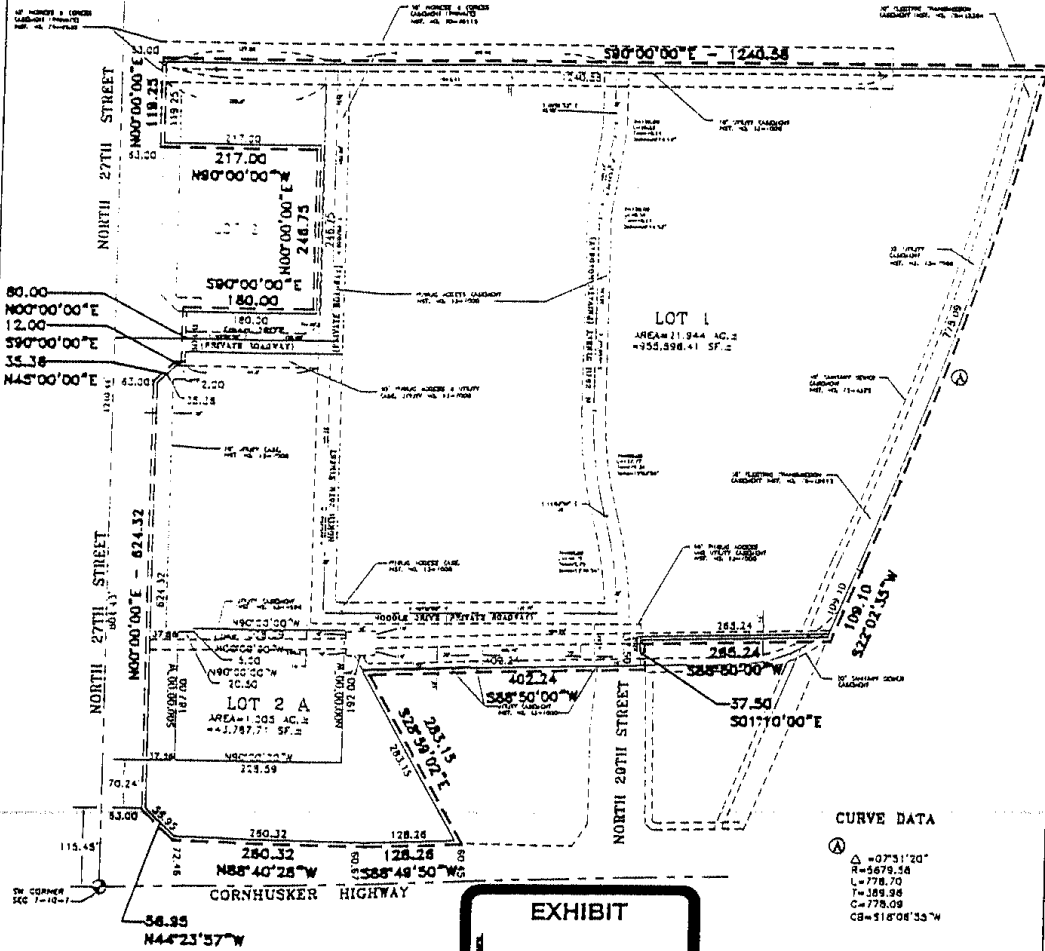
THE ABOVE ENTIRE PARCEL NOW KNOWN AS LOT 1, CORNHUSKER CROSSING 1ST ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

# CORNHUSKER CROSSING 1ST ADDITION

ADMINISTRATIVE FINAL PLAT

PLANNING DIRECTOR'S APPROVAL  
 THE PLANNING DIRECTOR PURSUANT TO SECTION 28.11.015 OF THE L.M.C., HEREBY  
 APPROVES THIS ADMINISTRATIVE FINAL PLAT.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



CURVE DATA

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L	= 778.70
T	= 189.98
C	= 778.09
CB	= 518'08"55" W

EXHIBIT  
 "B"