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Date

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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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Exhibit "B"

WHEN RECORDED RETURN TO:

Cox Communications Omaha, Inc.
11505 W. Dodge Rd.
Omaha NE 68154

MEMORANDUM OF AGREEMENT
(NEBRASKA)

PLEASE TAKE NOTICE that Broadmoor Management Company, as agent for "Owner"/Jackson Apartments, and CoxCom, Inc. d/b/a Cox Communications Omaha, Inc., a Nebraska corporation ("Cox Communications") have entered into a Telecommunications Services Agreement ("Agreement") dated February 1, 1999, which, in accordance with its terms, entitles Cox Communications to provide cable television services throughout the property described on Exhibit A attached hereto and incorporated herein by this reference. Among other things, the Agreement provides Cox Communications with rights of ingress and egress to the property necessary or useful to provide such service and maintain its facilities on the property used in providing such services. The Agreement binds any successors and assigns of the Owner in accordance with its terms. A copy of relevant provisions of the Agreement will be provided to any properly interested person upon written request.

Cox Communications requests that it receive notice of any pending trustee or foreclosure sale or receivership, bankruptcy or other proceeding affecting the property, sent to the address above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date and year first above written.

Cox Communications Omaha
A Nebraska corporation

By: [Signature]

Its: V.P. GM

FEE 5 FB 15-42760
BKP 40-385 C/O COMP MIS
DEL 20A-395 SCAN dc FV _____

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STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 1st day of Feb, 1999 by Richard Hook as V.P. GM of Cox Communications Omaha, Inc. a Nebraska corporation, on behalf of said corporation.

Deborah J. Davis
NOTARY PUBLIC
My Commission Expires: 5/1/02

GENERAL NOTARY-State of Nebraska
DEBORAH J. DAVIS
My Comm. Exp. May 1, 2002

BROADMOOR MANAGEMENT COMPANY, AGENT

By: Howard M. Koper

Its: Partner

STATE OF Nebraska

The foregoing instrument was acknowledged before me this 29 day of Jan, 1999 by Howard M. Koper as Partner of Broadmoor Mgmt Co. on behalf of said partnership.

Rebecca J. Anderson
NOTARY PUBLIC
My Commission Expires: March 9, 2000

GENERAL NOTARY-State of Nebraska
REBECCA JO ANDERSON
My Comm. Exp. March 9, 2000

Legal: West Omaha, Lot 2, W 145ft of BK 10
Douglas County, NE.