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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/24/2008 10:54:16.55



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DECLARATION OF COVENANT AND RESTRICTION FOR LOT 18, MILLARD BUSINESS CENTER

This Declaration is made this day of June 19, 2008, by CLR Development LLC, a Nebraska Limited Liability Company, hereafter referred to as "Declarant",

WHEREAS, Declarant is the sole owner of certain real property in Douglas County, Nebraska, and which is legally described as:

Lot 18, Millard Business Center, an addition to the City of Omaha, Douglas County, Nebraska, (the "Property").

WHEREAS, Declarant desires to provide for the preservation of its obligations under a lease agreement with a tenant of a property adjacent the Property, such leased property is otherwise known as Lot 8, Millard Business Center, and to this end, desires to subject the Property to the covenants, restrictions and easements hereinafter set forth, each of which is for the benefit of the Declarant or any successor in interest or assign;

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold and conveyed subject to a restriction that no person, entity or other user of the Property shall engage in any business involving; 1) dentistry, 2) cell phone sales, use or service, or 3) coffee sales which result in over 10% of the gross revenue of such business.

The Declarant or any successor in interest or assign shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Invalidation of any of these covenants or restrictions by judgment or court order shall in no way effect any other provision which shall remain in full force and effect.

The covenants and restrictions of this Declaration shall run with and bind the land, for a term of ten (10) years from the date of this Declaration is recorded.

Dated this 19 day of June, 2008.

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CLR Development

CLR DEVELOPMENT LLC, a Nebraska Limited Liability Company, Declarant

Cliff Cole

By:

Cliff Cole

STATE OF ~~NEBRASKA~~ Kansas
COUNTY OF Johnson

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The foregoing Declaration of Covenants, Conditions and Restrictions was acknowledged before me this 19 day of June, 2008 by Cliff Cole, managing member of CLR Development, LLC.

Terri J. Mingucci
Notary Public

Terri J. Mingucci
Notary Public State of Kansas
My Appt Expires: 05/10