

9/1-25266

14301 Chandler Road, Omaha, Nebraska

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is made as of this 28th day of November, 1994 by NEBCO, INC., a Nebraska corporation, ("Landlord") and CABLE SERVICES GROUP, INC., a Delaware corporation ("Tenant").

RECITALS

- a. Landlord and First Data Resources Inc., a Delaware corporation ("FDR"), as tenant, entered into a Lease dated as of April 16, 1990 ("Original Lease") pursuant to which Landlord leased to FDR and FDR leased from Landlord certain office space and appurtenances located at 14301 Chandler Road, Omaha, Nebraska (the "Premises"), which Premises are located on the real property described in the legal description attached hereto as Exhibit A;
 - b. FDR and Tenant entered into an Assignment and Assumption of Leases dated January 1, 1994, pursuant to which FDR assigned the Original Lease to Tenant and Tenant assumed the Original Lease from FDR (the "Assignment");
 - c. Landlord and Tenant have entered into a Lease Amendment dated as of July 13, 1994 (the "Lease Amendment");
 - d. The Original Lease, the Assignment and the Lease Amendment are collectively referred to hereinafter as the "Lease;"
- NOW, THEREFORE, for and in consideration of the Lease and the Premises, Landlord and Tenant hereby confirm as follows:
1. Landlord and Tenant confirm and agree that the documents set forth in the Recitals above and defined therein as the "Lease" constitute the entire agreement between them as to the Premises.
 2. Unless Landlord and Tenant shall subsequently agree otherwise or unless the Lease shall be sooner terminated in accordance with its terms, the term of the Lease shall expire sixty (60) months after Tenant has occupied the Expansion Space (as defined in the Lease Amendment) and commenced business therein.

Proof	_____	W
D.E.	_____	W
Verify	_____	g
Filmed	_____	
Checked	_____	
Fees \$	21.50	

STL-214554.1

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941-25265 A

14301 Chandler Road, Omaha, Nebraska

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the day and year first above written.

Landlord:

NEBCO, INC., a Nebraska corporation

By: J Ross McCorn

Name: J. Ross McCorn

Title: Vice President

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

SS

The foregoing instrument was acknowledged before me this 29 day of November, 1994 by Pam Van Landingham the Vice President of Cable Services Group, Inc., a Delaware corporation domesticated in Nebraska, on behalf of said corporation.

Carole J. Underwood
Notary Public

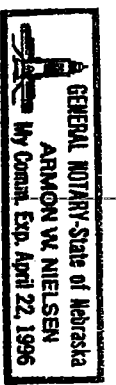


STATE OF NEBRASKA)
COUNTY OF Lincoln)

SS

The foregoing instrument was acknowledged before me this 28th day of November, 1994 by J. Ross McCorn the Vice President of NEBCO, Inc., a Nebraska corporation, on behalf of said corporation.

Carole J. Underwood
Notary Public



941-25260

EXHIBIT A
LEASEHOLD

THE LEASEHOLD IS AS FOLLOWS:

All right, title, and interest of Trustor, as successor in interest/assignee of First Data Resources Inc. in and to the premises located at 14301 Chandler Road, Omaha, Nebraska, legally described as :

Lots 1 through 12, in CHALCO VALLEY BUSINESS PARK, a subdivision, as surveyed, platted, and recorded in Sappy County, Nebraska

and

That part of Tax Lot 7, lying North of the center line of the South Papillion Creek and South of the railroad, EXCEPT those portions taken for highway right of way, also referred to as Tax Lot 7A
SW 1/4 13-14-11

arising under the Lease between Nebco, Inc. (as Lessor) and First Data Resources Inc. (as Lessee) dated as of April 16, 1990, the letter from First Data Resources Inc. dated December 6, 1993, assigning all lease rights to CSG, and the Lease Amendment between Nebco, Inc. (as Lessor) and CSG (as successor Lessee) dated July 13, 1994, which is in substitution of and supersedes the Lease Amendment between said parties dated March 21, 1994, and any and all other agreements, addenda, modifications, and other writings to, from, or between Nebco, Inc. and First Data Resources Inc. and/or CSG.