

ASSIGNMENT OF LEASES AND TENANCIES

This Assignment made this 6th day of December, 1985, by and between Murdock Omaha Limited Partnership, a California limited partnership, Central Park Plaza, Inc., a Nebraska corporation (collectively "Assignor") and State of California Public Employees' Retirement System ("Assignee"),

WITNESSETH:

WHEREAS, as of the date hereof Assignor has conveyed its interest in the real estate described in Exhibit A attached hereto and made a part hereof and the ground lease affecting such real estate to Assignee; and

WHEREAS, Assignor desires to assign its interest in all other leases and tenancies affecting or relating to such real estate;

NOW, THEREFORE, in consideration of Ten Dollars and other valuable consideration received from Assignee, the parties agree as follows:

1. The Assignor hereby assigns to Assignee all of the interest of the undersigned in the leases and tenancies of the office building complex located on the real estate described in Exhibit A, in the security deposits arising therefrom, and in the parking garage owned by the City of Omaha serving such office building complex said leases and tenancies being described in Exhibit B attached hereto and

STATE OF CALIFORNIA)
) ss:
COUNTY OF LOS ANGELES)

On DECEMBER 6, 1985, before me, the undersigned, a Notary Public in and for said County and State personally appeared DAVID H. MURDOCK, known to me to be a general partner of MURDOCK OMAHA LIMITED PARTNERSHIP, the partnership that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the Partnership therein named, and acknowledged to me that such partnership executed the within instrument pursuant to its partnership agreement.

WITNESS my hand and official seal.



Kay J. Evans
Notary Public in and for said
County and State

STATE OF _____)
) ss:
COUNTY OF _____)

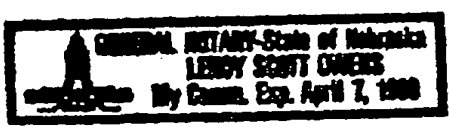
Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF Douglas)

On December 10, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared W. J. SMITH personally known to me to be the ~~MORTGAGE INVESTMENT OFFICER~~ of State of California Public Employees' Retirement System, and acknowledged to me that such State of California Public Employees' Retirement System executed the same.

WITNESS my hand and official seal.

(Seal)



[Handwritten Signature]
Notary Public

EXHIBIT A

The East 154.45 feet of Block 118, Original
City of Omaha, Douglas County, Nebraska.

EXHIBIT B - CONTINUED

AGREEMENTS WITH CITY OF OMAHA

Lease dated DECEMBER 3, 1985 between Assignor and City of Omaha, expiring November 30, 2084, recorded in Book 759 page 550

Easement Agreement dated DECEMBER 3, 1985 between Assignor and City of Omaha for a term of ninety-nine (99) years, recorded in Book 759 page 521

EXHIBIT "B"

Existing Leases

<u>Tenant and Date of Lease and Amendments</u>	<u>Suite Number</u>	<u>Term</u>	<u>Square Foot Area</u>	<u>Expiration Date</u>	<u>Date Rent Payable</u>	<u>Net Rent Per Month Including Parking *</u>
Northwestern Bell Telephone Company 5-28-85 Addendum No. 1, 8-12 Addendum No. 2, 8-15 - unexecuted	550 650 750	5 yrs., 0 mos.	42,326	9-30-90	1st of each month, abated thru 3-31-86	\$ 37,035.25 + 9 parking spaces @ \$0.00, + 2 parking space @ \$60.00
Northwestern Bell Telephone Company phone equipment room	LL	10 yrs., 0 mos.	150	2-28-95	3-01-85 and annually thereafter	\$3,000.00 annual rent
Merrill Lynch Pierce Fanner & Smith, Inc., 4-18-82	100	5 yrs., 4 mos.	3,004	10-31-87	1st of each month	\$4,005.33
Centre Development, Inc., 11-23-82 Sublease: Dos Amigos, Inc., 8-1-83 Sublease: Andrew M. Vinckler cba Schaltel House, 3-18-83	102	5 yrs., 6 mos.	6,718	8-31-88	1st of each month	\$9,483.94
Norwest Bank Omaha, N.A. (formerly United States National Bank), 7-30-81 Addendum No. 1, 7-30-81 Addendum No. 2, 8-30-82	150 250	10 yrs., 4 mos.	21,195	3-31-92	1st of each month	\$ 12,332.57 \$ 17,146.25
International Business Machines Corporation, 4-22-83	121-S	5 yrs., 0 mos.	4,629	11-30-88	1st of each month	\$5,014.75
Kelly Services, Inc., 5-27-82 renewal lease not executed	245	3 yrs., 1 mo. 5 yrs., 0 mos.	1,160 1,582	10-31-85 10-31-90	1st of each month 1st of each month, 2 month abatement on 342 s.f.	\$1,566.01 2,065.25

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Travel & Transport, Inc., 8-11-81 Addendum No. 1, 8-30-82	249	5 yrs., 1 mo.	1,200	4-30-87	1st of each month	\$1,583.82
Union Pacific Railroad Company, 11-2-84 Letter Agreement dated 1-17-85	300-S	4 yrs., 0 mos.	8,671	1-14-89	1st of each month	\$7,948.42 * 7 parking spaces @ \$60.00
Heartland Corporation Assignment effective 11-19-84	320-N	5 yrs., 0 mos.	2,266	2-28-89	1st of each month	\$2,161.88
Marsh & McLennan, Inc., 3-22-85	340-N	5 yrs., 0 mos.	2,420	5-31-90	1st of each month	\$2,420.00 * 5 parking spaces @ \$60.00
Bell Telephone Laboratories, 10-31-83	382-N	3 yrs., 0 mos.	584	11-30-86	1st of each month	\$ 557.16
Union Pacific Railroad Company, 7-3-84	400-S	4 yrs., 0 mos.	14,119	9-30-88	1st of each month	\$ 12,354.13 * 15 parking spaces @ \$60.00
Fred S. James & Co., 1-14-85	500-N	5 yrs., 0 mos.	8,136	4-15-90	1st of each month, operating expense only Rent abates thru 2/2/86	\$3,783.24 and \$7,458.00 eff. 2-3-86

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RGS 399,479
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GEORGE E. BOLLWICZ
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBR.

Tenant and Date of Leases and Amendments	Suite Number	Term	Square Foot Area	Expiration Date	Date Rent Payable	Net Rent Per Month Including Parking *	
ComAgra, Inc., 2-15-80	1500-N	10 yrs., 0 mos.	14,063	5/31/92	1st of each month		
Addendum No. 1, 7-29-80	1400-N		14,063				
Addendum No. 2, 1-14-81	1300-N		14,063				
Addendum No. 3, 9-24-81	1200-N		14,063				
Addendum No. 4, 7-27-83	900-N		14,888				
Addendum No. 5, 4-12-84	800-N		8 yrs., 1 mo.				14,888
Addendum No. 6, 7-17-84	700-N		7 yrs., 10 mos.				14,888
Addendum No. 7, 4-10-85	600-N	7 yrs., 1 mo.	14,119	5/31/92	1st of each month	\$104,389.38 Rent Parking \$6,788.00* Tel. Rm \$ 270.00** Storage \$3,266.00***	
McGrath, North, O'Malley & Kratz, P.C., 3-10-80	1100-N 1000-N	10 yrs., 0 mos.	14,088 14,088	5/31/92	1st of each month		
Addendum No. 1, 1-14-81						Rent \$26,097.35	
Addendum No. 2, 10-1-81							
Addendum No. 3, 2-25-84							
Addendum No. 4, 4-12-84							
InterNorth, Inc., 2-15-80	801-S	10 yrs., 0 mos.	14,088	4/30/92	1st of each month	Rent \$104,386.16	
Addendum No. 1, 1-14-81	901-S		14,088				
Addendum No. 2, 6-18-81	1001-S		14,088				
Addendum No. 3, 10-1-81	1101-S		14,088				
Addendum No. 4, 9-27-82	1201-S		14,063				
	1301-S		14,063				
	1401-S		14,063				
	1501-S		14,063				

* Parking Lease dated June 17, 1980, coterminous with Office Lease.
 **Telephone Equipment Room Lease, dated December 10, 1981, coterminous w/Office Lease.
 ***Storage Lease, dated September 25, 1980, coterminous with Office Lease.

* This does not include any parking rights in Omaha Park I Parking Garage, which Landlord may sublet to a tenant on a month-to-month basis.

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