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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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MEMORANDUM OF LEASE

(NOTICE OF AGREEMENT)

THE STATE OF NEBRASKA

COUNTY OF Douglas

THIS MEMORANDUM OF LEASE ("Memorandum") is executed by NETWORK MULTI-FAMILY Corporation, 14275 Midway Suite 440, Dallas, Texas 75244 ("Network Multi-Family") and 1024 DODGE STREET L.P. 1025 LEAVENWORTH OMAHA, NE 68102 ("Client").

WITNESSETH

1. Network Multi-Family and Client have entered into that certain ALARM Services Agreement (the "Agreement") dated December 31, 1998, whereby Network Multi-Family agreed to install the wiring and equipment and to provide ALARM services to the property commonly known as FORD WAREHOUSE APARTMENTS (the "Property"), located on the tract of real property described on the Legal Property Description (the "Land") attached hereto and made a part hereof for all purposes, and Client agreed to pay to Network Multi-Family certain sums as consideration for such services, such Agreement being incorporated herein by reference for all purposes.

2. The Agreement shall bind, and inure to the benefit of Network Multi-Family's and Client's heirs, successors, legal representatives and assigns, including any subsequent owner of the Property and the Land.

3. Client shall inform any subsequent owner of the Property and the Land of the terms and provisions of the Agreement. In the event Client fails to so inform subsequent owners, however, this Memorandum shall be deemed to be adequate notice of the existence of the Agreement and such terms and provisions. Upon acquisition of fee simple title to the Property and the Land by any such subsequent owner, such subsequent owner agrees to be bound by the terms and provisions of the Agreement.

4. Nothing contained herein shall be construed to release the Client from its obligations under the Agreement until such time as Network Multi-Family executes a document releasing Client from its obligations.

5. The Agreement shall be subordinate to any mortgage, deed of trust, security agreement or other lien affecting the Property or the Land.

6. This Memorandum is not intended to alter any of the terms and provisions of the Agreement, but is to serve as notice of those terms and provisions.

7. A true and accurate copy of the Agreement may be obtained at the office of Network Multi-Family at 14275 Midway Suite 440, Dallas, Texas 75244.

EXECUTED this Dec 31st day of December, 1998

1024 DODGE STREET L.P.
By: 1024 Dodge Street General Partner Corp.
Its: General Partner

By: [Signature]
SIGNATURE
Todd Heistand
TYPE OR PRINT NAME
Its: Vice President
TYPE OR PRINT TITLE

NETWORK MULTI-FAMILY CORPORATION
a Delaware Corporation

By: [Signature]
SIGNATURE
Steve V. Williams
TYPE OR PRINT NAME
Its: President
TYPE OR PRINT TITLE

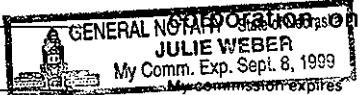
NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

THE STATE OF Nebraska
COUNTY OF Douglas
This instrument was acknowledged before me on [Date], 1998 by Todd Heistand, V. President of 1024 Dodge Street General Partner Corp. 1024 Dodge Street L.P. a gen. ptrn. on behalf of said L.P.

THE STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on January 29, 1999 by Steve V. Williams, President of NETWORK MULTI-FAMILY CORPORATION, a Delaware Corporation, on behalf of said corporation.

My commission expires Sept 8, 1999
Notary Public, State of Nebraska
Julie Weber
Type or print name of Notary



[Signature]
Notary Public, State of Texas
Gina Massey
Type or print name of Notary

11-14-99
Date

EXHIBIT A

LEGAL DESCRIPTION OF APARTMENT COMPLEX

Ford Building Addition, Lot 1, Block 92, in the City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, being a re-plat of Lots 3, 4, 5, and 6, Block 92, in the City of Omaha.