



THIS DEED OF TRUST SHALL SECURE THE FOLLOWING INDEBTEDNESS AND OBLIGATIONS:

(a) The payment of the debt to the Beneficiary evidenced by the Trustor's Promissory Note (the "Promissory Note") dated on or about the date hereof, in the principal sum of Four Million Five Hundred Thousand and 00/100 Dollars (\$4,500,000.00) together with interest, and upon the terms provided in the Note and any and all renewals, modifications and extensions of the Note;

(b) The performance of each agreement between the Trustor and Beneficiary and the performance of the covenants of the Trustor in this Deed of Trust;

(c) The payment of any sum or sums with interest thereon which may later arise under the terms of this Deed of Trust or may be advanced to be secured by this Deed of Trust.

The indebtedness and the obligations secured by this Deed of Trust which are described in (a) through (c) above may be referred to herein as the "Secured Obligations."

SECTION 1. REPRESENTATIONS, WARRANTIES, COVENANTS AND AGREEMENTS OF TRUSTOR.

To protect the security of this Deed of Trust, Trustor hereby covenants, represents, warrants and agrees as follows:

1.1 Obligation. Trustor shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, and all other charges and fees provided in the Note or secured by this Deed of Trust, and the principal of and interest on any future advances secured by this Deed of Trust

1.2 Warranty of Title. Trustor is lawfully seized and possessed of good and indefeasible title and estate to the Property hereby conveyed and has the right to grant and convey the Property; the Property is free and clear of all liens and encumbrances; and Trustor shall warrant and defend the title to the Property against all claims and demands.

1.3 Maintenance of Property.

1.3.1 Good Condition or Repair. Trustor shall keep the Property in good condition and repair; shall not commit or suffer waste; shall not do or allow anything to be done which will increase the risk of fire or other casualty to the Property or diminish the value of the Property except reasonable wear and tear and may add any building or improve the Property so long as the same are done in accordance with the applicable codes, rules and regulations of proper governmental authority.

1.3.2 Condemnation. If the Property or any part thereof is condemned, Trustor shall give immediate written notice of the event, to the Beneficiary. Trustor shall pay any proceeds from the condemnation award to the Beneficiary.

1.3.3 Inspection. The Beneficiary or its representative is hereby authorized to enter upon and inspect the Property at any time during normal business hours.

## EXHIBIT A

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER, THENCE ALONG THE WEST LINE OF SAID QUARTER ON AN ASSIGNED BEARING OF N02°56'39"W, A DISTANCE OF 1630.82 FEET; THENCE N87°03'23"E, A DISTANCE OF 91.35 FEET; THENCE N69°40'20"E, A DISTANCE OF 81.96 FEET; THENCE S77°21'50"E, A DISTANCE OF 176.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 15°17'29", A RADIUS OF 100.00, AN ARC LENGTH OF 26.69 FEET, A CHORD LENGTH OF 26.61 FEET, AND A CHORD BEARING OF S04°59'25"W; THENCE ON SAID CURVE, A DISTANCE OF 26.69 FEET; THENCE S02°39'19"E, A DISTANCE OF 162.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 11°36'54", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 40.54 FEET, A CHORD LENGTH OF 40.48 FEET AND A CHORD BEARING OF S03°09'08"W; THENCE ON SAID CURVE, A DISTANCE OF 40.54 FEET; THENCE S08°57'35"W, A DISTANCE OF 105.09 FEET; THENCE S81°02'26"E, A DISTANCE OF 140.02 FEET; THENCE N17°37'30"E, A DISTANCE OF 43.92 FEET; THENCE N87°22'19"E, A DISTANCE OF 118.55 FEET; THENCE N23°25'46"E, A DISTANCE OF 25.26 FEET; THENCE S66°34'14"E, A DISTANCE OF 145.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 03°23'48", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 17.78 FEET, A CHORD LENGTH OF 17.78 FEET AND A CHORD BEARING OF N25°07'40"E; THENCE ON SAID CURVE, A DISTANCE OF 17.78 FEET; THENCE N26°49'34"E, A DISTANCE OF 26.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 36°28'29", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 185.75 FEET, A CHORD LENGTH OF 182.79 FEET, AND A CHORD BEARING OF N44°43'48"E; THENCE ON SAID CURVE, A DISTANCE OF 185.75 FEET; THENCE N62°18'03"E, A DISTANCE OF 78.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 43°11'44", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 150.78 FEET, A CHORD LENGTH OF 147.24 FEET, AND A CHORD BEARING OF N83°53'55"E; THENCE ON SAID CURVE, A DISTANCE OF 150.78 FEET; THENCE S75°11'03"E, A DISTANCE OF 6.61 FEET; THENCE S14°08'06"W, A DISTANCE OF 169.06 FEET; THENCE N87°20'41"E, A DISTANCE OF 525.41 FEET; THENCE N57°54'58"E, A DISTANCE OF 149.44 FEET; THENCE S42°07'56"E, A DISTANCE OF 140.35 FEET; THENCE S68°42'38"E, A DISTANCE OF 54.13 FEET; THENCE S69°22'10"E, A DISTANCE OF 148.31 FEET; THENCE S80°27'15"E, A DISTANCE OF 133.26 FEET; THENCE N88°12'41"E, A DISTANCE OF 201.92 FEET; THENCE N 55°36'39"E, A DISTANCE OF 25.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 14°06'56", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 49.27 FEET, A CHORD LENGTH OF 49.15 FEET, AND A CHORD BEARING OF S41°27'17"E; THENCE ON SAID CURVE, A DISTANCE OF 49.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°33'37", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 19.41 FEET, A CHORD LENGTH OF 19.40 FEET, AND A CHORD BEARING OF S45°43'56"E; THENCE ON SAID CURVE, A DISTANCE OF 19.41 FEET; THENCE N47°02'53"E, A DISTANCE OF 210.90 FEET; THENCE S46°50'54"E, A DISTANCE OF 88.46 FEET; THENCE N87°02'43"E, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER; THENCE ALONG SAID EAST LINE S02°57'17"E, A DISTANCE OF 344.77 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID QUARTER S87°34'32"W, A DISTANCE OF 517.04 FEET; THENCE PARALLEL TO THE EAST LINE OF SAID QUARTER S02°57'17"E, A DISTANCE OF 843.44 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER; THENCE ALONG THE SAID SOUTH LINE S87°34'32"W, A DISTANCE OF 2135.52 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 70.205 ACRES, 1.879 ACRES OF WHICH IS COUNTY RIGHT-OF-WAY, MORE OR LESS.