



BK 0944 PG 655



MISC 1990 21375

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

M E M O R A N D U M O F L E A S E

THIS MEMORANDUM OF LEASE, dated as of September 27, 1990, by and between CENTER ROAD RETAIL DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, (hereinafter called "Landlord"), and YOUNKERS, INC., a Delaware corporation, (hereinafter called "Tenant").

1. By that certain Lease Agreement (hereinafter called the "Lease") dated September 27, 1990, Landlord has leased to Tenant, and Tenant has leased from Landlord, for a term commencing upon the "Term Commencement Date" (as defined in the Lease) and, unless extended or sooner terminated under the provisions thereof, continuing thereafter until the expiration of the twentieth (20th) "Lease Year" (as defined in the Lease), certain premises comprising part of the Oak View Shopping Center, which premises are within the following described tract of land located in Douglas County, Nebraska:

Lot Three (3) in Oak View, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. The plat of Oak View Subdivision was filed August 15, 1990, in Book 1880, at Pages 670 A and 670 B, in the office of the Register of Deeds of Douglas County, Nebraska;

together with certain non-exclusive rights to use the Common Areas (as defined in, and subject to the terms of, the Lease) within the Shopping Center (as defined in the Lease), which Common Areas are within the following described tract of land located in Douglas County, Nebraska:

Lots One (1) through Fourteen (14), inclusive, in Oak View, a Subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. The plat of Oak View Subdivision was filed August 15, 1990, in Book 1880, at Pages 670 A and 670 B, in the office of the Register of Deeds of Douglas County, Nebraska;

2. The Lease grants to Tenant options to extend the term thereof from the date upon which it would otherwise expire for eight (8) separate successive additional periods of five (5) years each upon and subject to the terms and conditions stated in the Lease.

3. The recording of this Memorandum of Lease shall serve as notice to the public of the rights and obligations of the parties hereto, as those rights and obligations are more particularly described in the Lease, and in no way affects, modifies or amends any provision of the Lease, which shall in all respects be controlling.

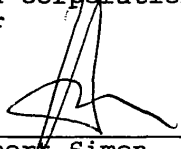
IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be duly executed and sealed as of the day and year first above written.

LANDLORD:

CENTER ROAD RETAIL DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership

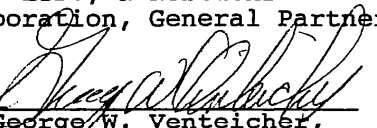
By: CENTER-SIMON RETAIL DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, General Partner

By: CS RETAIL DEVELOPERS, INC., an Indiana corporation, General Partner

By: 
Herbert Simon, President

BY: KV-CENTER ASSOCIATES, a Nebraska general partnership, General Partner

BY: KVI, LTD., a Nebraska corporation, General Partner

BY: 
George W. Venteicher, President

BY: OLD MILL ASSOCIATES, a
Nebraska general partnership,
General Partner

BY: *George W. Venteicher*
George W. Venteicher,
Partner

BY: *Frank R. Krejci*
Frank R. Krejci, Partner

TENANT:

YOUNKERS, INC., a Delaware
corporation

ATTEST:

By: *[Signature]*
Tom Gould, President

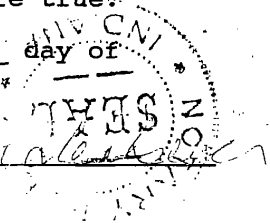
ao Bamber
Secretary VP

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for the State, personally
appeared Herbert Simon, President of CS RETAIL DEVELOPERS, INC.,
an Indiana corporation and General Partner of CENTER-SIMON RETAIL
DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership
and General Partner of CENTER ROAD RETAIL DEVELOPERS LIMITED
PARTNERSHIP, an Indiana limited partnership, who acknowledged
execution of the foregoing instrument for and on behalf of said
corporation and partnerships, and who having been duly sworn,
stated that the representations therein contained are true.

WITNESS my hand and notarial seal this 30 day of NOV
October 1990.

[Signature]
Notary Public



My Commission Expires
CHRISTINE NEIDENBERGER, Notary Public
County of Residence: Marion
My Commission Expires March 27, 1993

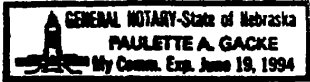
STATE OF Nebraska)
)
COUNTY OF Douglas)

SS:

Before me, a Notary Public in and for the State, personally appeared George W. Venteicher, President of KVI, LTD, a Nebraska corporation and General Partner of KV-CENTER ASSOCIATES, a Nebraska general partnership and General Partner of CENTER ROAD RETAIL DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, who acknowledged execution of the foregoing instrument for and on behalf of said corporation and partnerships, and who having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and notarial seal this 27th day of September 1990.

My Commission Expires:



Paulette A. Gacke
Notary Public

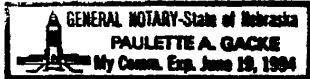
STATE OF Nebraska)
)
COUNTY OF Douglas)

SS:

Before me, a Notary Public in and for the State, personally appeared George W. Venteicher, a Partner of OLD MILL ASSOCIATES, a Nebraska general partnership and General Partner of KV-CENTER ASSOCIATES, a Nebraska general partnership and General Partner of CENTER ROAD RETAIL DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, who acknowledged execution of the foregoing instrument for and on behalf of said corporation and partnerships, who having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and notarial seal this 27th day of September, 1990.

My Commission Expires:



Paulette A. Gacke
Notary Public

STATE OF Nebraska)
COUNTY OF Douglas)

SS:

Before me, a Notary Public in and for the State, personally appeared Frank Krejci, a General Partner of OLD MILL ASSOCIATES, a Nebraska general partnership and General Partner of KV-CENTER ASSOCIATES, a Nebraska general partnership and General Partner of CENTER ROAD RETAIL DEVELOPERS LIMITED PARTNERSHIP, an Indiana limited partnership, who acknowledged execution of the foregoing instrument for and on behalf of said corporation and partnerships, and who having been duly sworn, stated that the representations therein contained are true.

Sept. WITNESS my hand and notarial seal this 27th day of 1990.

My Commission Expires:
GENERAL NOTARY-State of Nebraska
PAULETTE A. GACKE
My Comm. Exp. June 19, 1994

Paulette Gacke
Notary Public

STATE OF IOWA)
COUNTY OF POLK) SS:

Before me, a Notary Public in and for the State, personally appeared Tom Gould, President of YOUNKERS, INC., a Delaware corporation, who acknowledged execution of the foregoing instrument for and on behalf of said corporation, and who having been duly sworn, stated that the representations therein contained are true.

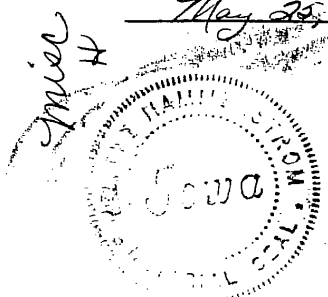
21375

WITNESS my hand and notarial seal this 5th day of Nov., 1990.

My Commission Expires:

May 25, 1992

Jeanne Hamerston
Notary Public



944 N _____ C/O _____ FEE _____
655-659 Comp DEL VK MC
OF Misc COMP _____ F/B M1-28224

32.00

GEORGE J. RUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

NOV 16 12 33 PM '90

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