

AMENDMENT TO MASTER DEED

The undersigned being the declarant or successor to the declarant under that certain Master Deed dated the 27th day of December, 1983, recorded at Book 1721, Page 280 and amended by instrument dated the 17th day of July, 1984, recorded July 18, 1984, at Book 714, Page 377 in the records of the Douglas County Register of Deeds pursuant to a reserved declarant right and further pursuant to a vote of the majority of the membership of the Condominium owners do hereby amend said Master Deed in the following particulars, to wit:

1. The North Tower and the property abutting the North Tower as set forth on Exhibit "A" prime is hereby removed and deleted from the condominium regime except for that portion of the underground parking below the North Tower as set forth on Exhibit "B" prime. The Exhibit "A" prime property shall be subject to existing encroachments and overhangs, such as they may be, protruding from the South Tower. The South Tower is subject to existing encroachments and overhangs such as they may be, including support for the existing first floor of the North Tower and the stairway set forth in Exhibit "G," prime and subject to the duty and obligation to continue to provide utility service originating from the South Tower pursuant to paragraph 6. This transfer out of the condominium is subject to encroachments, if any, from or into the South Tower, a mutual easement for support (to the extent necessary) and subject to a non-exclusive easement shown on Exhibit "C" prime in favor of the unit owners association for access to and over the drive to the 14 stalls shown on Exhibit "B," prime and subject to the easement for parking set forth in paragraph 4.

2. The underground parking represented by Exhibit "B" prime is hereby divided into individual unit stalls which shall be and are subject to the following covenant and restriction: "The stalls may only be purchased by residents of the remaining South Tower residential condominium units and until purchase by such owners or users shall be held by the declarant or the declarant's successor and made available on a leased basis for use by the owners and users of the South Tower residential condominium units."

3. The burdens and benefits of ownership and the percentage of liability for common area assessment and voting power is hereby restructured and reassessed pursuant to the attached Exhibit "D" prime to reflect the removal of the North Tower condominium units and the subdivision and creation of the 14 parking units above referenced.

4. The surface parking currently existing as set forth on Exhibit "E" prime is subject to a non-exclusive easement in favor of the remaining South Tower condominium units for parking, ingress and egress, provided however the use and enjoyment of

this easement is subject to the obligation of the South Tower unit owners association (Twin Towers Condominium Association or its successor) on behalf of the South Tower condominiums paying for 1/2 of the cost of maintenance of said surface parking shown on Exhibit "E" prime and paying 1/2 the cost of maintenance for the areas covered by the Exhibit "C" prime easement.

5. The property set forth in Exhibit "F" prime is hereby dedicated to the remaining South Tower condominium (Twin Towers Condominium) as additional surface parking and as a common area for the benefit of the owners and users of the South Tower condominium and the unit owners association which shall be responsible for ownership and operation of same. This dedication is subject to all matters of record.

6. The North Tower building has its own water, sewer and electrical services but shares heating and air conditioning services with the South Tower. The owners of the North Tower shall remain liable for its prorata share of heating and air conditioning consumed to the extent such consumption is not separately metered and for a prorata share of any assessment for repair, reconstruction or replacement of the heating and air conditioning systems serving the North and South Towers jointly, provided however, the actual consumption of the North Tower may be metered or monitored pursuant to a Honeywell Equipment Monitoring System or its equivalent, which is to measure the consumption by the North Tower of utilities which are not separately metered. Data generated by such metering shall form the basis for sharing and assessment. The owners of the North Tower may provide for their own service and source of heating and air conditioning and thereby void the obligations set forth in this Paragraph 6. Assessment of the North Tower for reconstruction, replacement and repair shall in no event exceed 26% of assessable costs. The South Tower shall consult with and advise the North Tower owners before pursuing any assessable replacement, reconstruction, and repair improvements.

7. From, on and after the date this amendment is executed and filed of record the owners of the North Tower shall no longer be empowered to vote or otherwise participate in the management and operation of the remaining South Tower condominiums nor shall they be responsible for assessments excepted as set forth in paragraph 6.

8. The above referenced easement across the surface area on Exhibit "E" prime is subject to a reserved exclusive right in favor of the owners of the North Tower, their assigns and invitees for surface parking between 8:00 a.m. and 6:00 p.m., Monday through Friday.

Executed this 6th day of January, 1986.

MIDWEST GRANITE INC., an Iowa corporation doing business as Twin Towers Development Company

By: H. Michael Cutler, President

H. Michael Cutler
H. Michael Cutler

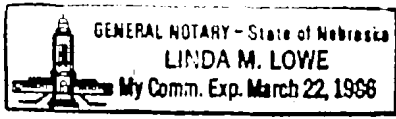
Betty F. Cutler
Betty F. Cutler

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 6 day of JANUARY, 1986, by H. Michael Cutler, President of Midwest Granite, Inc., an Iowa corporation, on behalf of the corporation.

Linda M. Lowe
Notary Public

My Commission Expires:

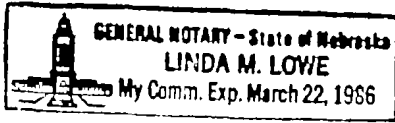


STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 6 day of JANUARY, 1986, by H. Michael Cutler and Betty F. Cutler, who acknowledged the execution thereof to be their voluntary act and deed.

Linda M. Lowe
Notary Public

My Commission Expires:



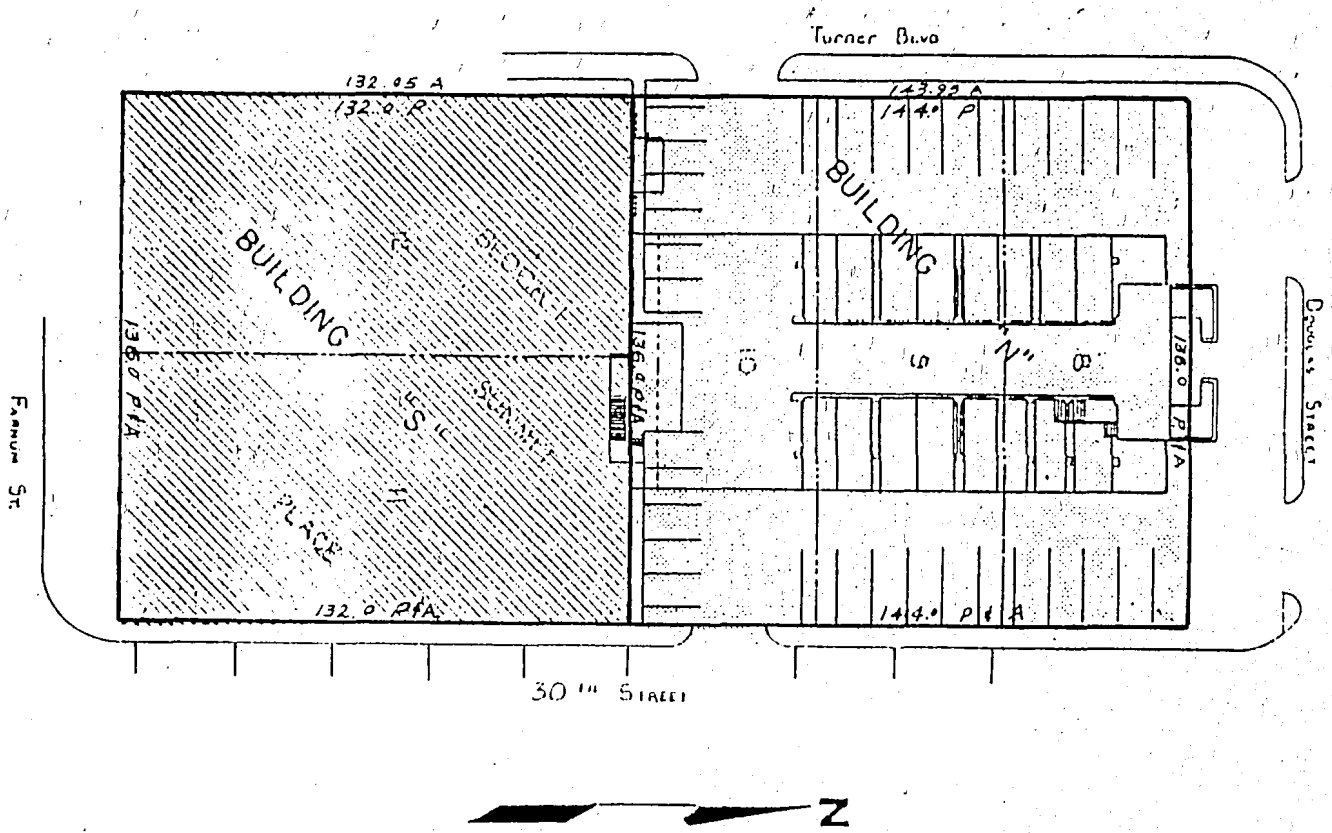
TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

LEGAL DESCRIPTION

North Tower (Building N) - Lots 8, 9 and 10, Block 1, Summit Place, an addition to the City of Omaha, Douglas County, Nebraska, together with rights previously conveyed by the City of Omaha to occupy portions of adjoining street right-of-ways.

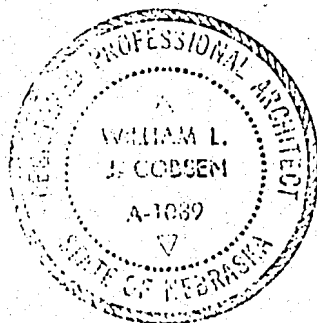
LEGAL DESCRIPTION

South Tower (Building S) - Lots 11 and 12, Block 1, Summit Place, an addition to the City of Omaha, Douglas County, Nebraska.



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 35th day of October, 1989.

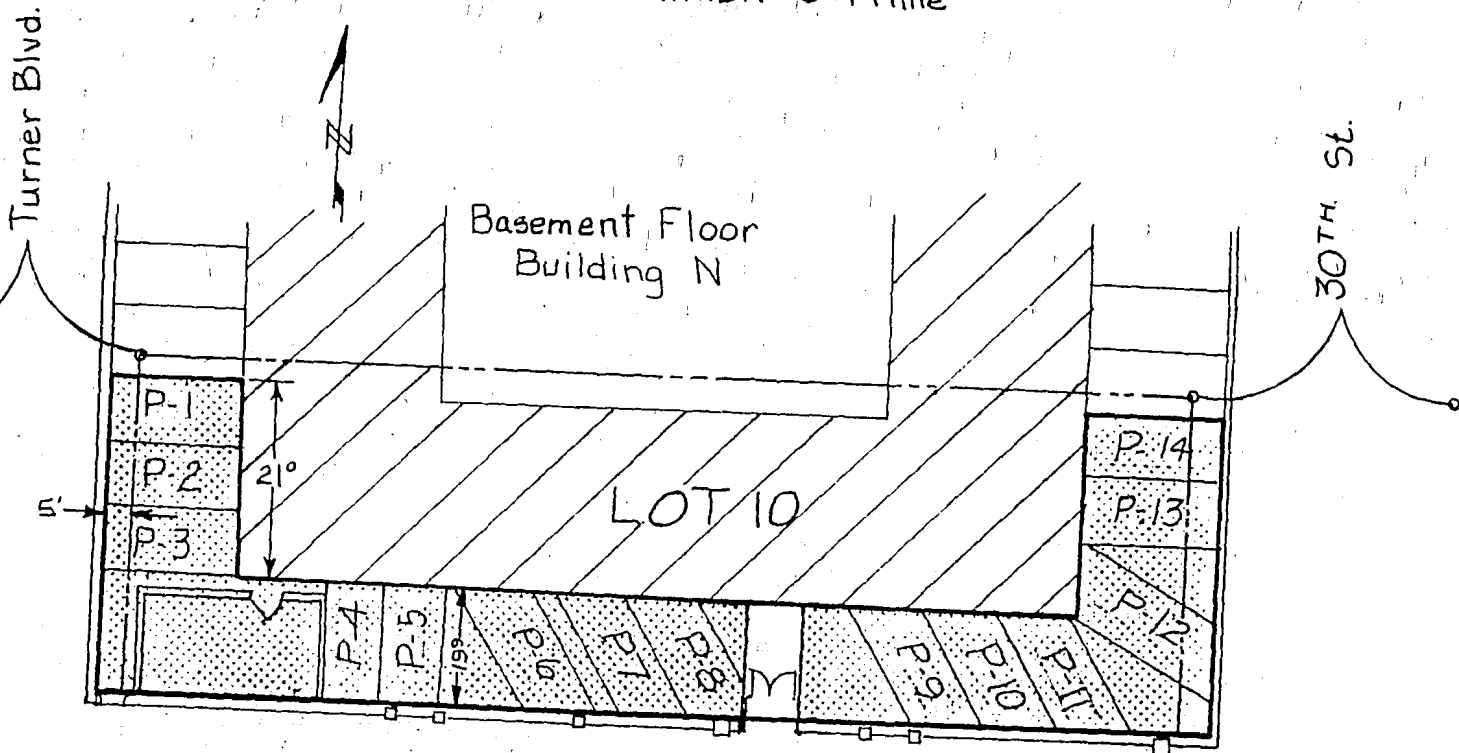


William L. Jacobsen
William L. Jacobsen

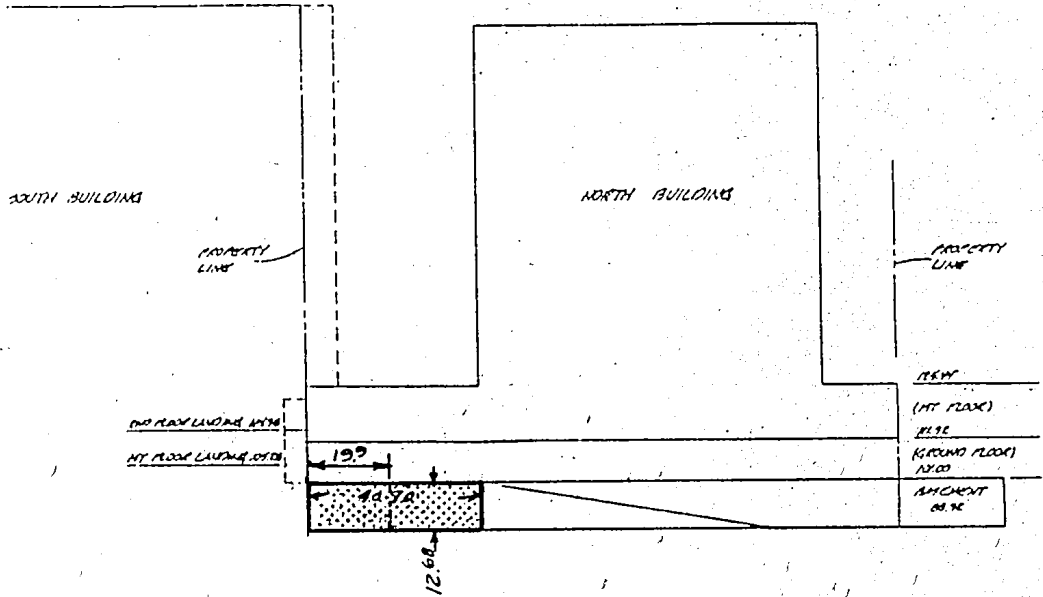
TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNDERGROUND PARKING - The South 19.9 feet of Lot 10, Summit Place Addition to the City of Omaha, Douglas County, Nebraska, together with the North 21.0 feet of the South 40.9 feet of the West 15.0 feet of said Lot 10 and the North 21.0 feet of the South 40.9 feet of the East 15.0 feet of said Lot 10, and together with rights previously conveyed to Twin Towers Condominium Regime by the City of Omaha over and across the West 5.0 feet of 30th Street right-of-way and the East 5.0 feet of Turner Boulevard right-of-way adjoining afore described portions of said Lot 10 on the East and the West, all of the above to be defined as being above the existing floor of the parking garage structure as it may exist from time to time (approximately elevation 88.3) and below the ceiling of said parking garage structure (approximately elevation 99.0). Note: All elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00.

Ingress Egress Easement See Attached Exhibit "C" Prime

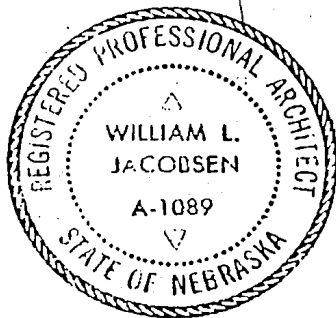


TWIN TOWERS CONDOMINIUM PROPERTY REGIME



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 25th day of October, 1985.



William L. Jacobsen
 William L. Jacobsen

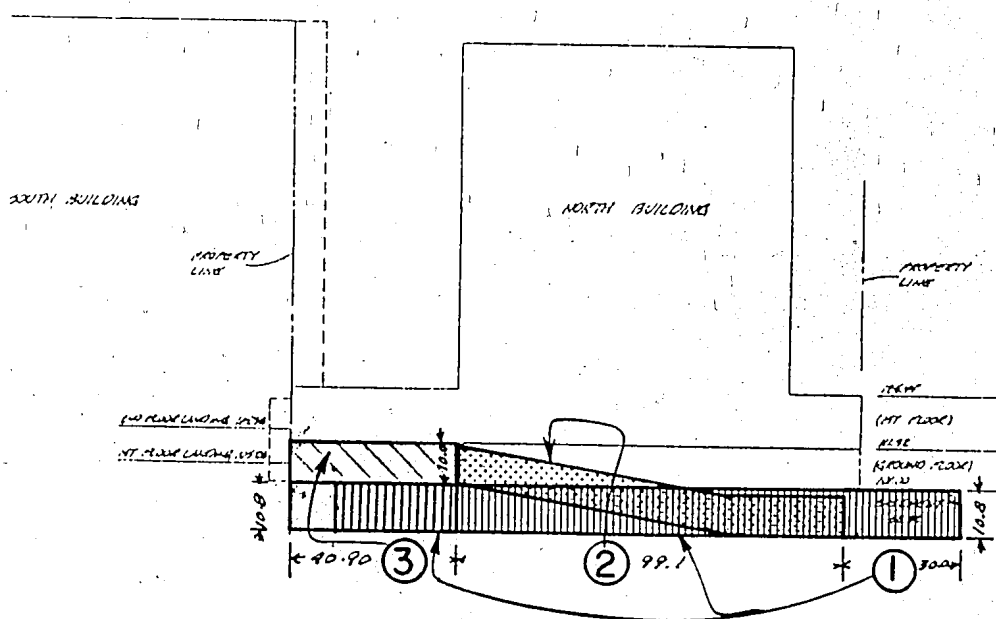
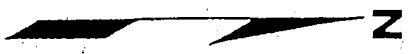
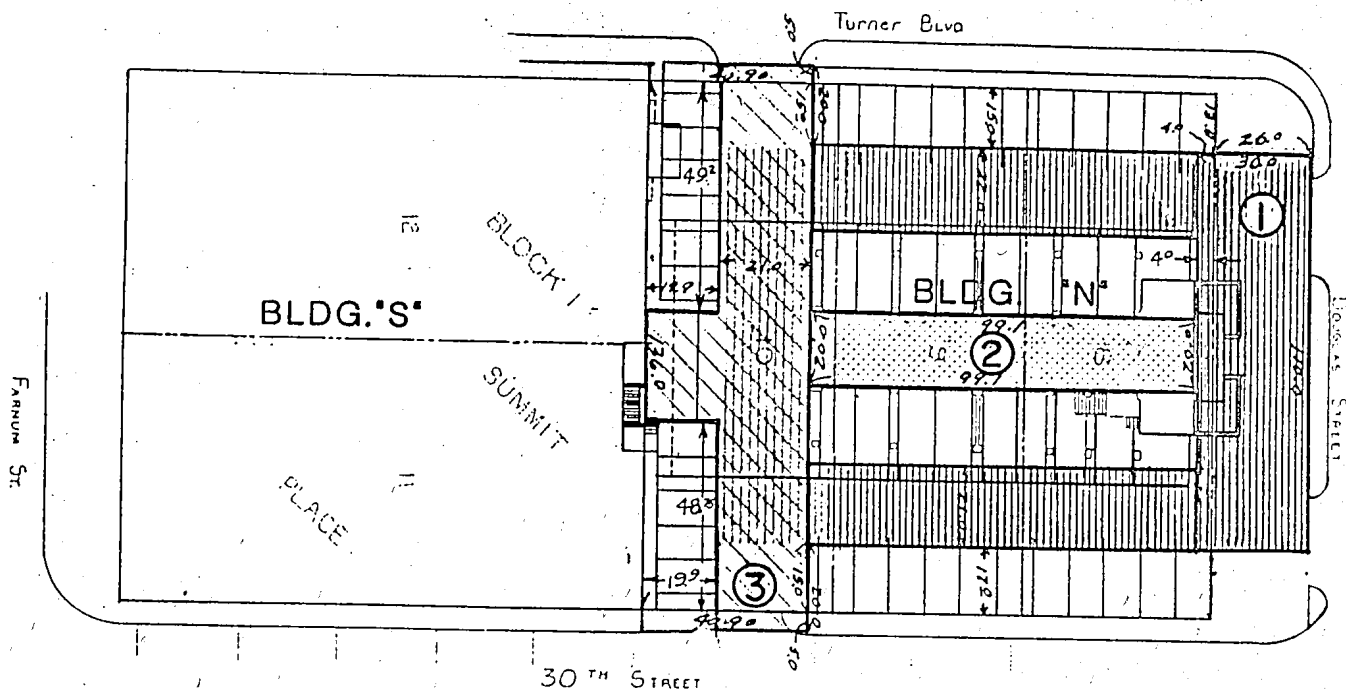
TWIN TOWERS CONDOMINIUM PROPERTY REGIME

1. Ingress and Egress Easement - Parking Garage
2. Ingress and Egress Easement - Ramp to Parking Garage
3. Ingress and Egress Easement

LEGAL DESCRIPTION

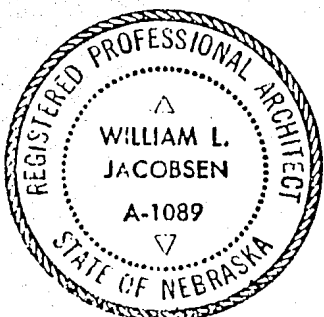
1. INGRESS AND EGRESS EASEMENT - PARKING GARAGE - An Ingress and Egress Easement over and across the North 4.0 feet of the East 106.0 feet of the West 121.0 feet of Lot 8, Block 1, Summit Place, an addition to the City of Omaha, Douglas County, Nebraska, together with rights previously conveyed unto Twin Towers Condominium Regime to ingress and egress over and across the south 26.0 feet of Douglas Street right-of-way adjoining the afore described North 4.0 feet of Lot 8, Block 1, Summit Place on the North, together with the East 22.0 feet of the West 37.0 feet of Lots 8, 9 and 10, said Summit Place except the North 4.0 feet and the South 40.9 feet thereof and together with the West 21.0 feet of the East 38.0 feet of said Lots 8, 9 and 10, Summit Place, except the North 4.0 feet and the South 40.9 feet thereof and together with the North 21.0 feet of the South 40.9 feet of Lot 10, said Summit Place, except the West 15.0 feet and the East 15.0 feet thereof, all of the above lying between the floor of the parking garage structure as it may exist from time to time (approximately elevation 88.3) and the ceiling of the parking garage structure (approximately elevation 99.0). Note: Elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevator being elevation 100.00.
2. INGRESS AND EGRESS EASEMENT - RAMP TO PARKING GARAGE - An ingress and egress easement over, across and 10.0 feet above the existing ramp running from the ground floor parking area to the parking garage below, in Lots 8, 9 and 10, Block 1, Summit Park Addition, to the City of Omaha, Douglas County, Nebraska being 10.0 feet each side and 10.0 feet above a line and plane described as follows: Beginning at a point 40.9 feet North of the South line of said Lot 10 and 68.2 feet East of the West Line of said Lots 8, 9 and 10 at approximately 101.0 (the existing ground floor level as it may exist from time to time); Thence North 99.1 feet along a line that is parallel to the West line of said Lots 8, 9 and 10 and along the floor of the ramp as it may exist from time to time to a point that is 4.0 feet South, from the North line of said Lot 8, at approximately elevation 88.3 (the existing floor of the parking garage as it may exist from time to time) said point being the termination of said easement.
3. The South 40.90 feet of Lot 10, Block 1 Summit Place Addition to the City of Omaha, Douglas County, Nebraska except the South 19.9 feet of the West 49.2 feet of said Lot 10 and the South 19.9 feet of the East 48.75 feet of said Lot 10, and vertically defined as being above the parking surface as it may exist from time to time (approximately elevation 101.0) and below the lower structure of the first floor of Building N (approximately elevation 111.32). Note: Elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00.

TWIN TOWERS CONDOMINIUM PROPERTY REGIME



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 25th day of October, 1986.



William L. Jacobsen
 William L. Jacobsen

The total basic value of the entire Condominium Regime is \$734,045; and the basic value of each apartment in the Condominium Regime; the percentage which each apartment shall share in the expenses of, and the rights in, common elements; the votes each unit owner(s) is entitled to; and the approximate square feet of each apartment in The Twin Tower Condominium Association, Inc., are as follows:

APARTMENT UNIT NO.	UNIT TYPE	BASIC VALUE	PERCENT	VOTES	APPRO SQ.FT
✓SBA	COMM	1720	0.23	23	860
✓SBC	COMM	4960	0.68	68	2480
✓SCB	COMM	14060	1.92	192	7030
✓S1A	COMM	2678	0.36	36	595
✓S1B	COMM	27000	3.68	368	6000
✓S1C	COMM	21150	2.88	288	4700
✓S1D	COMM	4635	0.63	63	1030
✓S2A*	8	4485	0.61	61	690
✓S2B*	10	4290	0.59	59	660
✓S2C	11	3445	0.47	47	530
✓S2D	1	4583	0.62	62	705
✓S2E*	2	4583	0.62	62	705
✓S2F*	3	4583	0.62	62	705
✓S2G	4	4453	0.61	61	685
✓S2H	5	6045	0.82	82	930
✓S2I*	6	4095	0.56	56	630
✓S2J*	7	4615	0.63	63	710
✓S2K*	6R	4095	0.56	56	630
✓S2L	5R	6045	0.82	82	930
✓S2M	4R	4453	0.61	61	685
✓S2N*	3R	4583	0.62	62	705
✓S2O*	2R	4583	0.62	62	705
✓S2P	1R	4583	0.62	62	705
✓S2Q	9	3575	0.49	49	550
✓S2R*	10R	4290	0.59	59	660
✓S3A*	8	4160	0.57	57	640
✓S3B*	10	4290	0.58	58	660
✓S3C	11	3445	0.47	47	530
✓S3D	1	4583	0.62	62	705
✓S3E*	2	4583	0.62	62	705
✓S3F*	3	4583	0.62	62	705
✓S3G	4	4453	0.61	61	685
✓S3H	5	6045	0.82	82	930
✓S3I*	6	4095	0.56	56	630
✓S3J*	7	4615	0.63	63	710
✓S3K*	6R	4095	0.56	56	630
✓S3L	5R	6045	0.82	82	930
✓S3M	4R	4453	0.61	61	685
✓S3N*	3R	4583	0.62	62	705
✓S3O*	2R	4583	0.62	62	705
✓S3P	1R	4583	0.62	62	705
✓S3Q	9	3575	0.49	49	550
✓S3R*	10R	4290	0.59	59	660
✓S4A*	8	4485	0.61	61	690
✓S4B*	10	4290	0.59	59	660
✓S4C	11	3445	0.47	47	530
✓S4D	1	4583	0.62	62	705
✓S4E*	2	4583	0.62	62	705
✓S4F*	3	4583	0.62	62	705
✓S4G	4	4453	0.61	61	685
✓S4H	5	6045	0.82	82	930
✓S4I*	6	4095	0.56	56	630
✓S4J*	7	4615	0.63	63	710
✓S4K*	6R	4095	0.56	56	630
✓S4L	5R	6045	0.82	82	930
✓S4M	4R	4453	0.61	61	685
✓S4N*	3R	4583	0.62	62	705

✓S40*	2R	4583	0.62	62	705
✓S4P	1R	4583	0.62	62	705
✓S4Q	9	3575	0.49	49	550
✓S4R*	10R	4290	0.59	59	660
✓S5A*	8	4485	0.61	61	690
✓S5B*	10	4290	0.59	59	660
✓S5C	11	3445	0.47	47	530
✓S5D*	1	4583	0.62	62	705
✓S5E*	2	4583	0.62	62	705
✓S5F*	3	4583	0.62	62	705
✓S5G	4	4453	0.61	61	685
✓S5H	5	6045	0.82	82	930
✓S5I*	6	4095	0.56	56	630
✓S5J*	7	4615	0.63	63	710
✓S5K*	6R	4095	0.56	56	630
✓S5L*	5R	6045	0.82	82	930
✓S5M	4R	4453	0.61	61	685
✓S5N*	3R	4583	0.62	62	705
✓S5O*	2R	4583	0.62	62	705
✓S5P	1R	4583	0.62	62	705
✓S5Q	9	3575	0.49	49	550
✓S5R*	10R	4290	0.59	59	660
✓S6A*	8	4485	0.61	61	690
✓S6B*	10	4290	0.59	59	660
✓S6C	11	3445	0.47	47	530
✓S6D	1	4583	0.62	62	705
✓S6E*	2	4583	0.62	62	705
✓S6F*	3	4583	0.62	62	705
✓S6G	12	7833	1.07	107	1205
✓S6H	13	9523	1.30	130	1465
✓S6I*	14	7508	1.02	102	1155
✓S6J*	15	7280	0.99	99	1120
✓S6K*	14R	7508	1.02	102	1155
✓S6L	13R	9523	1.30	130	1465
✓S6M	12R	7833	1.07	107	1205
✓S6N*	3R	4583	0.62	62	705
✓S6O*	2R	4583	0.62	62	705
✓S6P	1R	4583	0.62	62	705
✓S6Q	9	3575	0.49	49	550
✓S6R*	10R	4290	0.59	59	660
✓S7A*	16	5038	0.69	69	775
✓S7B	21	5915	0.81	81	910
✓S7C*	20	8028	1.09	109	1235
✓S7D*	19	4453	0.61	61	685
✓S7E*	18	9360	1.28	128	1440
✓S7F*	18R	9360	1.28	128	1440
✓S7G*	19R	4453	0.61	61	685
✓S7H*	20R	8028	1.09	109	1235
✓S7I	22	6175	0.84	84	950
✓S8A*	16	5038	0.69	69	775
✓S8B*	21	5915	0.81	81	910
✓S8C	20	8028	1.09	109	1235
✓S8D	19	4453	0.61	61	685
✓S8E	18	9360	1.28	128	1440
✓S8F	18R	9360	1.28	128	1440
✓S8G	19R	4453	0.61	61	685
✓S8H	20R	8028	1.09	109	1235
✓S8I*	22	6175	0.84	84	950
✓S9A*	16	5038	0.69	69	775
✓S9B	21	5915	0.81	81	910
✓S9C*	20	8028	1.09	109	1235
✓S9D	23	4095	0.56	56	630
✓S9D1	24	3445	0.46	46	530
✓S9E	17	5655	0.77	77	870
✓S9F	18R	9360	1.28	128	1440
✓S9G*	19R	4453	0.61	61	685
✓S9H*	20R	8028	1.09	109	1235
✓S9I*	22	6175	0.84	84	950
✓S10A*	25	21770	2.97	297	3110
✓S10B*	25R	21770	2.97	297	3110

P1	PARKING	192	.0265	2.65	162
P2	PARKING	192	.0265	2.65	162
P3	PARKING	192	.0265	2.65	162
P4	PARKING	192	.0265	2.65	162
P5	PARKING	192	.0265	2.65	162
P6	PARKING	192	.0265	2.65	162
P7	PARKING	192	.0265	2.65	162
P8	PARKING	192	.0265	2.65	162
P9	PARKING	192	.0265	2.65	162
P10	PARKING	192	.0265	2.65	162
P11	PARKING	192	.0265	2.65	162
P12	PARKING	192	.0265	2.65	162
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P14	PARKING	192	.0265	2.65	162

TOTALS = 734,045 100.00 10,000 125,273

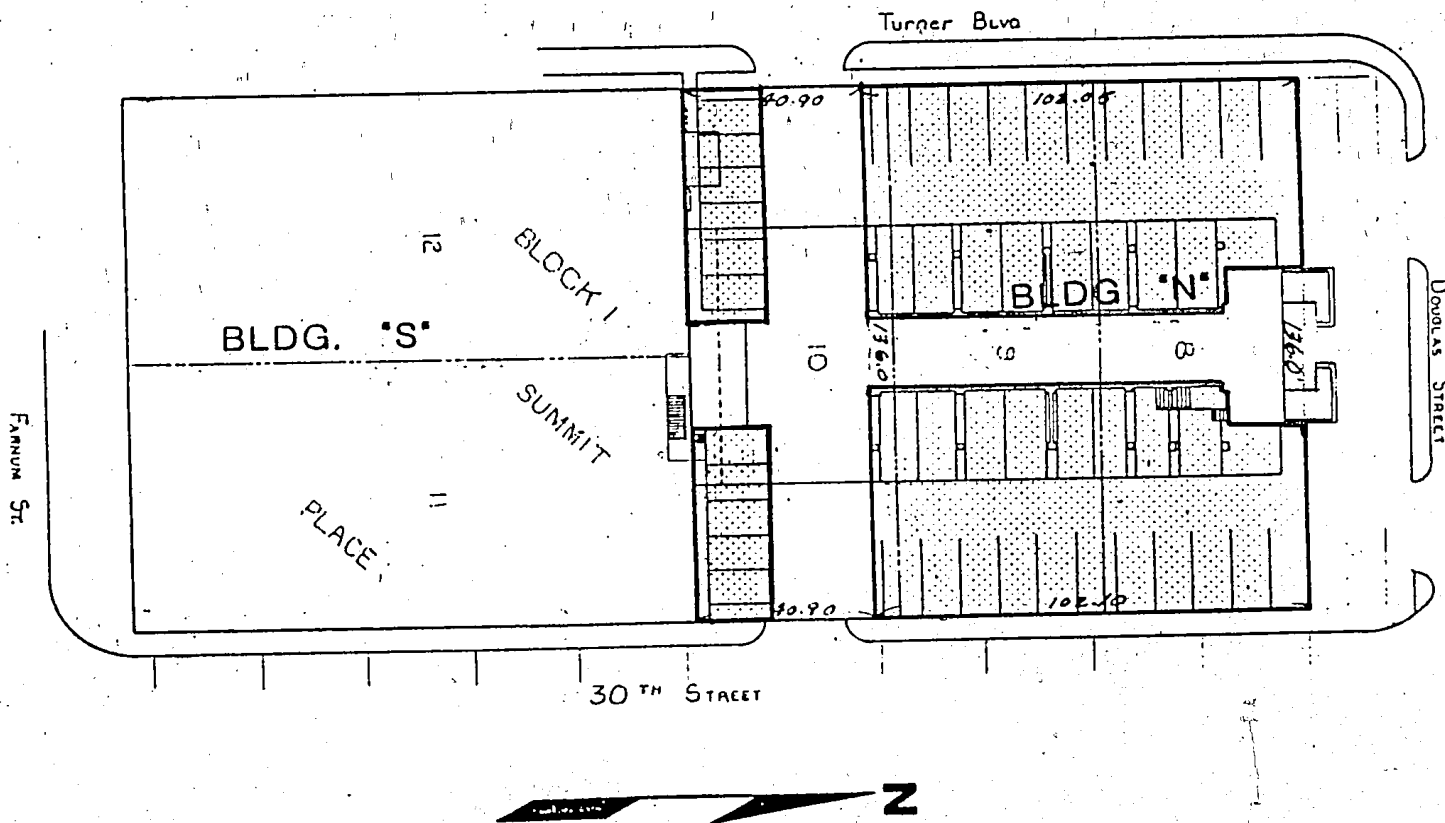
"*" Indicates a balcony in this unit!!

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

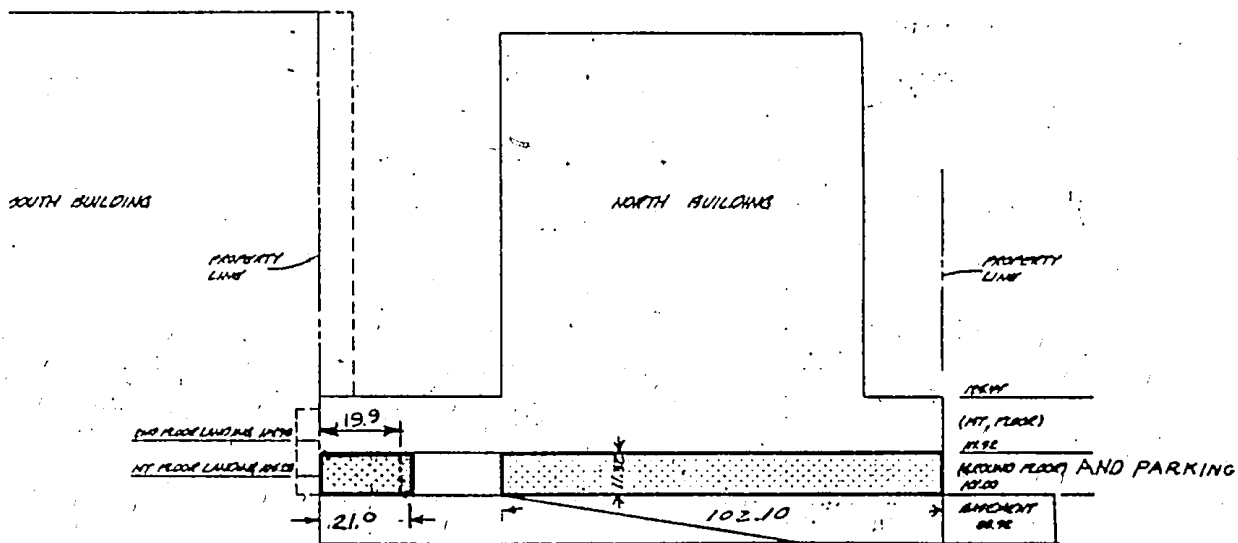
Limited Parking, Ingress and Egress Easement.

LEGAL DESCRIPTION

All of Lots 8, 9 and 10, Block 1, Summit Place addition to the City of Omaha, Douglas County, Nebraska, except the North 21.0 feet of the South 40.90 feet of said Lot 10, and the South 19.90 feet of the West 38.05 feet of the East 86.80 feet of said Lot 10 and except that part presently lying within the confines of the building walls and areas presently occupied by structures at the ground floor level of Building N as indicated hereon and vertically defined as being above parking surface as it may exist from time to time (approximately elevation 101.0) and below the lower structure of the first floor of Building N (approximately elevation 111.32). Note: Elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00

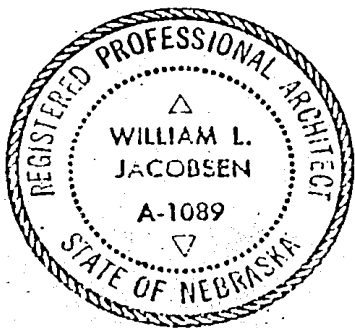


TWIN TOWERS CONDOMINIUM PROPERTY REGIME



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 14th day of October, 1986.



William L. Jacobsen

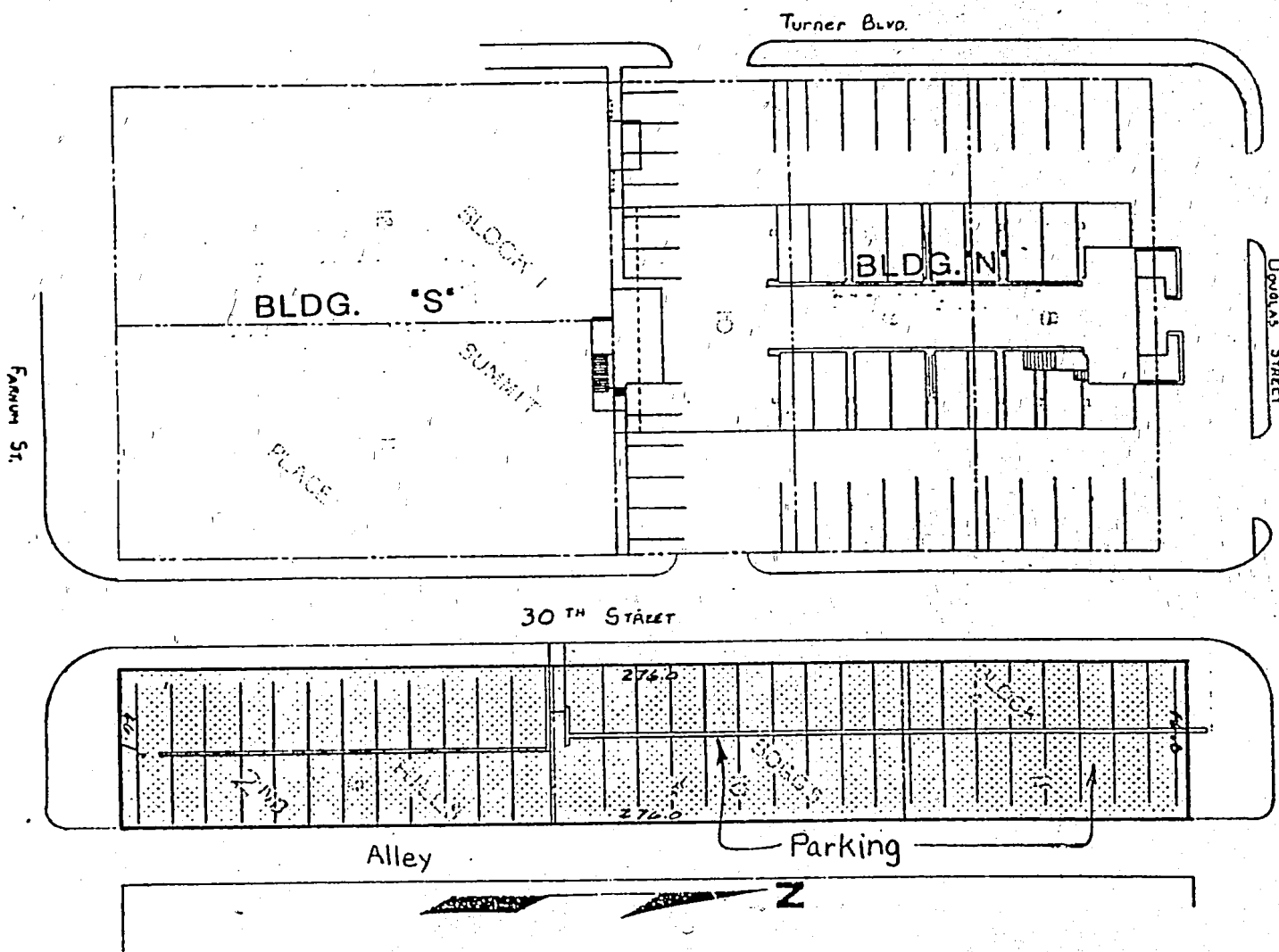
 William L. Jacobsen

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

Parking

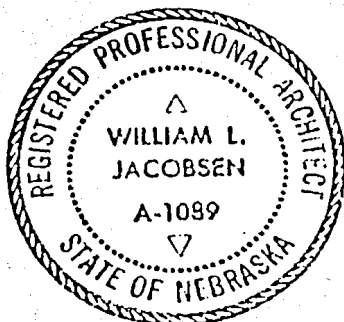
LEGAL DESCRIPTION

Lot 9, 10 and 11, Block 4, Boggs and Hills Second Addition, to the City of Omaha, Douglas County, Nebraska.



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 25th day of October, 1966



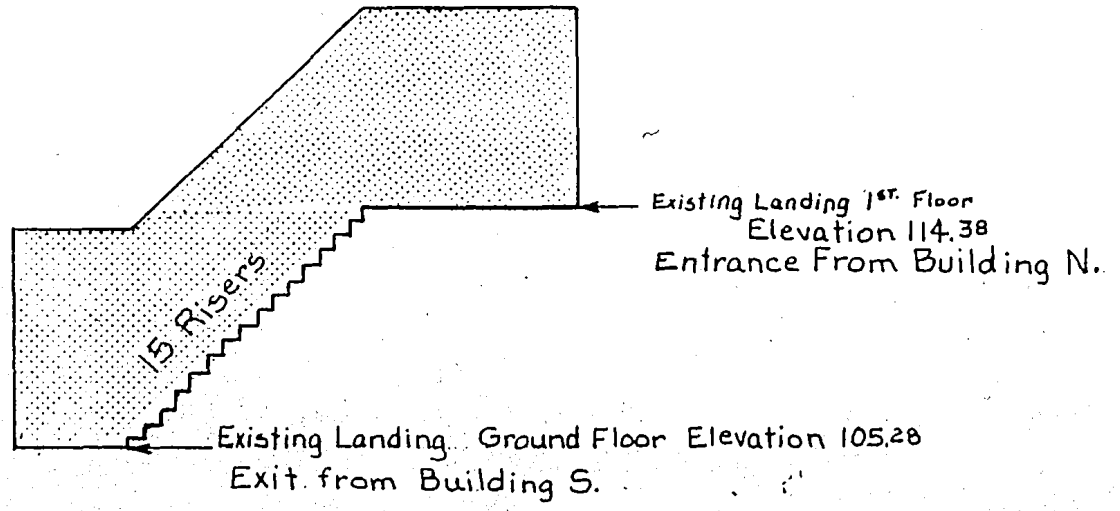
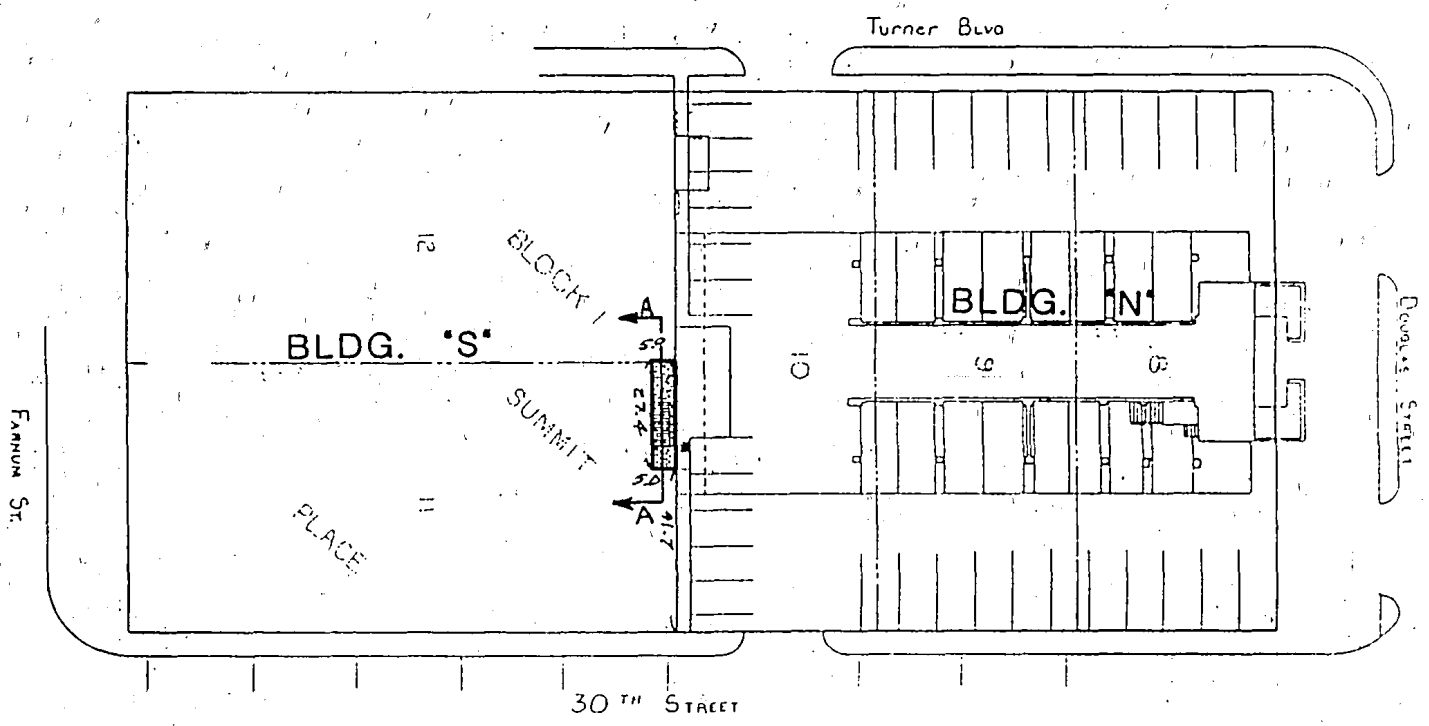
William L. Jacobsen
 William L. Jacobsen

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

Fire Escape Easement.

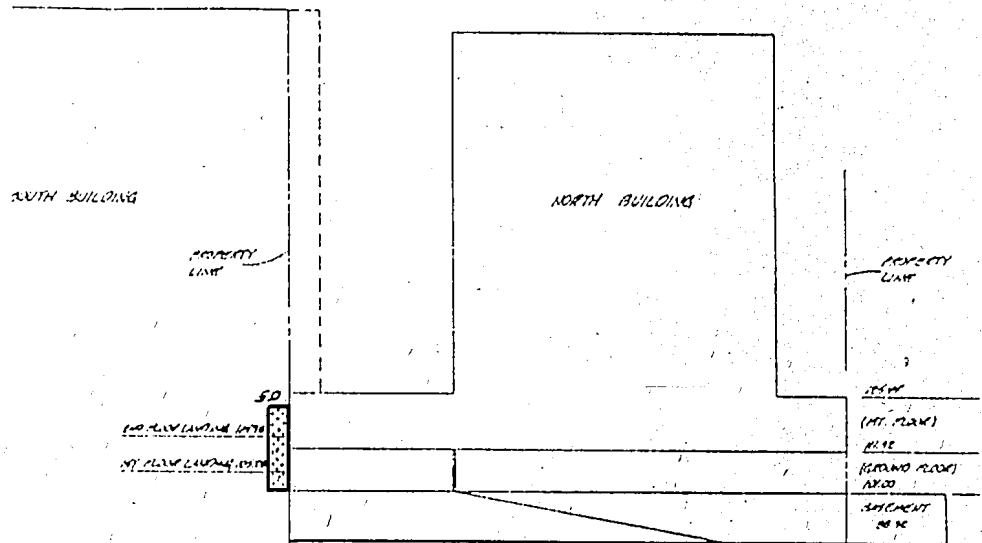
LEGAL DESCRIPTION

An easement for Ingress and Egress over and across the West 27.4 feet of the East 69.1 feet of the North 5.0 feet of Lots 11 and 12, Block 1, Summit Place Addition to the City of Omaha, Douglas County, Nebraska, being defined vertically as shown herein. Note: Elevations shown are relative elevation with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00.



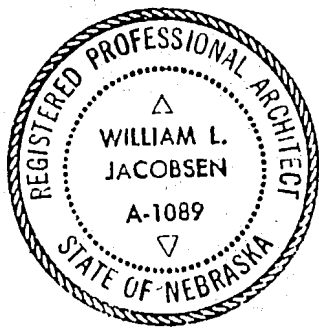
Section A
No Scale

TWIN TOWERS CONDOMINIUM PROPERTY REGIME



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 25th day of October, 1985.



William L. Jacobsen
William L. Jacobsen

BK 762 Del VIC N 89-73 etc Fee 163.50
 PG 260 Indx WIK 89-73 MG Am
 OF Misc Comp Am Comp K.P. LT, P.S., MS
 15/192 2048
 15/193
 47/639
 640
 641

GEORGE J. DUCIEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

1986 JAN -6 PM 4: 29

RECEIVED

214 MISC