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RECEIVED

JUN 9 9 10 AM '95

GEORGE T. ...
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

FILED FOR RECORD AT THE REQUEST OF:
AND WHEN RECORDED RETURN TO:

US WEST NEWVECTOR GROUP
REAL ESTATE/CONSTRUCTION
3350 161ST AVE. S.E.
P.O. BOX 91211
BELLEVUE, WA 98009-2211

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6024 *59-28710*

FEE	25.50	R	TD
DEL		CO	COMP <i>10P</i>
LEGAL PG		SCAN	<i>WEP</i>

NOTICE OF EXERCISE OF OPTION



ORIGINAL

On August 16, 1994 Omaha Cellular Telephone Company, as Optionee/Lessee, and Samuel J. Saad, Jr. as Optionor/Lessor, entered into a Building Option and Lease Agreement of which a Memorandum dated August 16, 1994 was recorded October 26, 1994 under recording No. 1262194304-307 in the records of Douglas County, State of Nebraska.

The Building Option and Lease Agreement concerns the property described on Exhibits A and B which are attached hereto and incorporated herein by this reference.

On September 15, 1994, the Option was exercised and the Optionee/Lessee, Omaha Cellular Telephone Company became Lessee of the property under the terms and conditions specified in the Building Option and Lease Agreement.

Lessee: Omaha Cellular Telephone Company

By: U S WEST NewVector Group, Inc.
General Partner

By: *Richard A. Cummings*
Its: Home Office Real Estate Manager

Date: *2/27/95*

LUNNER TITLE

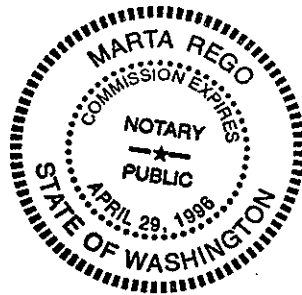
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this 27 of FEBRUARY, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael A. Cummings to me known to be the Home Office Real Estate Manager of U S WEST NewVector Group, Inc., the general partner of Omaha Cellular Telephone Company, the partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Handwritten Signature]

NOTARY PUBLIC in and for the State of Washington
residing at King County
My Commission expires 4/29/96.

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS.

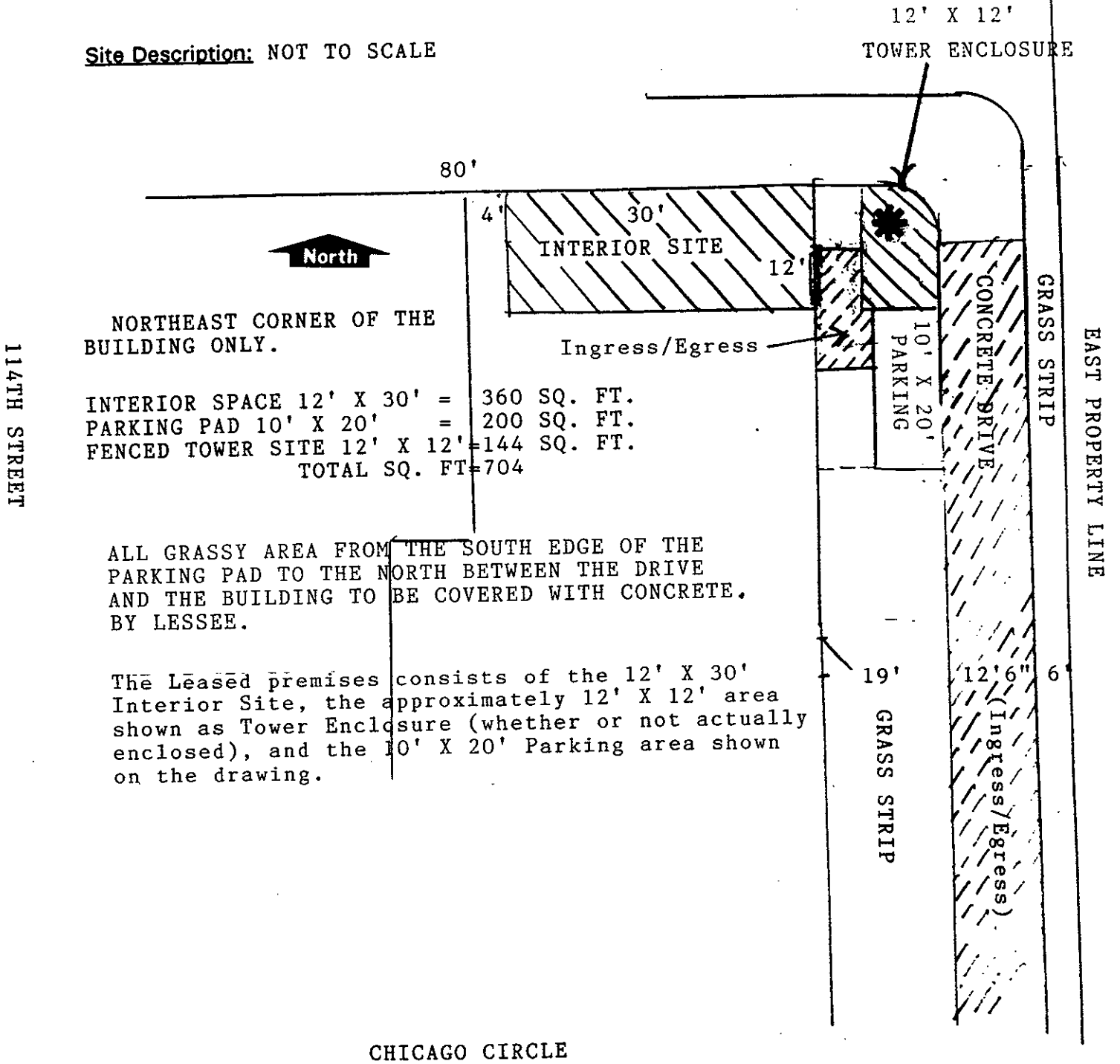
OMACONSUMER

EXHIBIT A

Legal Description:

Lot 1, 114th Plaza, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Site Description: NOT TO SCALE



NORTHEAST CORNER OF THE BUILDING ONLY.

INTERIOR SPACE 12' X 30' = 360 SQ. FT.
PARKING PAD 10' X 20' = 200 SQ. FT.
FENCED TOWER SITE 12' X 12' = 144 SQ. FT.
TOTAL SQ. FT. = 704

ALL GRASSY AREA FROM THE SOUTH EDGE OF THE PARKING PAD TO THE NORTH BETWEEN THE DRIVE AND THE BUILDING TO BE COVERED WITH CONCRETE. BY LESSEE.

The Leased premises consists of the 12' X 30' Interior Site, the approximately 12' X 12' area shown as Tower Enclosure (whether or not actually enclosed), and the 10' X 20' Parking area shown on the drawing.

CHICAGO CIRCLE



THOMPSON, DREESSEN & DORNER, INC.

Consulting Engineers & Land Surveyors

EXHIBIT B

1 OF 2

January 4, 1995

Roger Pawek
Design 1 Of Edina, LTD.
4010 West 65th Street, Suite 217
Minneapolis, MN 55435

RE: USWEST NEWVECTOR GROUP, INC.
OMACONSUMER
OMAHA, NEBRASKA
TD2 FILE NO: 200-216-7

ROBERT E. DREESSEN, P.E.
WILLIAM P. DORNER, L.S.
NELSON J. HYMANS, P.E.
JAMES D. WARNER, L.S.
CHARLES E. RIGGS, P.E.
ERNEST W. KOENIG, L.S.
KA "KIP" P. SQUIRE III, P.E.
JOHN M. KOTTMANN, P.E.
ARTHUR D. BECCARD, P.E.
JOSEPH G. KOSINOVSKY, P.E.
DOUGLAS S. DREESSEN, P.E.
BRADLEY K. BLAKEMAN, P.E.
DEAN A. JAEGER, P.E.
RICHARD M. BROYLES, L.S.
DAVID H. NEEF, L.S.
ROBERT E. NOVOTNY, P.E.
RONALD M. KOENIG, L.S.
MARIE D. BELONGIA, P.E.
A. WAHED HASSANI, PhD.
CHRIS E. DORNER, L.S.
LORAS A. KLOSTERMANN, P.E.

Dear Roger:

The Legal Description of the referenced site is:

LOT 1, 114TH PLAZA, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

The Legal Description of the proposed "Ingress - Egress Easement" is:

THAT PART OF LOT 1, 114TH PLAZA, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID LOT 1, THENCE N89°19'30"W (ASSUMED BEARING) 10.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°19'30"W 30.00 FEET ON THE SOUTH LINE OF SAID LOT 1; THENCE N25°41'32"E 49.66 FEET; THENCE N00°40'30"E 105.62 FEET ON A LINE 19.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTHWESTERLY ON A 20.00 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING N18°28'36"W CHORD DISTANCE 12.68 FEET, ARC DISTANCE 13.37 FEET; THENCE S89°19'30"E 17.16 FEET ON A NONTANGENT LINE; THENCE S00°40'30"W 117.59 FEET ON A LINE 6.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE S10°58'48"W 22.36 FEET; THENCE S00°40'30"W 23.00 FEET ON A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

2 OF 2

The Legal Description of the proposed "Exterior Lease Area" is:

THAT PART OF LOT 1, 114TH PLAZA, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID LOT 1, THENCE N89°19'30"W (ASSUMED BEARING) 19.00 FEET ON THE SOUTH LINE OF SAID LOT 1; THENCE N00°40'30"E 135.00 FEET ON A LINE 19.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°40'30"E 15.62 FEET ON A LINE 19.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTHWESTERLY ON A 20.00 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING N44°31'16"W, CHORD DISTANCE 28.05 FEET, ARC DISTANCE 31.55 FEET; THENCE S00°40'30"W 35.38 FEET ON A NONTANGENT LINE 38.90 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE S89°19'30"E 19.90 FEET TO THE POINT OF BEGINNING.

The Legal Description of the proposed "Interior Lease Area" is:

THAT PART OF LOT 1, 114TH PLAZA, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID LOT 1, THENCE N89°19'30"W (ASSUMED BEARING) 38.90 FEET ON THE SOUTH LINE OF SAID LOT 1; THENCE N00°40'30"E 156.76 FEET ON A LINE 38.90 FEET WEST OF AND PARALLEL WITH EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°40'30"E 12.67 FEET; THENCE N89°19'30"W 24.67 FEET; THENCE S00°40'30"W 12.67 FEET; THENCE S89°19'30"E 24.67 FEET TO THE POINT OF BEGINNING.

If you have any questions, please feel free to call.



NOVEMBER 22, 1994
DATE

JAMES D. WARNER, NEBRASKA R.L.S. 308

cc: US West Newvector