

Box 16 SPENCE
TA - 25261

ASSIGNMENT OF LEASE

THE STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

FOR VALUE RECEIVED, **TOTAL PETROLEUM, INC.**, a Michigan corporation, formerly known as Vickers Petroleum Corporation; having it's principal office at 999 18th Street, Suite 2201, Denver, Colorado 80202, (hereinafter called "Assignor") hereby assigns, transfers and sets over to **LDF, INC.**, whose address is 314 Bauman Circle, Gretna, Nebraska 68028, (hereinafter called "Assignee") as of January 26, 1993, all Assignor's rights, title and interest in and to the following:

SEE EXHIBIT "A" ATTACHED HERETO

Assignee covenants:

1. To pay the rent as and when required under the Ground Lease dated February 16, 1976; Memorandum of Lease filed December 15, 1992, in Book 1048 at Pages 213 and 214 of the Miscellaneous Records of Douglas County, Nebraska.
2. To perform all other obligations imposed upon the Lessee under the Lease;
3. To perform and comply with all conditions imposed upon the Assignor by the terms of the Lease.
4. To indemnify, protect and save harmless Assignor from any claim, demand or liability arising from the failure of Assignee, its assignees and/or sublessees to comply with all terms and conditions of said Lease, including, but not limited to, payment when due of all rentals due under said Lease;

Assignor warrants and represents that it has full power, right, title and interest in the above described premises sufficient to make this Assignment of Lease; Assignor further warrants and represents that the Lease is in full force and effect according to its terms; that the Assignor has fully performed all duties and obligations under said Lease up to the date of this

EXHIBIT "A"

LEGAL DESCRIPTION

The following is the legal description for that certain real estate situated in the City of Omaha, County of Douglas, State of Nebraska, to-wit:

The South 200 feet of the West 200 feet of Lot 1, MOCKINGBIRD HILLS WEST, a subdivision in Douglas County, Nebraska.

Known and numbered as 10780 Q Street, Omaha, Nebraska 68127.

CASH 1921 B BK 1055 R Comp FB 62-25960
TYPE Misc PG 701-703 C/O COMP CP SCAN D
FEE 15^{SD} OF K&L LEGL PG 703 MC FV

GEORGE J. RUSSELL
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

JAN 28 10 34 AM '93

RECEIVED