

A G R E E M E N T

DONALD G. LAMP and MARJORIE M. LAMP, 42 Ginger Woods Road, Valley, Nebraska, hereinafter "Lessor" and WESTBURNE SUPPLY, INC., 417 Quivas Street, P. O. Box 5187, Denver, Colorado, hereinafter "Lessee", state and agree as follows:

1. Lessor entered into a lease with Crane Co. on June 14, 1965, by which Lessor demised to Crane Co. the premises described on Exhibit A, attached hereto, and also known as 3827 South 42nd Street, Omaha, Nebraska 68107. Further, Lessor leased additional premises to Crane Co. on January 14, 1977 and the premises included in this lease are described in Exhibit B attached hereto. Said premises are included in the address described as 3827 South 42nd Street, Omaha, Nebraska.

2. Thereafter, on August 17, 1979, Crane Co. did grant, convey, sell, assign, transfer and set over unto Westburne Supply, Inc., Lessee, all its rights under the leases described herein.

3. Lessor and Lessee desire to terminate and cancel the lease and tenancy as of December 31, 1983, and to release each other from their respective obligations under the lease.

THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

The lease shall shall be and is hereby terminated and cancelled and the term thereof is brought to an end as of December 31, 1983.

Lessor and Lessee are released and discharged from their respective obligations to observe the terms and conditions of the lease on their respective parts to be observed as of the date of termination. Provided, however, Lessee shall surrender the leased premises in good order and condition, reasonable use, wear and tear, damage by the elements, acts of God, and all other casualties excepted.

Lessee shall vacate the demised premises on or before December 31, 1983.

All the terms and conditions herein contained shall be binding on and inure to the benefit of the parties, and their respective heirs, legatees, devisees, administrators, executors, successors, and assigns of the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this agreement.

LESSOR:

Donald G. Lamp  
Donald G. Lamp

Marjorie M. Lamp  
Marjorie M. Lamp

STATE OF FLORIDA        )  
COUNTY OF St. Lucie ss.

On this 22 day of October, 1983, before me, a notary public, duly commissioned and qualified for said state and county, personally came Donald G. Lamp

and Marjorie M. Lamp to me personally known to be the identical persons who executed the above agreement and acknowledged the said instrument to be their voluntary act and deed.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES OCT 10 1985  
BONDED THRU GENERAL INS. UNDERWRITERS

*[Signature]*  
Notary Public

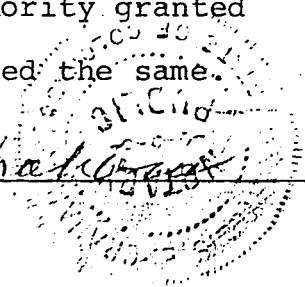
WESTBURNE SUPPLY, INC., Lessee

By *[Signature]*  
Title DISTRICT MANAGER

STATE OF )  
                  ) ss.  
COUNTY OF )

On the 21 day of November, 1983, personally appeared before me who, being by me duly sworn did say that he is the for Westburne Supply, Inc., and that this agreement was signed on behalf of Westburne Supply, Inc., under authority granted by its by-laws, and said acknowledged to me that said corporation executed the same.

*[Signature]*  
Notary Public



## EXHIBIT A

That portion of Tax Lot 11, vacated "C" Street, vacated 40th Street, and Blocks 1 and 2, and the vacated alleys in said blocks, in Thomas & Sears Addition, all in the West 1/2 of the SE 1/4 of Section 32, T 15 N, R 13 E of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, bounded and described as follows: Beginning at a point which is located 50.00 feet distant, Southeasterly, measured at right angles from the centerline between the double main tracks of the Union Pacific Railroad Company, as now constructed and operated, and 327.21 feet N 67° 50' E of the West line of Block 3, said Thomas & Sears Addition; thence S 22° 10' E, 234.29 feet; thence N 78° 18' E along a line parallel with the centerline between two main line tracks of the Chicago & Northwestern Railway Co., as now located and established, 159.86 feet to a point on a curve; thence Northeasterly on a curve to the right (radius being 135.0 feet), chord bearing N 33° 26' E for a chord distance of 160.67 feet; thence N 20° 03' W, 173.14 feet; thence S 67° 50' W, parallel with and 50 feet Southerly from the centerline of the double main track of said Union Pacific Railroad Co., 296.00 feet to the point of beginning. Subject to roadway easement over the Southerly 40 feet of the above-described tract, and also subject to easements for railroad communication and power lines present on the tract.

EXHIBIT B

A strip of land 100 feet in width, lying north of the black top entrance road and paralleling the tract of land at 3827 South 42nd Street, which strip of land is contained within the total parcel of land described as:

That portion of vacated "D" Street, of vacated 41st Street, and of Blocks 2, 3 and 4, and the vacated alleys in said blocks in Thomas & Sears Addition; all in the West 1/2 of the SE 1/4 of Section 32, T 15 N, R 13 E of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, together bounded and described as follows: Beginning at a point on the West line of Block 3, said Thomas & Sears Addition, located 50.0 feet distance Southeasterly, measured at right angles from the centerline between double main tracks of said Union Pacific Railroad Company, as now constructed and operating; thence South, 176.02 feet along the West line of Blocks 3 and 4, in said Thomas & Sears Addition; thence N 78° 18' E along a line parallel with the centerline between two main line tracks of the Chicago & Northwestern Railway Co., as now located and established, 399.75 feet; thence N 22° 10' W, a distance of 234.29 feet; thence S 67° 50' W parallel with and 50 feet from the centerline of the double main track of said Union Pacific Railroad Co., 327.21 feet to the point of beginning.

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