After Recording Return To: Robert W. Rieke, Esq. 500 Energy Plaza Omaha, NE 68102

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RICHARD M. TAKEOHI REGISTER OF DEEDS DOUGLAS COUNTY, HE





[FOR RECORDING PURPOSES]

NOTICE OF OPTION

Notice is hereby given that T.B.I. Partnership, a Nebraska partnership ("Owner") has granted to International Nutrition, Inc., a Nebraska corporation ("Tenant") an option to purchase (the "Option") the real estate described on Exhibit "A" attached hereto pursuant to a certain Option Agreement dated MAY 22, 1997 (the "Option Agreement"). The Option is binding upon Owner and its successors and assigns and inures to the benefit of Tenant and its successors and assigns.

The Option expires on May 31, 1998 unless exercised by Tenant prior to such date in accordance with the terms of the Option Agreement.

	T.B.I. PARTNERSHIP, a Nebraska partnership			
	By <u> </u>	In ilt	14 11	1201
STATE OF TSUA) FEE 10 5	137	FB
STATE OF		DEL	_C/O	COMP
COUNTY OF AOUL)		LEGAL PG	SCANDO	_FV
On this 7 day of www , 1997, before me, a notary public in and for said county and state, personally came of T.B.I. PARTNERSHIP, a Nebraska partnership, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said partnership. WITNESS my hand and notarial seal at 15 m factorization in said county and state, the day and year last above written.				
[SEAL]	Tano	y Hardt Ga	NSSEA	
NANCY HARDT-JANSSEN	Notary Pul	odc /		

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

EXHIBIT "A"

A tract of land lying in the Northeast Quarter (NE¼) of Section 2, Township 14 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 2; thence South 00°17'00" East, along the West line of said Northeast Quarter, a distance of 1,155.0 feet, to the Point of Beginning; thence continuing South 00°17'00" East, a distance of 200.29 feet; thence North 89°59'00" East, a distance of 608.42 feet; thence North 00°10'00" East, a distance of 199.92 feet; thence North 90°00'00" West, a distance of 608.83 feet, to the Point of Beginning;

EXCEPT that part thereof more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 2; thence South 02°26'12" East (assumed bearing), along the West line of the Northeast Quarter, a distance of 1,155.00 feet, to the Point of Beginning; thence North 87°47'58" East, a distance of 48.80 feet, to a point on the Easterly right-of-way line of proposed Big Papillion Creek; thence South 14°47'48" West, along the Easterly right-of-way line of said proposed Big Papillion Creek, a distance of 9.82 feet, to a point of angle; thence South 22°42'52" East, and along said Easterly right-of-way line, a distance of 69.92 feet, to a point of angle; thence South 29°10'26" East, along the Easterly right-of-way line of proposed Big Papillion Creek, a distance of 140.72 feet, to a point; thence South 87°47'58" West, a distance of 133.43 feet, to a point of intersection with the West line of the Northeast Quarter; thence North 02°26'12" West, along the West line of said Northeast Quarter, a distance of 200.29 feet, to the Point of Beginning.