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GEORGE L. BUCHEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, ME

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SEP 10 10 01 AM '96
REGISTER OF DEEDS
DOUGLAS COUNTY, ME

ASSIGNMENT OF RENTS
(One Half Undivided Interest)

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned James F. Champion and Nancy L. Champion of Omaha, County of Douglas, State of Nebraska for and in consideration of One Hundred Forty Two Thousand Dollars and no/100 ----- Dollars, by promissory note payable to Leslie H. Mains & Phyllis M. Mains of Omaha in the County of Douglas and State of Nebraska; and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby assign, transfer, and set over to Leslie H. Mains and Phyllis M. Mains of Omaha, NE, as collateral security for said promissory note, for so long as said note or any part thereof remains unpaid, the one half of rents and revenue accruing for the period of the duration of the unpaid loan dated September 1, 1996, upon the following described property situated in County of Douglas, State of Nebraska, to-wit: 4206 Leavenworth Street, legally described as, an undivided 1/2 Interest In and To:

Parcel A: Lot 3, Block 2, Leavenworth Terrace, and that portion of the vacated alleys in Block 2, Leavenworth Terrace, an addition to the City of Omaha, said vacated alleys described as follows: Commencing at the Northwest corner of said Lot 3; running thence South 54 feet, along the West line of said Lot 3, thence East 114 feet along the South line of said Lot 3, to the Southeast corner of said Lot 3, thence South 6 1/2 feet, thence West 118 feet, thence North 60 1/2 feet, thence East 4 feet, to the place of beginning, all as surveyed, platted and recorded, Douglas County, Nebraska.

Parcel B: Lot 4, except the East 5.0 feet of the south 10.0 feet of said lot deeded to the City of Omaha for public purposes, and the East 57 feet of Lot 5, Block 2, Leavenworth Terrace, an addition to the City of Omaha, as surveyed, platted and recorded, and the South 1/2 of the vacated alley adjoining on the North, Douglas County, Nebraska.

Parcel C: The West 4 feet of Lot 5, all of Lot 6, and the East 25 feet of Lot 7, all in Block 2, Leavenworth Terrace, an addition to the City of Omaha, as surveyed, platted and recorded, together with the South 1/2 of the vacated alleys adjoining on the North, Douglas County, Nebraska.

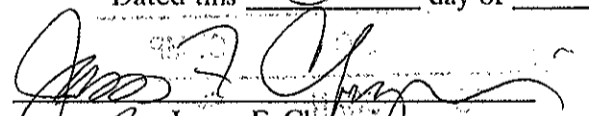
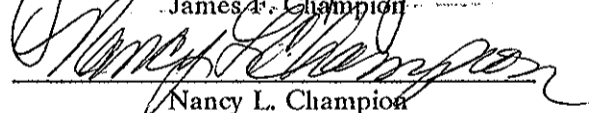
And if in default on the note we hereby authorize and empower Leslie H. Mains and Phyllis M. Mains to act for us, and rent the above described premises or any part thereof, and in our place collect and receipt for said rents, monthly, and in default of the payment of said rents or any part thereof to proceed in their own name by suit at law for the recovery of rental amounts thereof in such manner as they shall deem fit.

This assignment of the one half rents is being made for the express purpose of having the one half rents collected hereunder applied to payments of principal and interest on the promissory note of \$142,000.00 above described, as agreed by us to be paid on the promissory note on the property above described securing said note.

If in default, said assignee may in their discretion, use the one half,rents so far as necessary for the purpose of making such repairs upon the premises in their judgement, may be proper and may use said rents so far as necessary for the payment of insurance premiums and taxes upon said premises, or any other payments to be made by us under the terms of the note above mentioned.

This assignment and transfer of one half interest in rents and revenues to be absolute to the extent of the total of the payments above mentioned from and after this date.

Dated this 3 day of SEPT, 1996.


James F. Champion

Nancy L. Champion

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 3rd day of September, 1996; James F. Champion and Nancy L. Champion, husband and wife.



