



MISC 2006067555



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BKP _____ C/O _____ COMP L
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After filing return to : **Nebraska Economic Development Corp.**
1610 So. 70th St., Ste. 201 Lincoln, NE 68506

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/16/2006 10:41:24.51



2006067555

MEMORANDUM OF LEASE

This is a Memorandum of that certain Lease made and entered into on the 30 of May, 2006, by and between Image Arts, L.L.C., a Nebraska Limited Liability Company (the "Lessor") and North Sea Films, Inc., a Nebraska Corporation (the "Lessee").

1. This Memorandum of Lease is made and recorded with the purpose of providing notice that such Lease was entered into on the 1st day of June, 2006, under which the Lessor leased to the Lessee certain real estate legally described as:

Lot Seven (7) and Eight (8), Block Two (2), Capital Hill, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

2. Said Lease provides for a term of twenty (20) years commencing on July 1, 2006, and ending on July 1, 2026.

3. The Lessee is granted the right under said Lease to use and possess the above-described real estate for purposes permitted under the zoning ordinances.

4. The aforementioned Lease sets forth other rights and obligations of the parties relating to the demised premises.

5. The terms and conditions of this lease, including those set forth in this memorandum, are subject to any written amendments and/or modifications executed by the Lessor and Lessee.

DATED: 5/30/06

LESSOR:
Image Arts, L.L.C. and a Nebraska Limited Liability Company,

By: [Signature]
Dana R. Altman, Member

LESSEE:
North Sea Films, Inc., a Nebraska Corporation,

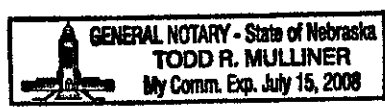
By: [Signature]
Dana R. Altman, President


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STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 30th day of MAY, 2006, by Dana R. Altman as a Member of Image Arts, L.L.C., a Nebraska Limited Liability Company, and as President of North Sea Films, Inc., a Nebraska Corporation.





Notary Public