



MISC 2007000800



JAN 03 2007 10:14 P 1

Received - DIANE L. BATTIATO

Register of Deeds, Douglas County, NE

1/3/2007 10:14:59.43



2007000800

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement") dated the 12 day of December, 2006 between Pinnacle Bank a Nebraska Corporation whose address is 13131 West Dodge Road, Omaha, Nebraska, 68154 ("Lender"), and Big Red Lottery Services Ltd., formerly known as Big Red Keno, LTD. ("Big Red").

RECITALS:

A. Big Red has entered into a Lease Agreement dated August 15, 1996 and recorded in Book 1204 at Page 022 of the Records of Douglas County, Nebraska (the "Lease") with Goodfellas covering certain premises more fully described in the Lease (the "Premises"), which Premises are a part of that the real property legally described as: Lot 5 Block 171, in the Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, TOGETHER WITH the South 1 foot in width of that part of the alley in said Block 171 adjoining said Lot 5 on the North. (the "Property")

B. Lender has made a loan to Patrick L. Venditte and Janet M. Venditte in the sum of \$200,000 secured by a Deed of Trust, Assignment of Lease and Rents and Security Agreement on the Owner and Landlord's interest in the Property and the Deed of Trust is recorded in the official records of the Recorder of Douglas County, Nebraska. (the "Public Records"); Instrument Number 2007 000 798.

C. Big Red has agreed to the subordination of the Lease to the Security Instrument, Assignment of Lease and Rents and Deed of Trust executed by Patrick L. Venditte and Janet M. Venditte to Pinnacle Bank, a Nebraska Corporation.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized officers as of the date and year first above written.

Big Red Lottery Services Ltd. (formerly known as Big Red Keno, LTD.)
By Big Red Lottery Services Inc. as Managing General Partner

By: Gary Vander Woude

Title: Chief Financial Officer

STATE OF NEBRASKA

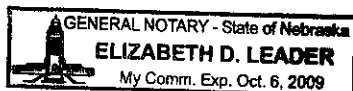
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COUNTY OF DOUGLAS

1196 30 20-04760
FEE 5 18 01-6000
DKP 30-15-13
DE

This instrument was ACKNOWLEDGED before me on December 12, 2006, by Gary Vander Woude, Chief Financial Officer of Big Red Lottery Services Inc., on behalf of the corporation as Managing General Partner of Big Red Lottery Services Ltd., a Nebraska limited partnership on behalf of said limited partnership.

[SEAL]



Elizabeth D. Leader
Notary Public, State of Nebraska

My Commission Expires:

October 6, 2009

Elizabeth D. Leader
Printed Name of Notary Public

PINNACLE BANK
13131 WEST DODGE ROAD
OMAHA, NEBRASKA 68154

CRS 222 88
#64 5.50