

ASSIGNMENT AND ASSUMPTION OF GROUND LEASE

Agreement, dated MAR, 1993, by and between **CERNIK PROPERTIES LIMITED PARTNERSHIP**, a Nebraska limited partnership, (a/k/a Cernik Properties, Ltd.) ("Assignor") and **KSF SKATE CENTERS**, a Nebraska general partnership ("Assignee").

Assignor has previously and hereby assigns and Assignee has previously and hereby assumes all of Assignor's right, title and interest in and to that certain Ground Lease, dated April 30, 1982, between Rencor Properties Corporation, a Nebraska corporation, as landlord, and Assignor, as tenant, for the property described on Exhibit "A" attached hereto, a memorandum of which Ground Lease was recorded on May 3, 1982, in Book 670, at Page 150 of the Douglas County, Nebraska Real Estate Records.

CERNIK PROPERTIES LIMITED PARTNERSHIP, a Nebraska limited partnership, Assignor

KSF SKATE CENTERS, a Nebraska general partnership, Assignee

By: Frank B. Cernik
Frank B. Cernik, a General Partner

By: Frank B. Cernik
Frank B. Cernik, a General Partner

CONSENT

RENCOR, LTD., a Nebraska corporation, successor in interest to Rencor Properties Corporation, a Nebraska corporation ("Landlord"), hereby consents to the foregoing Assignment of Lease by **CERNIK PROPERTIES LIMITED PARTNERSHIP**, a Nebraska limited partnership, to **KSF SKATE CENTERS**, a Nebraska general partnership.

This Consent is dated as of the date first written above.

RECEIVED

MAR 12 3 22 PM '93
GEORGE J. BOOLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RENCOR, LTD., a Nebraska corporation

By: Frank B. Cernik
Frank B. Cernik, President

McGrath, North
222 So. 15th St. #1100
Omaha, Ne. 68102
David C. Nelson

CASH 52438 BK 1061 R 68A-283 FB 61-36635
TYPE Misc PG 363-365 C/O COMP SCAN CM
FEE 16.50 OF Misc LEGL PG 36 MC FV

STATE OF FLORIDA)
) ss.
COUNTY OF SARASOTA)

On MARCH 1ST, 1993, before me, a Notary Public in and for said county and state, personally appeared **FRANK B. CERNIK**, a general partner of **CERNIK PROPERTIES LIMITED PARTNERSHIP**, a Nebraska limited partnership, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed and the voluntary act and deed or said partnership.

Janice R. Dix

Notary Public

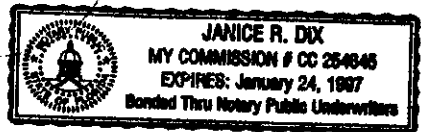


STATE OF FLORIDA)
) ss.
COUNTY OF SARASOTA)

On MARCH 1ST, 1993, before me, a Notary Public in and for said county and state, personally appeared **FRANK B. CERNIK**, a general partner of **KSF SKATE CENTERS**, a Nebraska general partnership, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed and the voluntary act and deed or said partnership.

Janice R. Dix

Notary Public



STATE OF FLORIDA)
) ss.
COUNTY OF SARASOTA)

On MARCH 1ST, 1993, before me, a Notary Public in and for said county and state, personally appeared **FRANK B. CERNIK**, President of **RENCOR, LTD.**, a Nebraska corporation, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed and the voluntary act and deed or said corporation.

Janice R. Dix

Notary Public



EXHIBIT "A"

Lot 1, together with all of Lot 3 except the West 60 feet thereof, Southwest Park, a subdivision located in Douglas County, Nebraska; and

A part of Lot 2, Southwest Park, a Subdivision located in the SE 1/4 of Section 36, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, Southwest Park; thence along the West right-of-way line of 132nd Street, on the following described courses; thence $S00^{\circ}12'23''W$, (assumed bearing) a distance of 90.13 feet; thence $S02^{\circ}30'21''W$, a distance of 89.72 feet; thence Easterly on a curve to the right with a radius of 35.00 feet, a distance of 53.59 feet, said curve having a long chord which bears $S46^{\circ}22'12''W$, a distance of 48.51 feet to a point on the North right-of-way line of "B" Street, thence, along said North right-of-way line of "B" Street, on the following described courses; thence $N89^{\circ}45'52''W$ a distance of 28.05 feet; thence Southwesterly, on a curve to the left with a radius of 295.00 feet, a distance of 241.45 feet, a said curve having a long chord which bears $S66^{\circ}44'12''W$, a distance of 234.77 feet; thence $S47^{\circ}14'45''W$, a distance of 17.99 feet; thence Northerly, on a curve to the right with a radius of 60.00 feet, a distance of 135.83 feet, said curve having a long chord which bears $N67^{\circ}54'00''W$, a distance of 108.63 feet to a point on the East right-of-way line of "A" Street; thence, along said East right-of-way line of "A" Street, on the following described courses; thence Northerly, on a curve to the right with a radius of 433.02 feet, a distance of 23.89 feet, said curve having a long chord which bears $N01^{\circ}27'54''W$, a distance of 23.89 feet; thence $N00^{\circ}06'57''E$, a distance of 154.28 feet; thence Northwesterly, on a curve to the left with a radius of 125.00 feet, a distance of 116.02 feet; said curve having a long chord which bears $N26^{\circ}28'21''W$, a distance of 111.90 feet to the Northwest corner of said Lot 2, Southwest Park; thence $S89^{\circ}51'16''E$, along the North line of said Lot 2, Southwest Park, a distance of 447.13 feet to the Point of Beginning.