

MEMORANDUM OF LEASE

This document shall serve as a memorandum of a Ground Lease entered into the 30 day of April, 1982 between RENCOR PROPERTIES CORPORATION, a Nebraska corporation, as Landlord and CERNIK PROPERTIES LTD., a Nebraska Limited Partnership, as lessee, covering the property outlined on the attached Exhibit "A". The initial lease term is seventeen years. It is subject to an option to extend the term for an additional ten years from the date of expiration and subject to lessee's right of first refusal to lease and an option to buy in favor of the lessee.

RENCOR PROPERTIES CORPORATION

By: Frank B. Cernik

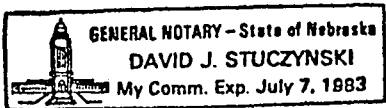
CERNIK PROPERTIES LTD.

By: Frank B. Cernik  
Partner

STATE OF NEBRASKA)  
  ) ss.  
COUNTY OF DOUGLAS)

On the date first-above written before me, the undersigned, a Notary Public in and for said County, personally came Frank B. Cernik President, of RENCOR PROPERTIES CORPORATION (a corporation) to me personally known to be the President and the identical person whose name is affixed to the above Memorandum of Lease, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year first-above written.

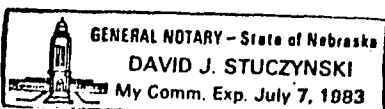


David J. Stuczynski  
Notary Public

STATE OF NEBRASKA)  
  ) ss.  
COUNTY OF DOUGLAS)

On the date first-above written before me, the undersigned, a Notary Public in and for said County, personally came Frank B. Cernik General Partner of CERNIK PROPERTIES LTD., a Nebraska Limited Partnership, to me personally known to be the General Partner and the identical person whose name is affixed to the above Memorandum of Lease, and acknowledged the execution thereof to be his voluntary act and deed as such General Partner and the voluntary act and deed of said Partnership.

WITNESS my hand and Notarial Seal at Omaha in said county the day and year first-above written.



David J. Stuczynski  
Notary Public

LEGAL DESCRIPTION

SKATELAND

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°12'23"W, (assumed bearing) a distance of 90.13 feet; thence S02°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°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°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, said curve having a long chord which bears S66°44'12"W, a distance of 234.77 feet; thence S47°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°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°27'54"W, a distance of 23.89 feet; thence N00°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°28'21"W, a distance of 111.90 feet to the Northwest corner of said Lot 2, Southwest Park; thence S89°51'16"E, along the North line of said Lot 2, Southwest Park, a distance of 447.13 feet to the Point of Beginning.

Said tract of land contains an area of 2.398 acres, more or less.

#81621  
4-1-82

ELLIOTT & ASSOCIATES  
5316 SO. 132nd ST.  
OMAHA, NE 68137

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