

DECLARATION OF COVENANTS AND RESTRICTIONS

This Declaration of Covenants and Restrictions made this 28 day of October, 1975 by OLD MILL INVESTMENTS NO. 1, INC., a Nebraska corporation ("Old Mill").

WHEREAS, Old Mill is the owner of the five parcels of property described in Exhibits 1, 2, 3, 4 and 5 attached hereto, which property comprises Phase I of an office park development to be known as Old Mill Office Park and located in Old Mill Plaza, Douglas County, Nebraska;

WHEREAS, Old Mill is developing and improving said property with the construction of office buildings, parking areas, vehicular driveways and pedestrian walkways, and is having extensive landscaping done to said property;

WHEREAS, consistent with the aforesaid development and improvement of the property as a "campus-style" office park, Old Mill desires to place certain restrictions on said property as to the use thereof, and desires to obligate itself, its successors and assigns, and the future owners of said property to share the costs and expenses incurred in the care, preservation, maintenance, landscaping, and repair of certain common areas within said Old Mill Office Park; and

WHEREAS, said restrictions on use and obligations are made in part as an inducement to obtain long-term financing for said development;

NOW, THEREFORE, Old Mill declares, adopts and establishes the following restrictions, and makes the following covenants and agreements with respect to the property described in the aforesaid Exhibits 1, 2, 3, 4 and 5 (hereinafter "Old Mill Office Park, Phase I"), and declares that said property is and shall be held, transferred, sold, conveyed and occupied subject to the restrictions, covenants and agreements herein set forth:

1. There shall be organized and maintained in good standing, pursuant to Nebraska law, a not-for-profit association

to be entitled "Old Mill Office Park Association No. 1," (hereinafter "Association"), which shall have as its primary purpose the care, preservation, maintenance, landscaping and repair of property and such improvements as may be located thereon, hereinafter referred to as the common area, which property is described on Exhibit 6 attached hereto, together with such other property among, between and around the improvements to be constructed in Old Mill Office Park, Phase I, as may be designated, from time to time, as pedestrian walkways, or additional common area by the Association.

2. Each owner of the fee title to property located within said Old Mill Office Park, Phase I (other than the Association if it should acquire fee title to any such property), shall be a member of said Association, and shall abide by, and be subject to the Articles of Incorporation and Bylaws thereof, and shall share the costs and expenses incurred by the Association in the care, preservation, maintenance, landscaping and repair of all of said common areas, and such improvements as may be located thereon, and pedestrian walkways, and shall pay promptly when due each assessment of said cost and expenses or other charges, which may include a proportionate share of the real property taxes assessed against said common areas, when assessed to each member by the Association in accordance with its Articles of Incorporation or Bylaws. If such assessments are not promptly paid when due, they shall constitute a lien upon such property and improvements within Old Mill Office Park, Phase I, other than the common area, owned by the nonpaying member.

3. All buildings to be constructed within Old Mill Office Park, Phase I, are to be used for general office purposes and all business conducted therein shall be lawful in nature. No noxious or offensive trade or activity shall be carried on, nor shall anything be done which may be or become a nuisance

or a violation of any regulation, law, ordinance or statute. Each owner of the fee title to property within Old Mill Office Park, Phase I, or their lessees shall maintain their property and structures (other than such common area property, the care and maintenance of which is the responsibility of the Association) in a safe, clean and orderly manner and in first class repair and condition at all times.

4. No building or structure of any kind shall be installed, constructed, erected, or placed upon property within Old Mill Office Park, Phase I, nor shall any alteration, addition or modification be made to the exterior of any building or structure existing thereon without the prior written approval of the Association, which approval shall be based upon a consideration of the final, detailed plans and specifications submitted to the Association detailing the proposed construction, alteration, addition or modification, and showing, among other information that may be requested, the nature, shape, size, building material, location and architectural design thereof. All changes, additions or deletions to or amendments of said plans and specifications shall be submitted to the Association for approval prior to any construction pursuant to such plans.

5. No billboards, signs or other advertising devices of any kind shall be placed, exposed to view, or displayed upon any part of any building or property within Old Mill Office Park, Phase I, without the prior written approval of the Association.

6. All landscaping and the care, preservation, maintenance and repair of the common areas within Old Mill Office Park, Phase I, and the improvements located thereon shall be the sole responsibility of the Association and such responsibility shall be full and competently carried out, and no landscaping, replanting, maintenance or repair of said common areas or improvements thereon shall be done or performed without the prior written approval of the Association.

7. All provisions of this Declaration of Covenants

and Restrictions shall be capable of being specifically enforced by the aforesaid Association, or by any member thereof, or by any mortgagee holding a mortgage lien on property location in said Old Mill Office Park, Phase I. In the event an attorney or attorneys are engaged to specifically enforce the provisions of this Declaration, and/or to obtain money damages for a breach or violation hereof, then the fee of such attorney or attorneys, together with all other costs in connection with a contemplated or actual legal proceeding to specifically enforce said provisions, may be added to any judgment obtained in any such legal proceeding.

8. Each of the restrictions, covenants and agreements herein contained shall continue and be binding upon Old Mill, its successors and assigns and all parties claiming under Old Mill until December 31, 1995, provided that at any time the fee owners of sixty percent (60%) of the property comprising Old Mill Office Park, Phase I (computed on a square foot basis), may, by written declaration signed and acknowledged by them and recorded in the Office of the Recorder of Deeds, Douglas County, Nebraska, alter, amend or extend such restrictions, covenants and agreements; provided, however, that these restrictions, covenants and agreements shall not be altered or amended without prior written notice thereof to the holder of the mortgages dated of even date herewith and granted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LINCOLN, Lincoln, Nebraska.

9. Invalidation of any of these restrictions, covenants and agreements, or any part hereof shall not in any way affect the remaining provisions which shall remain in full force and effect.

10. Old Mill for itself, its successors and assigns, and for each future fee owner of property within said Old Mill Office Park, Phase I, agrees to waive and hereby does waive its right to partition, if any, now existing or which may hereafter

arise as a result any tenancy-in-common, or other concurrent ownership of the aforesaid property.

11. THE NATIONAL BANK OF COMMERCE TRUST AND SAVINGS ASSOCIATION, LINCOLN, NEBRASKA, joins in the execution of this instrument solely for the purpose of waiving, and does hereby waive for itself, its successors and assigns, and for any purchasers in foreclosure, its and their rights to terminate the within Declaration of Covenants and Restrictions in the event of foreclosure of the following described mortgage and for the purpose of subordinating, and it does hereby subordinate the lien provided it by the mortgage recorded in mortgage record book 2041 at page 197 of the Mortgage Records of Douglas County, Nebraska, to the restrictions, covenants and agreements herein.

IN WITNESS WHEREOF, this Declaration of Covenants and Restrictions and subordination of mortgage to said covenants and restrictions has been executed the day and year first above written.

OLD MILL INVESTMENTS NO. 1, INC.

BY

Harold Jacobs pres.

ATTEST:
James B. Jensen

NATIONAL BANK OF COMMERCE TRUST AND SAVINGS ASSOCIATION, LINCOLN, NEBRASKA

By

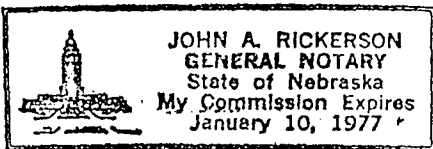
Douglas S. Alford
SR. VICE PRES

ATTEST:

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 28 day of September, 1975, before me a Notary Public duly commissioned and qualified in and for said County, personally came the above-named Warren L. Jacobs, President of Old Mill Investments No. 1, Inc., who is personally known to me to be the identical person whose name is affixed to the above instrument as President of said corporation, and he acknowledged the instrument to be his voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal, at Omaha, in said County, the date aforesaid.



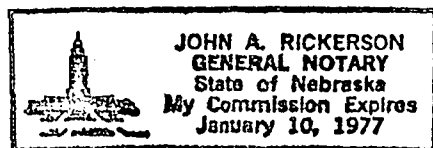
John A. Rickerson
Notary Public

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 28 day of ~~September~~ OCTOBER, 1975, before me, a Notary Public duly commissioned and qualified in and for said County, personally came the above-named DOUGLAS G. ALFORD, SR. VICE PRES of National Bank of Commerce Trust and Savings Association, Lincoln, Nebraska, who is personally known to me to be the identical person whose name is affixed to the above instrument as SR. VICE PRES of said Bank, and he acknowledged the instrument to be his voluntary act and deed and the voluntary act and deed of said Bank.

Witness my hand and official seal, at Omaha, in said County, the date aforesaid.

John A. Rickerson
Notary Public



That part of Lot 14 Old Mill Plaza, a subdivision in Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Lot 14, said Old Mill Plaza; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 355.0 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 405.0 feet to the true point of beginning; thence continuing N 57° 32' 30" W 130.0 feet; thence N 32° 27' 30" E 130.0 feet; thence S 57° 32' 30" E 130.0 feet; thence S 32° 27' 30" W 130.0 feet to the true point of beginning (commonly known as Parcel F, Phase I, Old Mill Office Park);

together with an undivided one-fifth (1/5) interest in and to the following described property:

That part of Lots 14 and 15, Old Mill Plaza, a subdivision in Douglas County, Nebraska, described as follows: Beginning at a point which is 67.00 feet S 89° 00' E from the Southwest corner of said Lot 15, said Old Mill Plaza; thence N 0° 30' 00" E, 649.95 feet to the Southerly R.O.W. line of Interstate Highway 680; thence S 81° 32' 37" E along said R.O.W. line 165.82 feet to a point on a curve; thence Southeasterly along said R.O.W. line on a curve to the right, initial tangent of which forms an angle of 3° 19' 00" to the right with the last described course (having a radius of 1015.92 feet, long chord bearing S 65° 49' 10" E, and long chord length of 436.58 feet) for an arc distance of 449.01 feet; ~~thence S 32° 27' 30" W~~ along a line being 370.0 feet Northwesterly and parallel with the Easterly line of said Lot 14, a distance of 592.79 feet to the Northerly curved R.O.W. line of Old Mill Road; thence along said R.O.W. line on a curve to the left (having a radius of 596.17 feet, long chord bearing of N 77° 30' 43" W, and long chord length of 247.68 feet) for an arc distance of 249.49 feet; thence N 89° 30' 00" W along said R.O.W. line, a distance of 8.0 feet to the point of beginning, EXCEPT that part of Lots 14 and 15, said Old Mill Plaza, more particularly described as follows: Commencing at the Southeast corner of said Lot 14; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 57.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 487.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W, 130.0 feet; thence N 32° 27' 30" E, 130.0 feet; thence N 57° 32' 30" W, 80.0 feet; thence N 32° 27' 30" E, 132.5 feet; thence N 57° 32' 30" W, 92.5 feet; thence N 32° 27' 30" E, 132.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 22.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 10.0 feet; thence S 57° 32' 30" E, 130.0 feet; thence S 32° 27' 30" W, 130.0 feet; thence N 57° 32' 30" W, 130.0 feet; thence S 32° 27' 30" W, 10.0 feet; thence N 57° 32' 30" W, 127.5 feet; thence S 32° 27' 30" W, 25.0 feet; thence S 57° 32' 30" E, 95.0 feet; thence S 32° 27' 30" W, 132.5 feet; thence S 57° 32' 30" E, 80.0 feet; thence S 32° 27' 30" W, 130.0 feet to the true point of beginning. (Containing 184,159 square feet; 4.23 acres and commonly known as Phase I, Common Area, Old Mill Office Park.)

Exhibit 1

That part of Lots 14 and 15 Old Mill Plaza, a subdivision in Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Lot 14, said Old Mill Plaza; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 345.0 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 535.0 feet to the true point of beginning; thence continuing N 57° 32' 30" W 127.5 feet; thence N 32° 27' 30" E 130.0 feet; thence S 57° 32' 30" E 127.5 feet; thence S 32° 27' 30" W 130.0 feet to the true point of beginning (commonly known as Parcel G, Phase I, Old Mill Office Park);

together with an undivided one-fifth (1/5) interest in and to the following described property:

That part of Lots 14 and 15, Old Mill Plaza, a subdivision in Douglas County, Nebraska, described as follows: Beginning at a point which is 67.00 feet S 89° 00' E from the Southwest corner of said Lot 15, said Old Mill Plaza; thence N 0° 30' 00" E, 649.95 feet to the Southerly R.O.W. line of Interstate Highway 680; thence S 81° 32' 37" E along said R.O.W. line 165.82 feet to a point on a curve; thence Southeasterly along said R.O.W. line on a curve to the right, initial tangent of which forms an angle of 3° 19' 00" to the right with the last described course (having a radius of 1015.92 feet, long chord bearing S 65° 49' 10" E, and long chord length of 436.58 feet) for an arc distance of 440.01 feet; thence S 32° 27' 30" W along a line being 370.0 feet Northwesterly and parallel with the Easterly line of said Lot 14, a distance of 592.79 feet to the Northerly curved R.O.W. line of Old Mill Road; thence along said R.O.W. line on a curve to the left (having a radius of 596.17 feet, long chord bearing of N 77° 30' 43" W, and long chord length of 247.68 feet) for an arc distance of 249.49 feet; thence N 89° 30' 00" W along said R.O.W. line, a distance of 8.0 feet to the point of beginning, EXCEPT that part of Lots 14 and 15, said Old Mill Plaza, more particularly described as follows: Commencing at the Southeast corner of said Lot 14; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 57.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 487.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W, 130.0 feet; thence N 32° 27' 30" E, 130.0 feet; thence N 57° 32' 30" W, 80.0 feet; thence N 32° 27' 30" E, 132.5 feet; thence N 57° 32' 30" W, 92.5 feet; thence N 32° 27' 30" E, 132.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 22.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 10.0 feet; thence S 57° 32' 30" E, 130.0 feet; thence S 32° 27' 30" W, 130.0 feet; thence N 57° 32' 30" W, 130.0 feet; thence S 32° 27' 30" W, 10.0 feet; thence N 57° 32' 30" W, 127.5 feet; thence S 32° 27' 30" W, 25.0 feet; thence S 57° 32' 30" E, 95.0 feet; thence S 32° 27' 30" W, 132.5 feet; thence S 57° 32' 30" E, 80.0 feet; thence S 32° 27' 30" W, 130.0 feet to the true point of beginning. (Containing 184,159 square feet; 4.23 acres and commonly known as Phase I, Common Area, Old Mill Office Park.)

Exhibit 2

That part of Lot 15 Old Mill Plaza, a subdivision in Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Lot 14, said Old Mill Plaza; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 320.0 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 662.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W 127.5 feet; thence N 32° 27' 30" E 132.5 feet; thence S 57° 32' 30" E 127.5 feet; thence S 32° 27' 30" W 132.5 feet to the true point of beginning (commonly known as Parcel H, Phase I, Old Mill Office Park);

together with an undivided one-fifth (1/5) interest in and to the following described property:

That part of Lots 14 and 15, Old Mill Plaza, a subdivision in Douglas County, Nebraska, described as follows: Beginning at a point which is 67.00 feet S 89° 00' E from the Southwest corner of said Lot 15, said Old Mill Plaza; thence N 0° 30' 00" E, 649.95 feet to the Southerly R.O.W. line of Interstate Highway 680; thence S 81° 32' 37" E along said R.O.W. line 165.82 feet to a point on a curve; thence Southeasterly along said R.O.W. line on a curve to the right, initial tangent of which forms an angle of 3° 19' 00" to the right with the last described course (having a radius of 1015.92 feet, long chord bearing S 65° 49' 10" E, and long chord length of 436.58 feet) for an arc distance of 440.01 feet; thence S 32° 27' 30" W along a line being 370.0 feet Northwesterly and parallel with the Easterly line of said Lot 14, a distance of 592.79 feet to the Northerly curved R.O.W. line of Old Mill Road; thence along said R.O.W. line on a curve to the left (having a radius of 596.17 feet, long chord bearing of N 77° 30' 43" W, and long chord length of 247.68 feet) for an arc distance of 249.49 feet; thence N 89° 30' 00" W along said R.O.W. line, a distance of 8.0 feet to the point of beginning, EXCEPT that part of Lots 14 and 15, said Old Mill Plaza, more particularly described as follows: Commencing at the Southeast corner of said Lot 14; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 57.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 487.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W, 130.0 feet; thence N 32° 27' 30" E, 130.0 feet; thence N 57° 32' 30" W, 80.0 feet; thence N 32° 27' 30" E, 132.5 feet; thence N 57° 32' 30" W, 92.5 feet; thence N 32° 27' 30" E, 132.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 22.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 10.0 feet; thence S 57° 32' 30" E, 130.0 feet; thence S 32° 27' 30" W, 130.0 feet; thence N 57° 32' 30" W, 130.0 feet; thence S 32° 27' 30" W, 10.0 feet; thence N 57° 32' 30" W, 127.5 feet; thence S 32° 27' 30" W, 25.0 feet; thence S 57° 32' 30" E, 95.0 feet; thence S 32° 27' 30" W, 132.5 feet; thence S 57° 32' 30" E, 80.0 feet; thence S 32° 27' 30" W, 130.0 feet to the true point of beginning. (Containing 184,159 square feet; 4.23 acres and commonly known as Phase I, Common Area, Old Mill Office Park.)

Exhibit 3

That part of Lot 15 Old Mill Plaza, a subdivision in Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Lot 14, said Old Mill Plaza; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 187.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 567.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W 130.0 feet; thence N 32° 27' 30" E 132.5 feet; thence S 57° 32' 30" E 130.0 feet; thence S 32° 27' 30" W 132.5 feet to the true point of beginning (commonly known as Parcel I, Phase I, Old Mill Office Park);

together with an undivided one-fifth (1/5) interest in the following described property:

That part of Lots 14 and 15, Old Mill Plaza, a subdivision in Douglas County, Nebraska, described as follows: Beginning at a point which is 67.00 feet S 89° 00' E from the Southwest corner of said Lot 15, said Old Mill Plaza; thence N 0° 30' 00" E, 649.95 feet to the Southerly R.O.W. line of Interstate Highway 680; thence S 81° 32' 37" E along said R.O.W. line 165.82 feet to a point on a curve; thence Southeasterly along said R.O.W. line on a curve to the right, initial tangent of which forms an angle of 3° 19' 00" to the right with the last described course (having a radius of 1015.92 feet, long chord bearing S 65° 49' 10" E, and long chord length of 436.58 feet) for an arc distance of 440.01 feet; thence S 32° 27' 30" W along a line being 370.0 feet Northwesterly and parallel with the Easterly line of said Lot 14, a distance of 592.79 feet to the Northerly curved R.O.W. line of Old Mill Road; thence along said R.O.W. line on a curve to the left (having a radius of 596.17 feet, long chord bearing of N 77° 30' 43" W, and long chord length of 247.68 feet) for an arc distance of 249.49 feet; thence N 89° 30' 00" W along said R.O.W. line, a distance of 8.0 feet to the point of beginning, EXCEPT that part of Lots 14 and 15, said Old Mill Plaza, more particularly described as follows: Commencing at the Southeast corner of said Lot 14; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 57.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 487.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W, 130.0 feet; thence N 32° 27' 30" E, 130.0 feet; thence N 57° 32' 30" W, 80.0 feet; thence N 32° 27' 30" E, 132.5 feet; thence N 57° 32' 30" W, 92.5 feet; thence N 32° 27' 30" E, 132.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 22.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 10.0 feet; thence S 57° 32' 30" E, 130.0 feet; thence S 32° 27' 30" W, 130.0 feet; thence N 57° 32' 30" W, 130.0 feet; thence S 32° 27' 30" W, 10.0 feet; thence N 57° 32' 30" W, 127.5 feet; thence S 32° 27' 30" W, 25.0 feet; thence S 57° 32' 30" E, 95.0 feet; thence S 32° 27' 30" W, 132.5 feet; thence S 57° 32' 30" E, 80.0 feet; thence S 32° 27' 30" W, 130.0 feet to the true point of beginning. (Containing 184,159 square feet; 4.23 acres and commonly known as Phase I, Common Area, Old Mill Office Park.)

Exhibit 4

That part of Lots 14 and 15 Old Mill Plaza, a subdivision in Douglas County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Lot 14, said Old Mill Plaza; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 57.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 487.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W 130.0 feet; thence N 32° 27' 30" E 130.0 feet; thence S 57° 32' 30" E 130.0 feet; thence S 32° 27' 30" W 130.0 feet to the true point of beginning (commonly known as Parcel J, Phase I, Old Mill Office Park);

together with an undivided one-fifth (1/5) interest in and to the following described property:

That part of Lots 14 and 15, Old Mill Plaza, a subdivision in Douglas County, Nebraska, described as follows: Beginning at a point which is 67.00 feet S 89° 00' E from the Southwest corner of said Lot 15, said Old Mill Plaza; thence N 0° 30' 00" E, 649.95 feet to the Southerly R.O.W. line of Interstate Highway 680; thence S 81° 32' 37" E along said R.O.W. line 165.82 feet to a point on a curve; thence Southeasterly along said R.O.W. line on a curve to the right, initial tangent of which forms an angle of 3° 19' 00" to the right with the last described course (having a radius of 1015.92 feet, long chord bearing S 65° 49' 10" E, and long chord length of ~~436.58 feet~~) for an arc distance of ~~440.01 feet~~; thence S 32° 27' 30" W along a line being 370.0 feet Northwesterly and parallel with the Easterly line of said Lot 14, a distance of 592.79 feet to the Northerly curved R.O.W. line of Old Mill Road; thence along said R.O.W. line on a curve to the left (having a radius of 596.17 feet, long chord bearing of N 77° 30' 43" W, and long chord length of 247.68 feet) for an arc distance of 249.49 feet; thence N 89° 30' 00" W along said R.O.W. line, a distance of 8.0 feet to the point of beginning, EXCEPT that part of Lots 14 and 15, said Old Mill Plaza, more particularly described as follows: Commencing at the Southeast corner of said Lot 14; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 57.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 487.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W, 130.0 feet; thence N 32° 27' 30" E, 130.0 feet; thence N 57° 32' 30" W, 80.0 feet; thence N 32° 27' 30" E, 132.5 feet; thence N 57° 32' 30" W, 92.5 feet; thence N 32° 27' 30" E, 132.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 22.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 10.0 feet; thence S 57° 32' 30" E, 130.0 feet; thence S 32° 27' 30" W, 130.0 feet; thence N 57° 32' 30" W, 130.0 feet; thence S 32° 27' 30" W, 10.0 feet; thence N 57° 32' 30" W, 127.5 feet; thence S 32° 27' 30" W, 25.0 feet; thence S 57° 32' 30" E, 95.0 feet; thence S 32° 27' 30" W, 132.5 feet; thence S 57° 32' 30" E, 80.0 feet; thence S 32° 27' 30" W, 130.0 feet to the true point of beginning. (Containing 184,159 square feet; 4.23 acres and commonly known as Phase I, Common Area, Old Mill Office Park.)

Exhibit 5

That part of Lots 14 and 15, Old Mill Plaza, a subdivision in Douglas County, Nebraska, described as follows:

Beginning at a point which is 67.00 feet S 89° 00' E from the Southwest corner of said Lot 15, said Old Mill Plaza; thence N 0° 30' 00" E, 649.95 feet to the Southerly R.O.W. line of Interstate Highway 680; thence S 81° 32' 37" E along said R.O.W. line 165.82 feet to a point on a curve; thence Southeasterly along said R.O.W. line on a curve to the right, initial tangent of which forms an angle of 3° 19' 00" to the right with the last described course (having a radius of 1015.92 feet, long chord bearing S 65° 49' 10" E, and long chord length of 436.58 feet) for an arc distance of 440.01 feet; thence S 32° 27' 30" W along a line being 370.0 feet Northwesterly and parallel with the Easterly line of said Lot 14, a distance of 592.79 feet to the Northerly curved R.O.W. line of Old Mill Road; thence along said R.O.W. line on a curve to the left (having a radius of 596.17 feet, long chord bearing of N 77° 30' 43" W, and long chord length of 247.68 feet) for an arc distance of 249.49 feet; thence N 89° 30' 00" W along said R.O.W. line, a distance of 8.0 feet to the point of beginning, EXCEPT that part of Lots 14 and 15, said Old Mill Plaza, more particularly described as follows:

Commencing at the Southeast corner of said Lot 14; thence N 32° 27' 30" E along the Easterly line of said Lot 14, a distance of 57.5 feet; thence N 57° 32' 30" W perpendicular to the Easterly line of said Lot 14, a distance of 487.5 feet to the true point of beginning; thence continuing N 57° 32' 30" W, 130.0 feet; thence N 32° 27' 30" E, 130.0 feet; thence N 57° 32' 30" W, 80.0 feet; thence N 32° 27' 30" E, 132.5 feet; thence N 57° 32' 30" W, 92.5 feet; thence N 32° 27' 30" E, 132.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 22.5 feet; thence S 57° 32' 30" E, 127.5 feet; thence N 32° 27' 30" E, 10.0 feet; thence S 57° 32' 30" E, 130.0 feet; thence S 32° 27' 30" W, 130.0 feet; thence N 57° 32' 30" W, 130.0 feet; thence S 32° 27' 30" W, 10.0 feet; thence N 57° 32' 30" W, 127.5 feet; thence S 32° 27' 30" W, 25.0 feet; thence S 57° 32' 30" E, 95.0 feet; thence S 32° 27' 30" W, 132.5 feet; thence S 57° 32' 30" E, 80.0 feet; thence S 32° 27' 30" W, 130.0 feet to the true point of beginning. (Containing 184,159 square feet; 4.23 acres and commonly known as Phase I, Common Area, Old Mill Office Park.)

Exhibit 6

22
 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 30 DAY OF Dec 1975 AT 3:20 p.m. C. HAROLD OSTLER, REGISTER OF DEEDS 3650