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OCT 30 2015 16:23 P 20

Fee amount: 124.00  
FB: 43-02880  
COMP: MS

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
10/30/2015 16:23:38.00



2015092168

Space above for Recorder's Use

**THIS IS A CONSTRUCTION SECURITY AGREEMENT THAT SECURES AN OBLIGATION WHICH THE TRUSTOR INCURRED FOR THE PURPOSE OF MAKING IMPROVEMENTS ON THE LAND DESCRIBED HEREIN.**

**FEE SIMPLE AND LEASEHOLD CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING**

This FEE SIMPLE AND LEASEHOLD CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING (this "Deed of Trust"), is made as of October 30, 2015 by 60<sup>TH</sup> & NW RADIAL, LLC, a Nebraska limited liability company ("Trustor") to JACQUELINE A. PUEPPKE, a member of the Nebraska bar ("Trustee") for the benefit of GREAT WESTERN BANK ("Beneficiary").

WHEREAS, Trustor is the tenant under that certain Ground Lease Agreement dated April 22, 2015, by and between Beneficiary, as ground lessor, and Trustor, as ground lessee, a memorandum of which was recorded on April 24, 2015 as Instrument #2015030350 (the "Ground Lease"), with respect to those certain real properties legally described on Exhibit A attached hereto (the "Land"); and

WHEREAS, Trustor holds fee simple title to all buildings, structures and improvements now located or later to be constructed on the Land, subject to the rights of the ground lessor upon the expiration of the Ground Lease (collectively, the "Improvements"); and

WHEREAS, Trustor and Beneficiary are parties to that certain Construction Loan Agreement dated as of the date hereof (as amended, restated, modified, or otherwise supplemented from time to time, the "Loan Agreement"); and

WHEREAS, to secure the Secured Obligations (defined below), including the obligations under the Loan Agreement, Trustor has agreed to grant Beneficiary a lien on the property described herein.

NOW, THEREFORE, to secure payment and performance of the Secured Obligations (defined below), Trustor hereby irrevocably and unconditionally grants, conveys, transfers and assigns to Trustee, IN TRUST WITH POWER OF SALE and right of entry and possession, for the benefit of Beneficiary, all of Trustor's estate, right, title and interest now owned or hereafter

GWB/9<sup>TH</sup> and Jones  
Deed of Trust  
DOCS/1523653.1

Return to: GWB,  
9290 W. Dodge Rd  
Omaha, NE 68114

acquired in and to the following property (such property, or any interest in all or any part of it, together with the Personalty (defined below) is collectively, the "**Property**"):

(a) The Land (including without limitation the leasehold interest in the Land created by the Ground Lease and the fee simple interest in the Land that may hereafter be acquired by Trustor), together with all existing and future easements and rights affording access to the Land; and

(b) The Ground Lease, including all assignments, modifications, extensions and renewals of the Ground Lease and all credits, deposits, options, privileges and rights of Trustor as tenant under the Ground Lease, including, but not limited to, the right, if any, to renew or extend the Ground Lease for a succeeding term or terms, and also including all the right, title, claim or demand whatsoever of Trustor either in law or in equity, in possession or expectancy, of, in and to Beneficiary's right, as tenant under the Ground Lease, to elect under Section 365(h)(1) of the Bankruptcy Code, Title 11 U.S.C.A. § 101 *et seq.* (the "**Bankruptcy Code**") to terminate or treat the Ground Lease as terminated in the event (i) of the bankruptcy, reorganization or insolvency of the applicable landlord, and (ii) the rejection of the Ground Lease by the applicable landlord, as debtor in possession, or by a trustee for the applicable landlord, pursuant to Section 365 of the Bankruptcy Code; and

(c) All Improvements now or to be later located on the Land; and

(d) All existing and future appurtenances, privileges, rights, easements, and tenements of the Land, including all minerals, oil, gas, other hydrocarbons and any other commercially valuable substances which may be in, under or produced from any part of the Land, all development rights and credits, air rights, water, and any land lying in the streets, roads or avenues, open or proposed, in front of or adjoining the Land and Improvements; and

(e) All rents, income, revenues, issues and profits of or from the Land or the Improvements; and

(f) All fixtures (as defined in the UCC) (the "**Fixtures**"); and

(g) All proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, the Improvements or the other property described above into cash or liquidated claims, including proceeds of any insurance policies, present and future, payable because of loss sustained to all or any part of any Property, whether or not such insurance policies are required by Beneficiary, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Land, the Improvements or the other property described above or any part of them, or breach of warranty in connection with the construction of the Improvements, including causes of action arising in tort, contract, fraud or concealment of a material fact; and

(h) All additions and accretions to, substitutions and replacements for, and changes in, any of the property described above.

This Deed of Trust is a "construction security agreement" pursuant to Neb. Rev. Stat. § 52-127(10) that secures an obligation which Trustor has incurred for the purpose of making an improvement to the land. Furthermore, this Deed of Trust is given for the purpose of securing the following obligations (collectively, the "**Secured Obligations**"):

(i) Payment and performance of all Obligations, including, without limitation, the Construction Loan Note and all indebtedness, liabilities and obligations of any Person under the other Loan Documents; and

(ii) Payment and performance of all obligations of Trustor under this Deed of Trust; and

(iii) Payment and performance of all future advances and other obligations of Trustor to Beneficiary, whether now existing or hereafter incurred or created, whether voluntary or involuntary, whether due or not due, whether absolute or contingent, or whether incurred directly or acquired by Beneficiary by assignment or otherwise; and

(iv) Payment and performance of all modifications, amendments, extensions, and renewals of any of the matters described in subparagraphs (i), (ii), (iii) above.

#### ARTICLE I ASSIGNMENT OF TRUSTOR'S INTEREST IN LEASES AND RENTS

Section 1.01. **Absolute Assignment**. Trustor hereby irrevocably, absolutely, presently and unconditionally assigns to Beneficiary (as an absolute assignment and not as an assignment for security only):

(a) All of Trustor's right, title and interest in, to and under any and all leases, licenses and other agreements of any kind relating to the use or occupancy of all or any portion of the Property, whether now in effect or entered into in the future (collectively, the "**Leases**"), including (i) all guarantees of and security for lessees' performance under any and all Leases and (ii) all amendments, extensions, renewals or modifications to any Leases; and

(b) All rents (and payments in lieu of rents), income, profit, payments and revenue at any time payable under any and all Leases, any and all security deposits received or to be received by Trustor pursuant to any and all Leases, and all rights and benefits accrued or to accrue to Trustor under any and all Leases (collectively "**Rents**").

Section 1.02. **Grant of License**. Beneficiary hereby grants to Trustor a license (the "**License**") to collect and retain the Rents as they become due and payable, so long as no Event of Default, as defined in Section 6.01, shall exist and be continuing. If an Event of Default has occurred and is continuing, Beneficiary shall have the right, in its sole discretion, to terminate the License without notice to or demand upon Trustor, and without regard to the adequacy of Beneficiary's security under this Deed of Trust.

Section 1.03. **Collection and Application of Rents**. Subject to the License granted to Trustor under Section 1.02, Beneficiary has the right, power and authority to collect any and all Rents. Subject to the License granted to Trustor under Section 1.02, Trustor hereby appoints Beneficiary its attorney-in-fact to perform any and all of the following acts, if and at the times

when Beneficiary in its sole discretion may so choose: (a) demand, receive and enforce payment of any and all Rents; (b) give receipts, releases and satisfactions for any and all Rents; or (c) sue either in the name of Trustor or in the name of Beneficiary for any and all Rents.

Beneficiary's right to the Rents does not depend on whether or not Beneficiary takes possession of the Property as permitted under Section 6.02(a). In Beneficiary's sole discretion, it may choose to collect Rents either with or without taking possession of the Property. If an Event of Default occurs while Beneficiary is in possession of all or part of the Property and is collecting and applying Rents as permitted under this Deed of Trust, Beneficiary, Trustee and any receiver shall nevertheless be entitled to exercise and invoke every right and remedy afforded any of them under this Deed of Trust and at law or in equity, including the right to exercise the power of sale granted herein and in Section 6.02(d).

Section 1.04. **Notice**. All lessees under any and all Leases are hereby irrevocably authorized and notified by Trustor to rely upon and to comply with (and are fully protected in so doing) any notice or demand by Beneficiary for the payment to Beneficiary of any rental or other sums which may at any time become due under the Leases, or for the performance of any of lessees' undertakings under the Leases, and lessees shall have no right or duty to inquire as to whether any Event of Default has actually occurred or is then existing hereunder.

Section 1.05. **Proceeds**. Beneficiary has the right to apply all amounts received by it pursuant to this assignment to pay any of the following in such amounts and in such order as Beneficiary deems appropriate: (a) any and all Secured Obligations, together with all costs and attorneys' fees; (b) all expenses of leasing, operating, maintaining and managing the Property, including without limitation, the salaries, fees, commissions and wages of a managing agent and such other employees, agents or independent contractors as Beneficiary deems necessary or desirable; (c) all taxes, charges, claims, assessments, any other liens, and premiums for all insurance Beneficiary deems necessary or desirable; (d) the cost of all alterations, renovations, repairs or replacements, and (e) all other expenses incident to taking and retaining possession of the Property.

Section 1.06. **Beneficiary Not Responsible**. Regardless of whether or not Beneficiary, in person or by agent, takes actual possession of the Land and Improvements, Beneficiary is not and will not be deemed to be (a) a "mortgagee in possession" for any purpose; or (b) responsible for performing any of the obligations of Trustor under any Lease; or (c) responsible for any waste committed by lessees or any other parties, any dangerous or defective condition of the Property, or any negligence in the management, upkeep, repair or control of the Property; or (d) liable in any manner for the Property or the use, occupancy, enjoyment or operation of all or any part of it.

## ARTICLE II GRANT OF SECURITY INTEREST AND FIXTURE FILING

Section 2.01. **Grant of Security Interest**. This Deed of Trust constitutes a security agreement under the UCC. Trustor grants to Beneficiary a security interest in, and pledges and assigns to Beneficiary, all of Trustor's right, title and interest now or hereafter acquired in and to all of the following described personal property (collectively, the "**Personalty**"):

- (a) All Fixtures; and

(b) All equipment located on or used in connection with the Land and the Improvements; and

(c) All rights to the payment of money, accounts deposited by Trustor with third parties (including all utility deposits), contract rights, instruments, architectural and engineering plans, specifications and drawings, and as-built drawings, which arise from or relate to the Land; and

(d) All building materials, equipment or work in process, whether stored on the Land or elsewhere, which have been or later will be acquired for the purpose of being delivered to, incorporated into or installed in or about the Land or Improvements; and

(e) All general intangibles and rights relating to the Property, including, without limitation, all permits, licenses and claims to or demands for the voluntary or involuntary conversion of any of the Land, the Improvements or the other property described above into cash or liquidated claims, proceeds of any insurance policies, present and future, payable because of loss sustained to all or any part of any Property, whether or not such insurance policies are required by Beneficiary, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Land, the Improvements or the other property described above or any part of them, or breach of warranty in connection with the construction of the Improvements, including causes of action arising in tort, contract, fraud or concealment of a material fact; and

(f) All substitutions, replacements, additions, accessions and proceeds for or to any of the foregoing, and all books, records and files relating to any of the foregoing, including, without limitation, computer readable memory and data and any computer software or hardware reasonably necessary to access and process such memory and data.

**Section 2.02. Fixture Filing; Description of Fixtures.** This Deed of Trust constitutes a fixture filing under Sections 9-501(a)(1) and 9-502(c) of the UCC, as amended or recodified from time to time, and for this purpose, the following information is set forth: (a) Trustor is the debtor and its address is shown in Section 8.10 below; (b) Beneficiary is the secured party and its address is shown in Section 8.10 below; (c) this document covers goods which are or are to become Fixtures on the Land described on Exhibit "A" attached hereto; (d) Trustor is the record owner of the Improvements on the Land and the record owner of a leasehold interest in the Land; Beneficiary is the fee simple owner of the Land; and (e) this fixture filing covers proceeds and products of the Fixtures.

### ARTICLE III RIGHTS AND DUTIES OF THE PARTIES

**Section 3.01. Representations and Warranties.** Trustor warrants that: (a) it holds leasehold title in the Land; (b) Trustor has delivered a true and correct copy of the Ground Lease, together with all amendments and supplements thereto to Beneficiary; (c) the Ground Lease is in full force and effect, unmodified by any writing or otherwise; (d) all rent, additional rent and other charges reserved therein have been paid; (e) Trustor enjoys the quiet and peaceful possession of the property demised by the Ground Lease; (f) no monetary default has occurred under the Ground Lease, and Trustor is not in default under any of the other terms of

the Ground Lease and there are no circumstances which, with the passage of time or the giving of notice or both, would constitute an event of default under the Ground Lease; (g) to the Trustor's current, actual knowledge, the landlord under the Ground Lease is not in default under any of the terms or provisions thereof on the part of the lessor to be observed or performed; (h) to Trustor's current, actual knowledge, there are no encumbrances of the landlord's interest in the Ground Lease other than as disclosed to Beneficiary in writing; and (i) this Deed of Trust creates a lien on Trustor's right, title and interest in the Property, subject to the first priority lien granted to Beneficiary pursuant to the Loan Documents; and (j) Trustor owns any Personalty free and clear of any security agreements, reservations of title or conditional sales contracts and there is no presently effective financing statement affecting such Personalty on file in any public office.

Section 3.02. **Maintenance and Preservation of Property.** Trustor shall keep the Property in good condition and repair, and shall promptly (a) perform all repairs, replacements, and maintenance necessary to preserve its value, (b) complete or restore in good and workmanlike manner any portion of the Property which may be damaged or destroyed, and (c) pay, when due, all claims for labor performed and materials furnished on or to the Land or Improvements, and any and all other claims which could result in a lien on the Property or any part thereof. Trustor shall not commit waste or permit impairment or deterioration of the Property. Subject to Section 3.05 and Section 3.06 hereof relating to contests, Trustor shall comply with all present and future Laws affecting the Property, any part thereof or the use thereof and shall comply with all covenants, conditions and restrictions filed of record against the Land or the Improvements.

Section 3.03. **Actions Affecting Property.** Trustor shall appear in and contest any action or proceeding purporting to affect the Property or the rights or powers of Beneficiary or Trustee hereunder, and shall pay all costs and expenses, including cost of evidence of title and attorneys' fees, in any such action or proceeding in which Beneficiary or Trustee may appear. Should Trustor fail to make any payment or do any act as and in the manner provided in any of the Loan Documents, Beneficiary and/or Trustee, each in their own discretion, without obligation to do so and after written notice to or demand upon Trustor and without releasing Trustor from any obligation, may make or do the same in such manner and to such extent as either may deem necessary to protect their respective interest in and to the Property.

Section 3.04. **Site Visits, Observation and Testing.** Except as may be limited in the Loan Agreement, Beneficiary and its agents and representatives have the right to enter and visit the Property at any reasonable time for the purposes of observing it, performing appraisals, taking and removing soil or groundwater samples, and conducting tests on any part of it.

Section 3.05. **Taxes and Assessments.** Trustor shall pay prior to delinquency all taxes, levies, charges and assessments (individually and collectively, an "Imposition"), imposed by any public or quasi-public authority or utility company which are (or if not paid, may become) a lien on all or part of the Property or any interest in it, or which may cause any decrease in the value of the Property or any part of it. Notwithstanding the foregoing provisions of this Section 3.05, Trustor may, at its expense, contest the validity or application of any Imposition by appropriate legal proceedings promptly initiated and conducted in good faith and with due diligence, provided that (a) Beneficiary is reasonably satisfied that neither the Property nor any part thereof or interest therein will be in danger of being sold, forfeited, or lost as a

result of such contest and (b) Trustor shall have posted a bond or furnished such other security as may be reasonably required from time to time by Beneficiary.

Section 3.06. **Liens, Charges and Encumbrances**. Trustor shall not create, incur or suffer to exist any lien, encumbrance or charge on the Property or any part thereof which might or could be held to be superior or inferior to the lien of this Deed of Trust, other than current non-delinquent real estate taxes and assessments and any such lien, encumbrance or charge consented to in writing by Beneficiary. Trustor further agrees (a) to pay when due each obligation secured by or reducible to a lien, charge or encumbrance which now does or later may encumber or appear to encumber all or part of the Property or any interest in it, and (b) to immediately discharge any lien on the Property which Beneficiary has not consented to in writing. Notwithstanding the foregoing provisions of this Section 3.06, Trustor may, at its expense, contest in good faith claims for mechanics' and materialmen's liens in accordance with Section 5.02(b) of the Loan Agreement.

Section 3.07. **Maintenance of Insurance; Damage Proceeds**. Trustor, at its sole cost and expense, will maintain or cause to be maintained the insurance policies described in Section 5.01(d) of the Loan Agreement (the "**Policies**"). Trustor hereby absolutely and irrevocably assigns to Beneficiary, and authorizes the payor to pay to Beneficiary (i) all awards, claims and causes of action, arising out of any warranty affecting all or any part of the Property, or for damage or injury to or decrease in value of all or part of the Property or any interest in it; (ii) all proceeds of any Policies payable because of loss sustained to all or part of the Property; and (iii) all interest which may accrue on any of the foregoing.

(a) **Notice of Damage or Destruction; Adjusting Loss**. If the Property or any part thereof shall be damaged or destroyed by fire or other casualty, Trustor will promptly give written notice thereof to the insurance carrier and Beneficiary, and will not adjust any damage or loss which exceeds \$150,000 unless Beneficiary shall have joined in such adjustment; but if there has been no adjustment of any such damage or loss within four months from the date of occurrence thereof and if an Event of Default shall exist at the end of such four-month period or at any time thereafter, Beneficiary may alone make proof of loss, adjust and compromise any claim under the Policies and appear in and prosecute any action arising from such Policies. In connection therewith, Trustor does hereby irrevocably authorize, empower and appoint Beneficiary as attorney-in-fact for Trustor (which appointment is coupled with an interest) to do any and all of the foregoing in the name and on behalf of Trustor.

(b) **Application of Insurance Proceeds**. All sums in excess of \$150,000 paid under any Policies relating to all or any portion of the Property (hereinafter collectively referred to as "**Proceeds**"), shall be paid to Beneficiary which may, at its option (but subject to the provisions of this paragraph set forth below), apply them (after first deducting Beneficiary's expenses referred to in Section 3.07(c) below) to the payment of the Secured Obligations, whether or not due and in such order of application as Beneficiary may determine, or to the repair, replacement, rebuilding or restoration of the Property, in such manner as Beneficiary may determine. Notwithstanding the foregoing provisions of this paragraph, Beneficiary shall make all Proceeds (after first deducting therefrom Beneficiary's expenses referred to in Section 3.07(c) below) available to Trustor to reimburse Trustor for its reasonable costs of restoration, repair, replacement or rebuilding of the Improvements, in accordance with any procedures reasonably required by Beneficiary (and shall not be applied toward the payment of the Secured Obligations until after restoration and repair of the Improvements) provided each of the following conditions shall be met:

- (i) There shall at the time of the casualty and at all times thereafter have occurred no Event of Default or event which with notice, the passage of time, or both, could become an Event of Default;
- (ii) Trustor shall notify Beneficiary of Trustor's intention to perform such restoration or repair within thirty (30) days of the adjusting of the loss or casualty;
- (iii) Beneficiary shall receive evidence reasonably satisfactory to Beneficiary that the Improvements have been fully restored or that by application of the Proceeds will be fully restored to their condition prior to the damage or destruction (or as otherwise reasonably approved by Beneficiary), free and clear of all liens other than the encumbrances approved by Beneficiary, except as otherwise expressly permitted herein;
- (iv) If, in the reasonable judgment of Beneficiary, the Proceeds shall be insufficient to restore the Improvements to their condition prior to the damage or destruction (or as otherwise reasonably approved by Beneficiary), Trustor shall demonstrate to Beneficiary the availability of funds which, together with the Proceeds, shall be sufficient to restore the Improvements to their condition prior to the damage or destruction (or as otherwise reasonably approved by Beneficiary); and
- (v) There shall, in the reasonable judgment of Beneficiary, remain sufficient time to complete the restoration or repair of the Improvements prior to the maturity date of the Loan Obligations as set forth in the Loan Agreement.

At Beneficiary's option, any Proceeds remaining after reimbursing Trustor for the cost of restoring the Improvements may be applied to partial prepayment of the Loan Obligations; provided, however, that such application shall be without any prepayment premium or penalty otherwise applicable and shall not extend or postpone the due dates of the monthly installments payable under the Loan Agreement or change the amount of such installments. Any remaining proceeds not applied to the Loan Obligations shall be paid to Trustor.

(c) Reimbursement of Beneficiary's Expenses. Trustor shall promptly reimburse Beneficiary upon demand for all of Beneficiary's expenses incurred in connection with the collection of the Proceeds, including but not limited to reasonable attorneys' fees and expenses. All such expenses, together with interest from the date of demand for payment at the Default Rate, shall be additional amounts secured by this Deed of Trust.

Section 3.08. **Condemnation.** Should the Property, or any part thereof or interest therein, be taken or damaged by reason of any public improvement or condemnation proceeding or in any other manner including a deed in lieu of condemnation, or should Trustor receive any notice or other information regarding any such proceeding, Trustor shall give prompt written notice thereof to Beneficiary. Beneficiary shall be entitled to all compensation, awards and other payments or relief therefor not exceeding the amount then due or to be due under any of the Loan Documents; provided, however, that in the event the condemning authority specifically allocates a portion of the condemnation award to restoration of the property affected by such taking (including, without



limitation, curbing, sidewalks, and landscaping), Beneficiary agrees that Trustor may retain such portion of the condemnation award so long as it commences such restoration, diligently prosecutes such restoration to completion, and completes such restoration within one hundred and twenty (120) days after receipt of the award (or such longer period as reasonably needed). Beneficiary shall be entitled, at its sole option, to commence, appear in and prosecute in its own name any such action or proceedings. All such compensation, awards, damages, rights of action and proceeds awarded to Trustor (not exceeding the amount then due to Beneficiary pursuant to the Loan Documents) are hereby assigned to Beneficiary and Trustor shall execute such further assignments of such proceeds as Beneficiary or Trustee may require.

Section 3.09. **Due on Sale and Due on Encumbrance.** Trustor shall not (a) sell or transfer all or any part of the Property or any interest therein (except for leases in the ordinary course of Trustor's business) including, but not limited to, by an option to sell, a sale or transfer by deed or by land contract or by contract for deed or (b) encumber, pledge, or mortgage all or any part of the Property or any interest therein, in either case without Beneficiary's prior written consent. In the event of a violation of the provisions of this **Section 3.09**, Beneficiary may, at its option, declare all the sums secured by this Deed of Trust to be immediately due and payable. If Beneficiary exercises the foregoing option to accelerate, Beneficiary shall mail to Trustor a notice of acceleration which notice shall provide a period of not less than twenty (20) days from the date the notice is mailed within which Trustor must pay the sums declared due. If Trustor fails to pay such sums prior to the expiration of such period, Beneficiary may, without further notice or demand on Trustor, invoke any remedies granted or permitted herein or provided by law.

#### ARTICLE IV RIGHTS OF TRUSTEE AND BENEFICIARY

Section 4.01. **Releases, Extensions, Modifications and Additional Security.** From time to time, Beneficiary may perform any of the following acts without incurring any liability, impairing the security of this Deed of Trust, or giving notice to any Person: (i) release any Person liable for payment of any Secured Obligation; (ii) extend the time for payment, or otherwise alter the terms of payment, of any Secured Obligation; (iii) accept additional real or personal property of any kind as security for any Secured Obligation, whether evidenced by deeds of trust, mortgages, security agreements or any other instruments of security; or (iv) alter, substitute or release any property securing the Secured Obligations.

Section 4.02. **Substitution of Trustee.** From time to time, Beneficiary may substitute a successor to any Trustee named in or acting under this Deed of Trust by a written instrument executed and acknowledged by Beneficiary and recorded in the office(s) of the recorder(s) of the county or counties where the Land and Improvements are situated. Any such instrument is conclusive proof of the proper substitution of the successor Trustee, who will automatically upon recordation of the instrument succeed to all estate, title, rights, powers and duties of the predecessor Trustee.

Section 4.03. **Acts of Trustee.** When requested to do so by Beneficiary in writing, Trustee may perform any of the following acts without incurring any liability or giving notice to any Person: (i) consent to the making of any plat or map of the Property or any part of it; (ii) join in granting any easement or creating any restriction affecting the Property; or (iii) join in any subordination or other agreement affecting this Deed of Trust or the lien of it.

Section 4.04. **No Release.** If either Beneficiary or Trustee performs any act which it is empowered or authorized to perform under this Deed of Trust, including any act permitted by Section 4.01, Section 4.02 or Section 4.03 above, that act alone does not release or change the personal liability of any Person for the payment and performance of the Secured Obligations then outstanding, or the lien of this Deed of Trust on all or the remainder of the Property for full payment and performance of all outstanding Secured Obligations.

## ARTICLE V COMPENSATION, EXCULPATION, INDEMNIFICATION

Section 5.01. **Compensation.** Trustor agrees to (a) pay the reasonable fees charged by Beneficiary and Trustee for any services that Beneficiary or Trustee may render in connection with this Deed of Trust, including Beneficiary's providing a statement of the Secured Obligations or Trustee's execution of a reconveyance, (b) pay or reimburse all of Beneficiary's and Trustee's reasonable costs and expenses incurred in rendering any such services, (c) pay or reimburse Beneficiary for all costs, expenses and other advances reasonably incurred or made by Beneficiary or Trustee in performing any of Trustor's obligations under this Deed of Trust or in any efforts to enforce any terms of this Deed of Trust, including any rights or remedies afforded to Beneficiary or Trustee or both of them under Section 6.02, whether any lawsuit is filed or not, including any bankruptcy or other voluntary or involuntary proceeding, in or out of court, for the adjustment of debtor-creditor relationships, or in defending any action or proceeding arising under or relating to this Deed of Trust, including reasonable attorneys' fees and other legal costs, costs of any foreclosure sale and any cost of evidence of title. If Beneficiary chooses to dispose of the Property through more than one foreclosure sale, Trustor shall pay all costs, expenses or other advances that may be incurred or made by Trustee or Beneficiary in each of those foreclosure sales.

Section 5.02. **Exculpation.** Beneficiary is not directly or indirectly liable to Trustor or any other Person as a consequence of (a) Beneficiary's exercise of or failure to exercise any rights, remedies or powers granted to it in this Deed of Trust; (b) Beneficiary's failure or refusal to perform or discharge any obligation or liability of Trustor under any agreement related to the Property or under this Deed of Trust; or (c) any loss sustained by Trustor or any third party resulting from Beneficiary's failure to lease the Property, or from any other act or omission of Beneficiary in managing the Property after an Event of Default, unless any loss, damage or liability suffered by Trustor arising from any action of Beneficiary under (a) through (c) above is caused by the willful misconduct or gross negligence of Beneficiary.

**EXCEPT AS EXPRESSLY STATED ABOVE, TRUSTOR HEREBY EXPRESSLY WAIVES AND RELEASES ALL LIABILITY OF THE TYPES DESCRIBED ABOVE, AND AGREES THAT NO SUCH LIABILITY BE ASSERTED AGAINST OR IMPOSED UPON BENEFICIARY.**

Section 5.03. **Indemnification.** Except with regard to actions identified under Section 5.02 above arising from the willful misconduct or gross negligence of Beneficiary, Trustor agrees to indemnify Trustee and Beneficiary against and hold them harmless from all losses, damages, liabilities, claims, causes of action, judgments, court costs, reasonable attorneys' fees and other reasonable legal expenses, cost of evidence of title, cost of evidence of value, and other reasonable costs and expenses which either may suffer or incur (a) in performing any act required or permitted by this Deed of Trust or any of the other Loan Documents or by law; (b) because of any failure of Trustor to perform any of the Secured Obligations; or (c) because of

any alleged obligation of or undertaking by Beneficiary to perform or discharge any of the representations, warranties, conditions, covenants or other obligations in any document relating to the Property other than the Loan Documents.

**THIS AGREEMENT BY TRUSTOR TO INDEMNIFY TRUSTEE AND BENEFICIARY SURVIVES THE RELEASE AND CANCELLATION OF ANY OR ALL OF THE SECURED OBLIGATIONS AND THE FULL OR PARTIAL RELEASE AND/OR RECONVEYANCE OF THIS DEED OF TRUST.**

Trustor shall pay all obligations to pay money arising under this Article V immediately upon demand by Trustee or Beneficiary. Each such obligation shall be added to, and considered to be part of, the principal of the Construction Loan Note, and bears interest from the date the obligation arises at the Applicable Rate or the Default Rate, whichever is in effect.

ARTICLE VI  
EVENTS OF DEFAULT; REMEDIES

Section 6.01. **Events of Default.** The occurrence of any one or more of the following events is an "Event of Default" under this Deed of Trust:

(a) An Event of Default under the Loan Agreement or any other Loan Document; or

(b) Trustor makes or permits the occurrence of transfer or encumbrance in violation of Section 3.09 hereof; or

(c) Any representation or warranty made or given by Trustor in this Deed of Trust proves to be false or misleading in any material respect; or

(d) Trustor fails to perform any obligation, term or provision arising under this Deed of Trust, other than as provided in clauses (a), (b) and (c) of this Section 6.01, and does not cure that failure within thirty (30) days after written notice from Beneficiary or Trustee, or, if the Default cannot be cured in thirty (30) days, within a reasonable time after such written notice.

Section 6.02. **Remedies.** Upon the occurrence of an Event of Default, interest may accrue on the Secured Obligations at the Default Rate in accordance with Section 2.04 of the Loan Agreement; the entire Secured Obligations shall become immediately due and payable at the option of Beneficiary, without further notice or demand; and, in addition, irrespective of whether Beneficiary exercises said option, it may exercise any and all rights and remedies available to a mortgagee or secured party at law or in equity, including but not limited to the following:

(a) Beneficiary may enter upon, take immediate possession of, manage, and operate the Property or any part thereof; make repairs and alterations and do any acts which Beneficiary deems reasonably proper and necessary or advisable to protect the security hereof, including but not limited to those granted Beneficiary pursuant to the other Loan Documents; and either with or without taking possession, in its own name, sue for or otherwise collect and receive Rents, including those past due and unpaid, and apply the same, less costs and expenses of

operation and collection, including reasonable attorneys' fees and Beneficiary's costs, upon the Secured Obligations and in such order as Beneficiary may determine. Upon request of Beneficiary, Trustor shall assemble and make available to Beneficiary at the Land any of the Personalty which has been removed therefrom. The entering upon and taking possession of the Property, the collection of any Rents, and the application thereof as aforesaid shall not cure or waive any default theretofore or thereafter occurring or affect any notice of default hereunder or invalidate any act done pursuant to any such notice. Notwithstanding Beneficiary's continuance in possession or receipt and application of Rents, Beneficiary may exercise every right provided for in this Deed of Trust or by law upon or after the occurrence of an Event of Default. Any of the actions referred to in this paragraph may be taken by Beneficiary at such time as Beneficiary is so entitled without regard to the adequacy of any security for the Secured Obligations.

(b) Beneficiary shall, without regard to the adequacy of any security for the Loan Obligations, be entitled to the immediate ex parte appointment of a receiver by any court having jurisdiction, without notice, to take possession of and protect the Property and operate the same and collect the Rents therefrom.

(c) Beneficiary may elect to dispose, or cause Trustee to dispose of any of the Personalty in any manner now or hereafter permitted by Article 9 of the UCC or in accordance with any other remedy provided by law. Any such disposition may be either public or private as Trustee or Beneficiary may so elect, subject to the provisions of the UCC. Trustee or Beneficiary shall give Trustor at least ten (10) days' prior written notice of the time and place of any public sale or other disposition of such property or of the time at or after which any private sale or any other intended disposition is made. Trustor agrees that such ten (10) day notice constitutes reasonable notice of such sale.

(d) Beneficiary may authorize Trustee to exercise the power of sale granted herein and thereafter Trustee shall foreclose this Deed of Trust in accordance with the Nebraska Trust Deeds Act (as the same may be amended from time to time).

(e) This instrument shall be effective as a mortgage as well as a deed of trust and upon the occurrence of an Event of Default Beneficiary may elect to foreclose this Deed of Trust as to any of the Property in any manner permitted by the laws of the State of Nebraska, and any foreclosure suit may be brought by Trustee or by Beneficiary.

Beneficiary shall have the right to become the purchaser at any sale held by Trustee or by any receiver or public officer, and Beneficiary shall have the right to credit upon the amount of the bid made therefor, to the extent necessary to satisfy such bid, the Secured Obligations owing to Beneficiary, or if Beneficiary holds less than all of such indebtedness the pro rata part thereof owing to Beneficiary, accounting to all other beneficiaries or noteholders not joining in such bid in cash for the portion of such bid or bids apportionable to such nonbidding beneficiary or noteholder. Trustor has no right to purchase the Property or any portion thereof at any sale, but may cause any sale to be terminated by paying all Secured Obligations in full prior to such sale.

**Section 6.03. Application of Proceeds.** The proceeds of any sale or disposition hereunder, together with any other sums which then may be held by Trustee or Beneficiary under this Deed of Trust, whether under the provisions of this paragraph, or otherwise, shall be applied as follows: FIRST, to the expenses of such sale or disposition together with Trustee's fees and reasonable attorneys' fees and expenses, Beneficiary's costs and the actual cost of publishing,

recording, mailing and posting notice; SECOND, to the cost of any search or other evidence of title procured in connection therewith, if applicable, and recordation and transfer taxes and other charges, if any, on any release or deed of reconveyance; THIRD, to the payment of all Secured Obligations and all other sums due Beneficiary from Trustor; FOURTH, to all other sums secured hereby; and the remainder, if any, to the person or persons legally entitled thereto in the order of their priority.

Section 6.04. **Remedies Not Exclusive.** Trustee and Beneficiary shall each be entitled to enforce payment and performance of any Secured Obligations and to exercise all rights and powers under this Deed of Trust, under the Loan Agreement, under any of the Loan Documents, or under any other agreement or any laws now or hereafter in force; notwithstanding some or all of such Secured Obligations may now or hereafter be otherwise secured, whether by mortgage, deed of trust, pledge, lien, assignment or otherwise. Neither the acceptance of this Deed of Trust nor its enforcement, by court action or pursuant to the power of sale or other powers contained in this Deed of Trust, shall prejudice or in any manner affect Trustee's or Beneficiary's right to realize upon or enforce any other security now or hereafter held by Beneficiary or Trustee in such order and manner as they or either of them may in their absolute discretion determine. No remedy conferred upon or reserved to Trustee or Beneficiary is intended to be exclusive of any other remedy in this Deed of Trust or by law provided or permitted, but each (a) shall be cumulative and shall be in addition to every other remedy given in this Deed of Trust or now or hereafter existing at law or in equity or by statute and (b) may be exercised, concurrently or independently, from time to time and as often as may be deemed expedient by Trustee or Beneficiary, and either of them may pursue inconsistent remedies. Nothing in this Deed of Trust shall be construed as prohibiting Beneficiary from seeking a deficiency judgment against Trustor to the extent such action is permitted by law.

Section 6.05. **Waiver of Marshalling and Consent to Receiver.** Trustor waives all rights, legal and equitable, it may now or hereafter have to require marshalling of assets or to require upon foreclosure sales of assets in a particular order. Each successor and assign of Trustor, including any holder of a lien subordinate to this Deed of Trust, by acceptance of its interest or lien agrees that it shall be bound by the above waiver, as if it had given the waiver itself. Trustor hereby consents to Trustee's or Beneficiary's application for, and the appointment of, a receiver, trustee, liquidator or conservator of the Property, without notice to Trustor and without regard for the adequacy of the security for the Secured Obligations and without regard for the solvency of Trustor.

## ARTICLE VII RECONVEYANCE

When all of the Secured Obligations have been paid and performed in full, Beneficiary shall request Trustee in writing to reconvey the Property. When Trustee receives Beneficiary's written request for reconveyance and all fees and other sums owing to it by Trustor under Section 5.01, Trustee shall reconvey the Property, or so much of it as is then held under this Deed of Trust, without warranty to the person or persons legally entitled to it. Neither Beneficiary nor Trustee have any duty to determine the rights of persons claiming to be rightful grantees of any reconveyance.

ARTICLE VIII  
MISCELLANEOUS PROVISIONS

Section 8.01. **Defined Terms.** Capitalized terms used in this Deed of Trust without definition have the meanings given them in the Loan Agreement. The Loan Agreement and the other Loan Documents fully state all of the terms and conditions of the parties' agreement regarding the matters mentioned in or incidental to this Deed of Trust. The Loan Documents also grant further rights to Beneficiary and contain further agreements and affirmative and negative covenants by Trustor which apply to this Deed of Trust and to the Property.

Section 8.02. **Interpretation.** Whenever the context requires, all words used in the singular will be construed to have been used in the plural, and vice versa, and each gender will include any other gender. The captions of the sections of this Deed of Trust are for convenience only and do not define or limit any terms or provisions. The word "**include(s)**" means "include(s), without limitation", and the word "**including**" means "including, but not limited to". No listing of specific instances, items or matters in any way limits the scope or generality of any language of this Deed of Trust.

Section 8.03. **Severability.** If any provision of this Deed of Trust should be held unenforceable or void, that provision shall be deemed severable from the remaining provisions and in no way affect the validity of this Deed of Trust except that if such provision relates to the payment of any monetary sum, then Beneficiary may, at its option, declare all Secured Obligations immediately due and payable.

Section 8.04. **Successors in Interest.** The terms, covenants and conditions of this Deed of Trust are binding upon and inure to the benefit of the heirs, successors and assigns of the parties. However, this Section does not waive the provisions of Section 3.09.

Section 8.05. **Joint and Several Liability.** If Trustor consists of more than one person, each is jointly and severally liable for the faithful performance of all of Trustor's obligations under this Deed of Trust.

Section 8.06. **Applicable Law; Counterparts.** This Deed of Trust is governed by Nebraska law. This Deed of Trust may be executed in one or more counterparts, each of which is, for all purposes deemed an original and all such counterparts taken together, constitute one and the same instrument.

Section 8.07. **No Waiver or Cure.** Each waiver by Trustor, Beneficiary or Trustee must be in writing, and no waiver is to be construed as a continuing waiver. No waiver is to be implied from any delay or failure by Trustor, Beneficiary or Trustee to take action on account of any default of another party. Consent by Trustor, Beneficiary or Trustee to any act or omission by another party must not be construed as a consent to any other or subsequent act or omission or to waive the requirement for Trustor's, Beneficiary's or Trustee's consent (as and if applicable) to be obtained in any future or other instance.

Section 8.08. **Merger.** No merger occurs as a result of Beneficiary's acquiring any other estate in or any other lien on the Property unless Beneficiary consents to a merger in writing.

Section 8.09. **Request for Notice.** Trustor hereby requests a copy of any notice of default and any notice of sale hereunder or under any other deed of trust recorded against the Property be mailed to Trustor at Trustor's address set forth in Section 8.10 of this Deed of Trust. While hereby expressly reserving the priority of this Deed of Trust as established by law, Trustee and Beneficiary hereunder request that a copy of any notice of default and any notice of sale under any deed of trust recorded against the Property either prior to, or subsequent to the date this Deed of Trust is recorded, be mailed to each at the addresses set forth in Section 8.10 of this Deed of Trust.

Section 8.10. **Notices.** Unless otherwise expressly provided herein, all notices, certificates, requests, demands and other communications provided for hereunder shall be in writing and shall be mailed, faxed or delivered to the address or facsimile number set forth in this Section 8.10. All such notices and other communications shall be deemed to be given or made upon the earlier to occur of (i) actual receipt by the intended recipient and (ii) (A) if delivered by hand or by courier, upon delivery; (B) if delivered by mail, four (4) Business Days after deposit in the mails, postage prepaid; and (C) if delivered by facsimile, when sent and appropriate answerback has been received by the sender; provided, however, that notices and other communications to Beneficiary shall not be effective until actually received by Beneficiary.

**Address Where Notices to Trustor**

**Are to be Sent:**

60<sup>th</sup> & NW Radial, LLC  
PO Box 428  
Boys Town, Nebraska 68010

**With a copy to:**

Kendra J. Ringenberg  
Dvorak & Donovan Law Group LLC  
13625 California St., Suite 110  
Omaha, NE 68154  
Telephone: (402) 991-7162

**Address Where Notices to Trustee**

**Are to be Sent:**

Jacqueline A. Pueppke  
Baird Holm LLP  
1700 Farnam Street  
Suite 1500  
Omaha, NE 68102  
Facsimile: (402) 344-0588

**Address Where Notices to Beneficiary**

**Are to be Sent:**

Great Western Bank  
Attn: Gordon Harnisch  
9290 W. Dodge Rd., Suite 401  
Omaha, NE 68114  
Facsimile: (402) 334-5445

**Section 8.11. The Ground Lease.**

(a) **Generally.** Trustor shall (i) pay all rents, additional rents and other sums required to be paid by Trustor, as tenant under and pursuant to the provisions of the Ground Lease, (ii) diligently perform and observe all of the terms, covenants and conditions of the Ground Lease on the part of Trustor, as tenant thereunder, and (iii) promptly notify Beneficiary of the giving of any written notice by the landlord under the Ground Lease to Trustor of any default by Trustor, as tenant thereunder, and deliver to Beneficiary a true copy of each such notice. Trustor shall not, without the prior consent of Beneficiary, surrender the leasehold estate created by the Ground Lease or terminate or cancel the Ground Lease or modify, change, supplement, alter or amend the Ground Lease, in any respect, either orally or in writing, and if Trustor shall default in the performance or observance of any term, covenant or condition of the Ground Lease on the part of Trustor, as tenant thereunder, Beneficiary shall have the right, but shall be under no obligation, to pay any sums and to perform any act or take any action as may be appropriate to cause all of the terms, covenants and conditions of the Ground Lease on the part of Trustor to be performed or observed on behalf of Trustor, to the end that the rights of Trustor in, to and under the Ground Lease shall be kept unimpaired and free from default. If the landlord under the Ground Lease shall deliver to Beneficiary a copy of any notice of default under the Ground Lease, such notice shall constitute full protection to Beneficiary for any action taken or omitted to be taken by Beneficiary, in good faith, in reliance thereon. Trustor shall exercise each individual option, if any, to extend or renew the term of the Ground Lease upon demand by Beneficiary made at any time within one (1) year prior to the last day upon which any such option may be exercised, and Trustor hereby expressly authorizes and appoints Beneficiary its attorney-in-fact to exercise any such option in the name of and upon behalf of Trustor, which power of attorney shall be irrevocable and shall be deemed to be coupled with an interest.

(b) **Subleases.** Notwithstanding anything contained in the Ground Lease to the contrary, other than residential leases in the ordinary course of business, Trustor shall not further sublet any portion of the Land without prior written consent of Beneficiary.

(c) **No Merger of Fee and Leasehold Estates; Releases.** So long as any portion of the Secured Obligations shall remain outstanding, unless Beneficiary shall otherwise consent, the fee title to the Land and the leasehold estate therein created pursuant to the provisions of the Ground Lease shall not merge but shall always be kept separate and distinct, notwithstanding the union of such estates in Trustor, the landlord, or in any other person by purchase, operation of law or otherwise. Beneficiary reserves the right, at any time, to release portions of the Property, including, but not limited to, the leasehold estate created by the Ground Lease, with or without consideration, at Beneficiary's election, without waiving or affecting any of its rights hereunder or under the Notes or the other Loan Documents and any such release shall not affect Beneficiary's rights in connection with the portion of the Property not so released.

(d) **Trustor's Acquisition of Fee Interest in Tract I and Tract IV.** In the event that Trustor shall be the owner and holder of the fee title to Tract I and/or Tract IV, the lien of this Deed of Trust shall be spread to cover such Trustor's fee title to Tract I and/or Tract IV and said fee title shall be deemed to be included in the Property. In such event, (i) Trustor agrees, at its sole cost and expense, including without limitation, Beneficiary's reasonable attorney's fees, to (A) execute any and all documents or instruments necessary to subject its fee title to Tract I and/or Tract IV to the lien of this Deed of Trust and (B) provide a title insurance policy



which shall insure that the lien of this Deed of Trust is a first lien on Trustor's fee title to the Tract I and/or Tract IV, and (ii) Beneficiary agrees to execute any and all documents or instruments reasonably necessary and in connection with such acquisition by Trustor.

(e) Ground Lessor Estoppel, Consent and Agreement. Upon written request by Beneficiary, Trustor shall obtain and deliver to Beneficiary a Ground Lessor Estoppel, Consent and Agreement from the landlord under the Ground Lease setting forth representations and/or agreements as the landlord under the Ground Lease has made in connection with the execution of this Deed of Trust.

(f) Right to Cure Defaults. In the event of any default by Trustor in the performance of any of its obligations under the Ground Lease, including, without limitation, any default in the payment of rent and other charges and impositions made payable by the tenant thereunder, then, in each and every case, Beneficiary may, at its option and without notice, cause the default or defaults to be remedied and otherwise exercise any and all of the rights of Trustor therein in the name of and on behalf of Trustor, however, such remedy by the Beneficiary shall not remove the default as between the Beneficiary and Trustor. Trustor shall, on demand, reimburse Beneficiary for all advances made and expenses incurred by Beneficiary in curing any such default (including, without limitation, reasonable, actual legal fees), together with interest thereon at the rate of interest set forth in the Loan Agreement from the date that an advance is made or expense is incurred, to and including the date the same is paid.

(g) New Lease to Beneficiary. If any Ground Lease is cancelled or terminated, and if Beneficiary or a nominee of Beneficiary shall acquire an interest in any new lease of the Land, Trustor shall not have any right, title or interest in or to the new lease or the leasehold estate created by such new lease. Beneficiary shall be liable for the obligations of the tenant arising under the Ground Lease for only that period of time which Beneficiary is in possession of the Land or has acquired, by foreclosure or otherwise, and is holding all of Trustor's right, title and interest therein.

(h) Rights of Beneficiary. Notwithstanding anything contained herein to the contrary, and in addition to any rights, privileges and remedies granted to Beneficiary elsewhere in this Deed of Trust, Beneficiary shall have, and Trustor hereby grants to Beneficiary, any and all rights, privileges and remedies of leasehold lenders provided for in the Ground Lease (including without limitation, any renewal rights and options to purchase contained in the Ground Lease) without the necessity of particularly specifying any or all of such rights, privileges and remedies that are or could be granted to leasehold beneficiaries pursuant to the Ground Lease.

(i) Bankruptcy of Landlord. In the event of bankruptcy by a landlord under any Ground Lease, Trustor shall:

(i) give the Beneficiary notice of such landlord's bankruptcy as soon as Trustor becomes aware of such bankruptcy;

(ii) be prohibited from electing to treat such Ground Lease as terminated without the written consent of the Beneficiary;

(iii) allow the Beneficiary to participate in any bankruptcy litigation involving such Ground Lease; and

(iv) grant the Beneficiary the right to make any other decisions in bankruptcy which would affect the Beneficiary's damages or security under this Deed of Trust.

(j) Assignment of Security. Trustor hereby assigns to Beneficiary all of its right, title and interest in and to any deposit of cash or securities or any other property which may be held to secure Trustor's performance of its obligations under the Ground Lease. Trustor shall not be required to pay any such deposit to Beneficiary unless there is an uncured Event of Default under this Deed of Trust.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the date first above written.

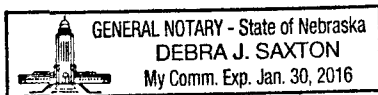
**TRUSTOR:**


**60<sup>th</sup> & NW RADIAL, LLC**, a Nebraska limited liability company

By:   
Christopher L. Erickson, Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 30 day of October, 2015, by Christopher L. Erickson, the manager of 60<sup>th</sup> & NW Radial, LLC, a Nebraska limited liability company, on behalf of the company.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

**Legal Description of the Land**

The South 44 feet of Lots 1 and 2, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent thereto on the South;

And,

That part of Lots 1 and 2, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the East line of said Lot 1, 44 feet Northerly of the Southeast corner of said Lot 1; thence Westerly, along a line 44 feet North of and parallel to the South line of said Lots 1 and 2, a distance of 100 feet; thence Northerly, along the West line of said Lot 2, a distance of 50.74 feet; thence Southeasterly, along the South line of the Radial Highway, to a point on the East line of said Lot 2, said point being 82.29 feet Northerly of the Southeast corner of said Lot 2, a distance of 51.31 feet; thence Southeasterly, along the South line of the Radial Highway, a distance of 52.98 feet, to a point on the East line of said Lot 1; thence Southerly, a distance of 21.20 feet, to the Point of Beginning;

And,

Lot 3, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent thereto on the South, EXCEPT that part of said Lot 3 lying North of a line described as follows:

Beginning at a point on the West line of Lot 3, 24 feet South of the Northwest corner of said Lot 3 and extending Southeasterly to a point on the East line of Lot 3, 32 feet South of the Northeast corner of said Lot 3;

And,

Lot 4, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent thereto on the South, EXCEPT that part of said Lot 4 lying North of a line described as follows:

Beginning at a point on the West line of Lot 4, 19 feet South of the Northwest corner of Lot 4 and extending Southeasterly to a point on the East line of Lot 4, 24 feet South of the Northeast corner of said Lot 4;

And,

Lot 5, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley

adjacent thereto on the South, EXCEPT that part of said Lot 5 lying North of a line described as follows:

Beginning at a point on the West line of Lot 5, 18 feet South of the Northwest corner of Lot 5, and extending Easterly to a point on the East line of Lot 5, 19 feet South of the Northeast corner of said Lot 5;

And,

Lots 6, 7, 8, 9, 10, 11 and 12, in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the North Half (N½) of the vacated alley adjacent to said Lots on the South, EXCEPT the North 18 feet of said Lots;

And,

Lots 19, 20, 21 and 22, the North 43 feet of Lots 23 and 24, the South 43 feet of the North 86 feet of Lots 23 and 24, and the South 42 feet of Lots 23 and 24, all in Block 7, in BENSON, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the South Half (S½) of the vacated alley adjacent to said Lots on the North.