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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00071 # 45-03932

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LEGAL PG	SCAN / FV

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, entered into as of the 30th day of December, 1996, by and between 72 PROPERTY COMPANY, a Nebraska limited liability company ("Landlord") and KOHL'S DEPARTMENT STORES, INC., a Delaware corporation ("Tenant").

W I T N E S S E T H :

WHEREAS, Landlord and Tenant entered into a Lease of even date herewith ("Lease") whereby Landlord demised and leased to Tenant for the term set forth below (and at a rental and upon such other terms and conditions as are stated in the Lease) for certain real estate situated in the City of Omaha, County of Douglas, State of Nebraska, more particularly described on the attached Exhibit A ("Premises").

WHEREAS, Landlord and Tenant wish to place notice of the Lease on record.

NOW, THEREFORE, Landlord and Tenant hereby execute this Memorandum of Lease for the purpose of evidencing Tenant's interest in the Premises, TO HAVE AND TO HOLD the Premises unto Tenant upon the terms, covenants and conditions contained in the Lease, for a term two hundred forty (240) months, subject to eight (8) separate options to extend the term for successive periods of five (5) years each.

This Memorandum of Lease is made and executed and is to be recorded in the office of the Recorder of Douglas County, Nebraska, for the purpose of giving notice of the Lease and the rights of the parties thereunder.

This Memorandum of Lease is subject in each and every respect to the rental and other terms, covenants and conditions contained in the Lease and is executed by Landlord and Tenant with the understanding and agreement that nothing contained herein shall in any manner alter, modify or vary the rental or other terms, covenants or conditions of the Lease.

After recording return to:
First Nebraska Title
2425 South 120th Street
Omaha, NE 68144

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the day, month and year first above written.

LANDLORD:

72 PROPERTY LLC, a Nebraska limited liability company

By: 

Name: Sy R Lawrence

Title: Manager

TENANT:

KOHL'S DEPARTMENT STORES, INC., a Delaware corporation

By: 

Name: John F. Herma

Title: Chief Operating Officer

APPROVED
AJS

Attest: 

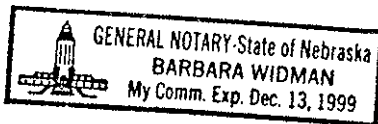
Name: Sigrid E. Dynek

Title: Assistant Secretary

APPROVED
PEP

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

Personally came before me this 30th day of December, 1996, the above-named Jeff. Lerner, to me known to be the Manager of 72 PROPERTY LLC, a Nebraska limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Barbara Widman
Notary Public,

My Commission: 12/13/99

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 17th day of December, 1996, the above-named John F. Herma and Sigrid E. Dynek, to me known to be the Chief Operating Officer and Assistant Secretary of KOHL'S DEPARTMENT STORES, INC., a Delaware corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS.

Karen L. Hebert
Notary Public,

My Commission: expires 12/27/98

This instrument was
drafted by and should
be returned to:

Alan J. Salle
Law Department
Kohl's Department Stores, Inc.
N56 W17000 Ridgewood Drive
Menomonee Falls, Wisconsin 53051

EXHIBIT A

LEGAL DESCRIPTION

Lot 2 in Bobette Subdivision, a replat of part of the SW 1/4 of Section 24, a subdivision located in the SW 1/4 of Section 24, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

ALSO DESCRIBED AS FOLLOWS:

A tract of land located in the SW 1/4 of the SW 1/4 of Section 24, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of said Section 24; thence N 00°00'01" E (assumed bearing) along the West line of said Section 24, a distance of 1321.77 feet to the Northwest corner of said SW 1/4 of SW 1/4 of Section 24; thence N 89°50'17" E along the North line of said SW 1/4 of the SW 1/4 of Section 24, a distance of 50.40 feet to a point on the East right-of-way line of 72nd Street; thence S 00°00'01" W along the East right-of-way line of 72nd Street, a distance of 253.99 feet to a point, said point also being the point of beginning; thence N 89°59'25" E, a distance of 108.63 feet; thence S 00°00'01" W, a distance of 19.10 feet; thence N 89°59'25" E, a distance of 206.46 feet; thence N 00°07'18" W, a distance of 1.94 feet; thence N 89°52'42" E, a distance of 294.92 feet; thence S 00°00'00" W, a distance of 806.05 feet; thence S 89°52'16" W, a distance of 135.65 feet to a point of the North right-of-way line of Little Papillion Creek; thence along said North right-of-way line of Little Papillion Creek on the following described courses; thence N 37°56'40" W, a distance of 188.35 feet; thence N 39°08'37" W, a distance of 115.91 feet; thence N 45°43'16" W, a distance of 149.81 feet; thence N 57°01'34" W, a distance of 119.28 feet; thence N 73°39'44" W, a distance of 81.33 feet to a point on said East right-of-way line of 72nd Street; thence N 00°00'01" E along said East right-of-way line of 72nd Street, a distance of 392.01 feet to the point of beginning.

Said tract of land contains an area of 368,775 square feet or 8.466 acres, more or less.