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Inst # 2012062442 Thu Dec 06 13 56.22 CST 2012  
Filing Fee \$30.50  
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Prepared by:  
Jennifer Pouliot  
Wireless Capital Partners  
11900 W. Olympic Blvd., Ste 400  
Los Angeles, CA 90064  
310-481-8746

**MEMORANDUM OF PURCHASE AND SALE OF LEASE AND  
SUCCESSOR LEASE**

**GRANTOR(S): TABITHA, INC.**

**GRANTEE(S): VALENTINE CAPITAL, LLC**

Return to:  
Fidelity National Title  
7130 Glen Forest Drive #300  
Richmond, VA 23226  
M. Cater  
14495851-82630

*EW*

RECORDING ORDER

1 (2) 3 4 5

PREPARED BY AND  
WHEN RECORDED MAIL TO:

WIRELESS CAPITAL PARTNERS, LLC  
11900 Olympic Blvd, Suite 400  
Los Angeles, California 90064  
Attn: Title Department  
WCP # 82630

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MEMORANDUM OF PURCHASE AND SALE OF LEASE  
AND SUCCESSOR LEASE

This Memorandum of Purchase and Sale of Lease and Successor Lease (this "Memorandum") is made as of 7/31, 2012 between TABITHA, INC., a Nebraska nonprofit corporation ("Landlord"), and VALENTINE CAPITAL, LLC, a Delaware limited liability company ("Buyer").

A. Landlord, as lessor, and Verizon Wireless (VAW) LLC dba Verizon Wireless, as successor in interest to, US West Wireless, L.L.C., a Delaware Limited Liability Company, as lessee ("Tenant"), are parties to that certain lease, dated as of December 29, 1999, a memorandum of which was recorded on February 22, 2001 as Instrument No 2001 008155 of the Lancaster County Registry (the "Lease") with respect to the premises described on Schedule A attached hereto (the "Premises").

B. Landlord and Buyer are parties to a Purchase and Sale of Lease and Successor Lease dated on or about the date hereof (the "Agreement"), pursuant to which Landlord has, among other things, sold and assigned to Buyer its right, title and interest in and to the Lease. The parties hereto desire to execute this Memorandum to provide constructive notice of the existence of the Lease and the Agreement, and of Buyer's rights under the Agreement.

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto acknowledge and/or agree as follows:


Landlord has sold and assigned and hereby does sell and assign all of its right, title and interest in and to the Lease to Buyer, on the terms and subject to the conditions set forth in the Agreement. The Lease expires by its terms on or about August 31, 2015 and contains seven (7) option(s) to renew or extend the term for an additional period of five (5) years each. Landlord has leased and hereby does lease the Premises to Buyer, on the terms and subject to the conditions set forth in the Agreement. The successor lease is for a term commencing upon the expiration or termination of the Lease and ending on August 31, 2111.

14495851

The terms and conditions of the Lease and the Agreement are hereby incorporated herein by reference as if set forth herein in full. Copies of the Lease and the Agreement are maintained by Buyer at the address of Buyer above and are available to interested parties upon request. This Memorandum has been duly executed by the undersigned as of the date first written above.


LANDLORD:

TABITHA, INC., a Nebraska nonprofit corporation

By:   
Name: David Jackson  
Its: Sr. VP of Finance & CFO

BUYER:

VALENTINE CAPITAL, LLC, a Delaware limited liability company

By:   
Name: Joni LeSage  
Its: Authorized Officer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

**ACKNOWLEDGMENT**

State of California  
County of Los Angeles )

On July 31, 2012 before me, Nicole Lea, Notary Public  
(insert name and title of the officer)

personally appeared Joni LeSage  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Nicole Lea* (Seal)



STATE OF Nebraska

ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGEMENT

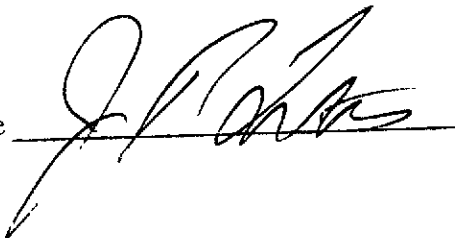
COUNTY OF Lancaster

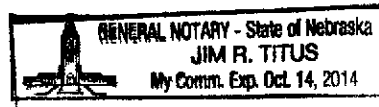
On July 31, 2012 before me, Jim R. Titus, Notary Public,  
personally appeared David Jackson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of Nebraska, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(seal)

SCHEDULE A

LEGAL DESCRIPTION AND  
LEASE DESCRIPTION

That certain Communications Site Lease Agreement (Building) dated December 3, 1999, by and between Tabitha, Inc., a Nebraska nonprofit corporation, whose address is 4720 RANDOLPH ST, LINCOLN, NE, 68510 ("Landlord") and Nextel WIP Lease Corp., a Delaware corporation dba Nextel Partners ("Tenant"), whose address is 6300 SPRINT PKWY, OVERLAND PARK, KS, 66251, for the property located at 4720 RANDOLPH ST, LINCOLN, NE, 68510 a memorandum of which was recorded on December 23, 1999 as Instrument No 99 066154 of the Lancaster County Registry.

The Legal Description follows

An interest in land, said interest being over a portion of the following described parent parcel

Lot Two (2), Tabitha Addition, Lincoln, Lancaster County, Nebraska, as described in plat recorded on June 05, 2009 in Instrument No 2009030246 Located in the Northwest ¼ of Section 29, Township 10 North, Range 7, East of the 6<sup>th</sup> P M

AND BEING a portion of the same property conveyed to Tabitha, Inc from City of Lincoln, Nebraska, a Nebraska municipal corporation by Corporation Quitclaim Deed dated August 18, 1986 and recorded August 22, 1986 in Instrument No 86-28222

Tax Parcel No 17-29-140-002-000

Said interest being over land more particularly described by the following description

*Insert metes and bounds description of area*

No  
Tabitha