

From: JOHN WENSTRAND AS TRUSTEE UNDER A WRITTEN TRUST AGREEMENT DATED APRIL 15, 1966

To: AMERICAN COMMUNITY STORES CORPORATION

WHEREAS, by Lease of even date herewith (herein referred to as the "Lease") JOHN WENSTRAND AS TRUSTEE UNDER A WRITTEN TRUST AGREEMENT DATED APRIL 15, 1966 (herein and in said Lease called "Landlord"), as lessor, leased to AMERICAN COMMUNITY STORES CORPORATION, a Delaware corporation (herein and in said Lease called "Tenant"), as lessee, the premises described in Exhibit AA attached hereto and made a part hereof for the term of years stated in said Lease, and

WHEREAS, the parties desire to execute and deliver a short form lease in form suitable for recording under the laws of Nebraska;

NOW, THEREFORE, this Lease dated June 17, 1968,

W I T N E S S E T H :

That Landlord, in consideration of the rents and covenants stipulated to be paid and performed by Tenant as provided in the Lease, hereby grants, demises and leases unto Tenant, its successors and assigns the premises located 350 North Saddle Creek Road which premises are more definitely described on Exhibit AA attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same with the appurtenances unto Tenant for the period from the 17th day of June, 1968 to and including the 30th day of September, 1988, unless such term is sooner lawfully terminated or extended pursuant to some term or provision of said Lease.

Tenant yielding and paying therefor during said term the rent provided in the Lease.

And the parties hereto hereby further covenant and agree each with the other as follows:

1. Tenant shall hold the leased premises subject to all the terms and conditions set forth in and the agreements of Landlord and Tenant set forth in the Lease, which Lease is hereby incorporated herein by reference and made a part hereof as fully as if set forth herein at length.

2. The agreements herein contained shall bind and inure to the benefit of Landlord, its successors and assigns and Tenant, its successors and assigns, subject, however, to the provisions of the Lease.

IN WITNESS WHEREOF, this short form lease has been executed as of the day and year first above written by the parties.



AMERICAN COMMUNITY STORES CORPORATION

By C. M. Newman
Its President TENANT

JOHN WENSTRAND AS TRUSTEE UNDER WRITTEN TRUST AGREEMENT DATED April 15, 1966, with C. M. NEWMAN, E. R. NEWMAN and M. H. NEWMAN as Trustors

John Wenstrand, Trustee
LANDLORD

LEGAL DESCRIPTION - HINKY DINKY CORPORATION PROPERTYSADDLE CREEK ROAD AND DAVENPORT STREETOMAHA, NEBRASKA

A tract of land consisting of part of Lot 10 and Lots 11 and 12, Block 23; part of Lot 11, part of Lot 12 and part of Lot 13, Block 24; all in Poppleton Park Addition to the City of Omaha, Douglas County, Nebraska; and portions of vacated streets adjacent to the above lots more particularly described as follows:

Commencing at the Southwest corner of Lot 23, Block 4, Briggs Place Addition; thence North along the East line of the Omaha Belt Line Railway right-of-way a distance of 553.94 feet to the point of beginning; thence continuing North along the East line of the Omaha Belt Line Railway right-of-way, a distance of 116.13 feet; thence S39° 16'E (assuming said East line of the Omaha Belt Line Railway to be due North and South) a distance of 10.45 feet to the Northwest corner of the Hinky Dinky Store Building; thence S89° 55'E along the North wall of said Hinky Dinky Building a distance of 175.11 feet to the Northeast corner of said Hinky Dinky Building; thence S89° 16'E a distance of 14.42 feet; thence S00° 00'W a distance of 2.07 feet; thence S89° 16'E a distance of 113.63 feet to the West line of Saddle Creek Road; thence S0° 24'W a distance of 60.95 feet; thence S0° 49'W a distance of 43.68 feet; thence S2° 13'W a distance of 8.03 feet; the three previous courses being along the West line of Saddle Creek Road; thence N89° 54'W a distance of 312.10 feet to the point of beginning, the last course being along the South building line of said Hinky Dinky Building.

The above described tract is located in the NW $\frac{1}{4}$, Section 20, T15N, R13E and contains 0.82 acres more or less.

PART II

No Exceptions

16 *mae*

RECEIVED

1968 JUN 17 PM 3 37

THOMAS J. O'CONNOR
REGISTER OF DEEDS
THE STATE OF NEBRASKA, DOUGLAS COUNTY, NEBR.

Deleges (copy)
Entered in Electronic Index and filed
for Record in the office of the Register of
Deeds of said County and recorded in
Book 464 of M.I.S.C.
Page 699

Thomas J. O'Connor
Register of Deeds

By _____ Deputy

MAIL

N. 35-98 G. 147-33
Compared 141 Fee 702-0
147-33

DAKOTA TITLE & ESCROW CO.

532 KEELINE BUILDING

PHONE 341-8400

OMAHA, NEBRASKA 68102