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*Lloyd J. Dowding*  
REGISTER OF DEEDS  


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**THIS PAGE INCLUDED  
FOR INDEXING**

**LLOYD J. DOWDING**  
SARPY COUNTY REGISTER OF DEEDS  
STEVEN J. STASTNY, DEPUTY  
1210 GOLDEN GATE DRIVE, STE. 1109  
PAPILLION, NE 68046-2895  
402-593-5773

## FIRST AMENDMENT TO GROUND LEASE

This First Amendment to Ground Lease is made and entered into as of the 21<sup>ST</sup> day of May, 1999, by and between TRINITY EVANGELICAL LUTHERAN CHURCH, a Nebraska nonprofit corporation (the "Landlord") and IMMANUEL RETIREMENT COMMUNITIES, a Nebraska nonprofit corporation (the "Tenant").

WHEREAS, Landlord and Tenant entered into that certain Ground Lease dated December 16, 1998, (the "Lease") providing for the leasing of certain real property to Tenant and all as more particularly referred to and delineated in the Lease; and

WHEREAS, the Leased Premises as described on Exhibit "C" to the Lease contains an incomplete legal description and accordingly needs to be replaced with a new legal description for the Leased Premises accurately describing the Leased Premises; and

WHEREAS, the Common Areas as depicted on Exhibit "D" to the Lease were not appropriately delineated and legally described and accordingly a new Exhibit "D" has now been prepared which accurately delineates and legally describes the Common Areas referenced in the Lease and should be substituted for the existing Exhibit "D" to the Lease; and

WHEREAS, Landlord and Tenant are agreeable to amending the Lease to make the foregoing described revisions to the Lease.

NOW, THEREFORE, in consideration of the terms, covenants, conditions and agreements as hereinafter set forth Landlord and Tenant hereby agree as follows:

1. **Exhibit "C" - Leased Premises:** The Lease is hereby amended by deleting the existing Exhibit "C", Legal Description of Leased Premises attached to the Lease and inserting in lieu thereof the attached Exhibit "C", Legal Description of Leased Premises. All references in the Lease to the Leased Premises shall mean and refer to the Leased Premises legally described on the Exhibit "C" attached hereto.

2. **Exhibit "D" - Common Areas:** The Lease is hereby amended by deleting therefrom the existing Exhibit "D", Site Plan of Development Site Showing Common Areas attached to the Lease and inserting in lieu thereof the attached Exhibit "D", Site Plan of Development Site Showing Common Areas. All references in the Lease to the Common Areas shall mean and refer to the Common Areas delineated and legally described on the Exhibit "D" attached hereto.

3. **No Other Modifications:** Except as otherwise specifically amended herein, all of the terms, covenants, conditions and agreements of the Lease shall remain unmodified and continue in full force and effect.

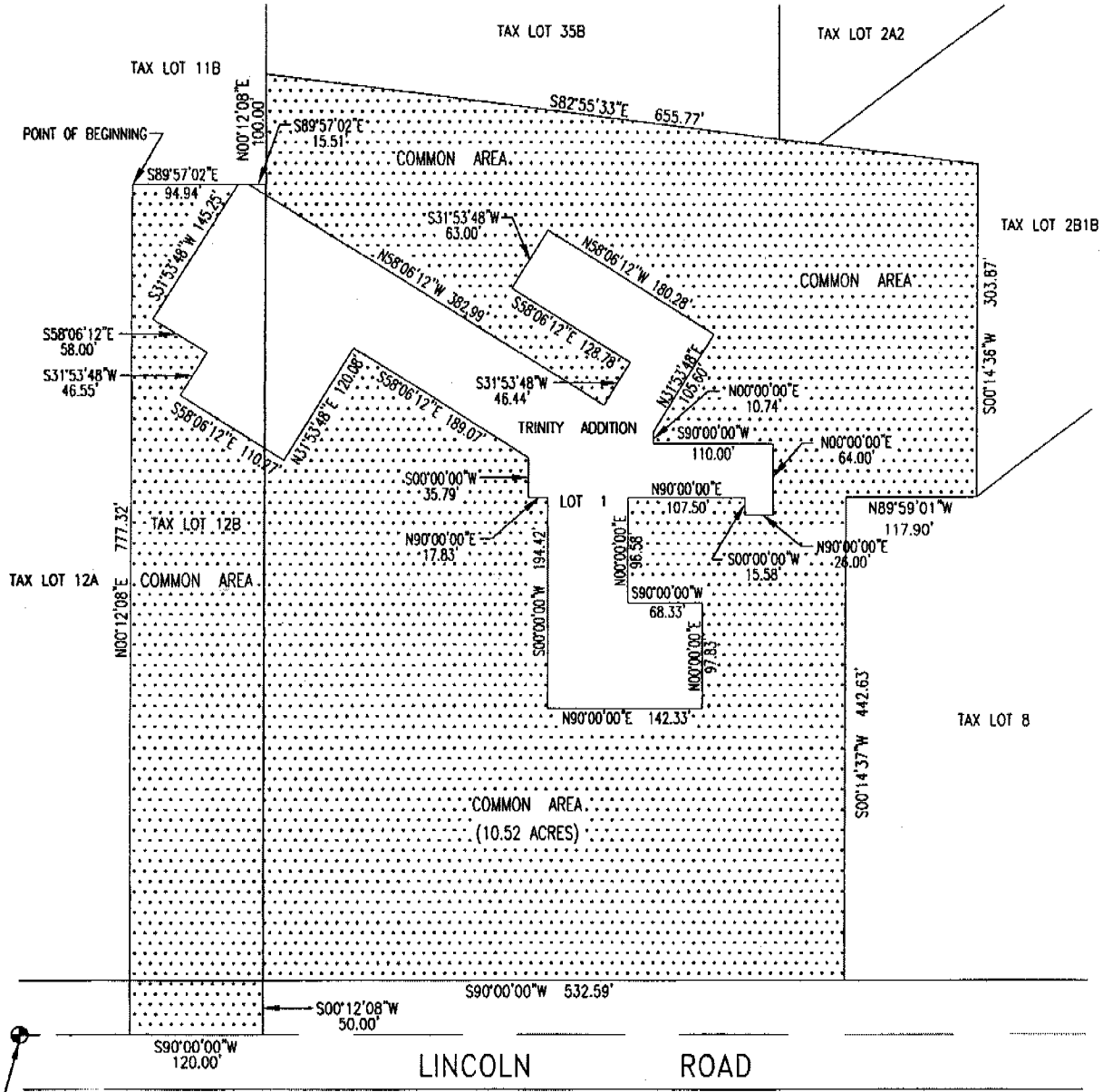
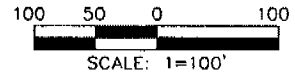


EXHIBIT "C"

LEGAL DESCRIPTION OF LEASED PREMISES

A TRACT OF LAND LOCATED IN LOT 1, TRINITY ADDITION AND TAX LOT 12B, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE S90°00'00"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 1, 312.00 FEET; THENCE N00°00'00"E, 58.00 FEET; THENCE N90°00'00"E, 242.25 FEET; THENCE N00°14'37"E, 280.40 FEET; THENCE S90°00'00"W, 68.02 FEET; THENCE N00°12'08"E, 86.17 FEET; THENCE S90°00'00"W, 394.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE EAST LINE OF TAX LOT 12B; THENCE S00°12'08"W ALONG SAID EAST LINE 54.37 FEET; THENCE S90°00'00"W, 65.00 FEET; THENCE S00°12'08"W, 370.00 FEET; THENCE S90°00'00"W, 55.00 FEET TO A POINT ON THE WEST LINE OF SAID TAX LOT 12B; THENCE N00°12'08"E ALONG SAID WEST LINE 727.32 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 12B; THENCE S89°57'02"E ALONG THE NORTH LINE 120.00 FEET TO A POINT ON THE EAST LINE OF SAID TAX LOT 12B, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 1; THENCE N00°12'08"E ALONG SAID WEST LINE, 19.39 FEET; THENCE S82°55'33"E, 545.55 FEET; THENCE S71°19'25"E, 115.00 FEET TO A POINT ON THE BOUNDARY OF SAID LOT 1; THENCE ALONG THE BOUNDARY OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES: THENCE S00°14'36"W, 200.00 FEET; THENCE N89°59'01"W, 117.90 FEET; THENCE S00°14'37"W, 442.63 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.72 ACRES MORE OR LESS.



CENTER OF SECTION 27, T14N, R12E

**COMMON AREA DESCRIPTION**

A TRACT OF LAND LOCATED IN LOT 1, TRINITY ADDITION AND TAX LOT 12B, ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TAX LOT 12B, THENCE S89°57'02"E, 94.94 FEET; THENCE S31°53'48"W, 145.25 FEET; THENCE S58°06'12"E, 58.00 FEET; THENCE S31°53'48"W, 46.55 FEET; THENCE S58°06'12"E, 110.27 FEET; THENCE N31°53'48"E, 120.08 FEET; THENCE S58°06'12"E, 189.07 FEET; THENCE S00°00'00"W, 35.79 FEET; THENCE N90°00'00"E, 17.83 FEET; THENCE S00°00'00"W, 194.42 FEET; THENCE S90°00'00"W, 142.33 FEET; THENCE N00°00'00"E, 97.83 FEET; THENCE S90°00'00"W, 68.33 FEET; THENCE N00°00'00"E, 96.58 FEET; THENCE N90°00'00"E, 107.50 FEET; THENCE S00°00'00"W, 15.58 FEET; THENCE N90°00'00"E, 26.00 FEET; THENCE N00°00'00"E, 64.00 FEET; THENCE S90°00'00"W, 110.00 FEET; THENCE N00°00'00"E, 10.74 FEET; THENCE N58°06'12"W, 180.28 FEET; THENCE S31°53'48"W, 63.00 FEET; THENCE S58°06'12"E, 128.78 FEET; THENCE S31°53'48"W, 46.44 FEET; THENCE N58°06'12"W, 382.99 FEET; THENCE S89°57'02"E, 15.51 FEET; THENCE N00°12'08"E, 100.00 FEET; THENCE S82°55'33"E, 655.77 FEET; THENCE N89°59'01"W, 117.90 FEET; THENCE S00°14'37"W, 442.63 FEET; THENCE S90°00'00"W, 532.59 FEET; THENCE S00°12'08"W, 50.00 FEET; THENCE N00°12'08"E, 777.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.52 ACRES MORE OR LESS.