

PARTIAL RELEASE OF REAL ESTATE FROM LEASE

RAY'S VALLEY LAKES, INC.
Lessee

VALLEY FEED YARDS, INC.
Lessor

R E C I T A L S

WHEREAS, in 1967, VALLEY FEED YARDS, INC., herein-after called "Lessor," leased certain real estate located in Section 2, Township 15 North and Sections 34 and 35, Township 16 North, Range 9, East of the 6th P.M., Douglas County, Nebraska to RAY'S VALLEY LAKES, INC., hereinafter called "Lessee";

WHEREAS, said original lease term extends from January 1, 1967 to December 31, 2016, and Lessee is current on all rental and real estate payments provided by the lease;

WHEREAS, Lessor and Lessee desire to release a part of the real estate from the lease provisions and return that part back to the owners, free and clear of the lease terms;

WHEREAS, both Lessor and Lessee have been dissolved and liquidated and the corporations' assigns and the present owners of said interests are executing this Partial Release;

NOW, THEREFORE, the Lessee, for a consideration of TWO THOUSAND AND NO/100THS (\$2,000.00) DOLLARS, paid to Lessee by Lessor, does hereby release the following-described real estate from the lease above identified:

That part of the NE $\frac{1}{4}$ of Section 2, Township 15 N, Range 9, East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said Section 2, thence S89°56'13"W (assumed bearing) for 1800.00 feet along the North line of said NE $\frac{1}{4}$; thence S68°22'E for 605.84 feet; thence S52°01'06"E for 525.88 feet to the Northerly right-of-way line of the Union Pacific Railroad; thence N58°01'20"E for 969.78 feet along the said Northerly right-of-way to the East line of the NE $\frac{1}{4}$ of said Section 2; thence N00°03'47"W for 35.38 feet to the point of beginning (containing 10.68 acres, more or less).

A plat of the real estate being released is shown on Exhibit "A", attached hereto and made part of this Release by reference.

This release from the lease terms shall be effective as of the date hereof, and all of the rights and interest of the Lessee are immediately returned to the Lessor, including any extensions or options running in favor of the Lessee.

It is specifically agreed and understood between the parties that this Partial Release will not affect, change or modify any of the remaining lease terms or rental payments between Lessee and Lessor.

The remaining real estate leased by Lessor to Lessee shall be bound and subject to the terms and conditions of the original lease between the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Partial Release of Real Estate on the 20th day of November, 1980.

VALLEY FEED YARDS, INC., Lessor,

RL Crabtree
Witness

By Everett L. Smith
The Successor and Assign of the
the Above-named Original Lessor

RAY'S VALLEY LAKES, INC., Lessee,

George P. Johnson
Witness

By Anna L. Crabtree
The Successor and Assign of the
Above-named Original Lessee

EXHIBIT A

BODM 648 PAGE 393

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LEGAL DESCRIPTION

That part of the Northeast 1/4 of Section 2, T 15 N, R 9 E of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Section 2; thence S 89°56'13" W (assumed bearing) for 1800.0 feet along the North line of said Northeast 1/4; thence S 68°22'00" E for 605.84 feet; thence S 52°01'06" E for 525.88 feet to the Northerly right-of-way line of the Union Pacific Railroad; thence N 58°01'20" E for 969.78 feet along said Northerly right-of-way to then East line of the Northeast 1/4 of said Section 2; thence N 00°03'47" W for 35.38 feet to the Point of Beginning. (Containing 10.6 acres more or less)

M80-1962

November 7, 1980

LAMP, RYNEARSON & ASSOCIATES, INC.

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Book 648
Page 394
of 394

Fee 16.22
Index
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