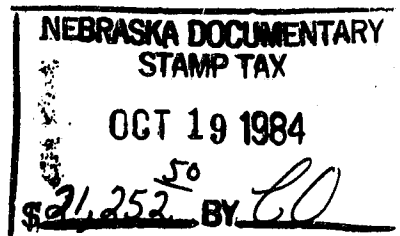


25721

SPECIAL WARRANTY DEED



American ICL I, Inc., a Nebraska corporation ("Grantor"), in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration received from American Nebraska Limited Partnership, an Illinois limited partnership ("Grantee") conveys to Grantee, the improvements (the "Improvements") located on the real estate (the "Real Estate") described on Exhibit A attached hereto and made a part hereof.

Grantor covenants with Grantee that Grantor:

1) is lawfully seised of the Improvements located on the Real Estate and that the Improvements located on the Real Estate are free from encumbrances except as set forth on Exhibit B attached hereto and made a part hereof;

2) has legal power and lawful authority to convey the same;

3) warrants and will defend title to the Improvements located on the Real Estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

Grantor hereby expressly reserves unto itself, its successors and assigns, a reversionary interest in and to the Improvements hereby conveyed which shall ipso facto vest in Grantor upon expiration of the lease agreement dated as of July 15, 1984 between Grantor, as landlord, and Grantee, as tenant, whether by lapse of time or as otherwise provided therein; subject, however, to Grantee's option to purchase said reversionary interest as provided in the lease agreement described above.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed and these presents signed by its Vice President.

Dated: 10/15/84

AMERICAN ICL I, INC., a
Nebraska corporation

By: [Signature]
Title: Vice President



25721

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before
me on Oct. 15, 1984, by RICHARD FAVELLO,
VICE PRESIDENT, of American ICL I, Inc., a Nebraska
corporation on behalf of the corporation.

David Starr Case
Notary Public

My Commission Expires:

Oct. 27, 1987



25721

LOCATION NO. 1

206 & 238 South 13th Street
Lincoln, Nebraska

Fee simple in the West 10 feet of Lot 4 and all of Lot 5 and Lot 6, Block 65, Original Lincoln, Lancaster County, Nebraska; and Leasehold estate in and with regard to Lots 7, 8 and 9, Block 65, Original Lincoln, Lancaster County, Nebraska by virtue of that certain lease dated July 28, 1948 commencing January 1, 1949 for a term expiring December 31, 2048 filed February 21, 1950 in Book 442, Page 131 executed by St. Mary's Cathedral of Lincoln, Nebraska, Lessor, and Lincoln Development Company, Lessee; Leasehold estate in and with regard to Lot 10, Block 65, Original Lincoln, Lancaster County, Nebraska by virtue of that certain lease dated July 28, 1948 commencing January 1, 1949 for a term expiring December 21, 2048 and filed December 10, 1949 in Book 438, page 673 executed by St. Mary's Cathedral of Lincoln, Nebraska, Lessor, and the Lincoln Telephone and Telegraph Company, Lessee, assigned by lessee to Lincoln Development Company by the instrument filed February 21, 1950 in Book 442, Page 123, the entirety of such leasehold estate having been assigned by lessee, Lincoln Development Company, to State Federal Savings and Loan Association by the instrument dated June 16, 1980 and filed June 19, 1980 as Inst. No. 80 11152, as further assigned by lessee to American Charter Federal Savings and Loan Association by the instrument dated September 15, 1983 and filed September 16, 1983 as Inst. No. 83-19237, assigned by lessee, American Charter Federal Savings and Loan Association to American UTF, Inc., by the instrument dated and filed October 5, 1983 as Inst. No. 83-20995, further assigned by lessee, American UTF, Inc., to American ICL II, Inc., by the instrument filed March 27, 1984 as Inst. No. 84-6763, subject to all of the provisions therein contained.

PERMITTED TITLE EXCEPTIONS FOR

Property Address

Location No.

206 South 13th Street,
Lincoln, Nebraska

1

1. The lien of the real estate taxes not yet due and payable at the time of closing.
2. The lien of the installments of special assessments, if any, due for the year 1984 and all subsequent years.
3. Lease Agreement, and terms and conditions thereof, by and between American UTF, Inc. and American Charter Federal Savings and Loan Association dated as of October 6, 1983, evidenced by a memorandum thereof filed October 5, 1983 as Inst. No. 83-20996, assigned to American ICL I, Inc. by the instrument filed as Inst. No. 84-6764 on March 27, 1984.
4. Deed of Trust and Security Agreement, and the terms and conditions thereof, from American UTF, Inc. to National Bank of Commerce Trust and Savings Association, Trustee, and Greycas, Inc., Beneficiary, in the principal amount of \$29,491,971, dated October 6, 1983 and filed October 5, 1983 as Inst. No. 83-20997, as amended by the instrument filed March 27, 1984 as Inst. No. 84-6765.
5. Assignment of Leases, and the terms and conditions thereof, by and between American UTF, Inc. and Greycas, Inc., dated October 6, 1983 and filed October 5, 1983 as Inst. No. 83-20998, as amended by the instrument filed March 27, 1984 as Inst. No. 84-6765.
6. Encroachments, if any, ^{onto} adjoining properties as shown on the Lamp, Ryneerson & Associates, Inc. As-Constructed Plan dated August 25, 1983, revised September 15, 1983 and also revised February 11, 1984 and certified as of September 26, 1983.
7. Right of way Easement covering Lots 5 and 6, granted to Lincoln Electric System to maintain and operate electric transmission lines by the instrument filed October 21, 1950 as Inst. No. 80-21665.
8. Terms and provisions of the Agreement filed August 15, 1975 as Inst. No. 75-13060 furnishing of heat from the heating plant facility located upon Lots 7, 8, 9 and 10 to the Car Park Building.
9. Tenancy rights, either as month to month, or by virtue of written leases of persons now in possession of any part of the premises in question.
10. Overhead passageway revealed by the As-Constructed Plan survey of Lamp, Ryneerson & Associates, Inc. dated August 25, 1983, revised September 15, 1983 and also revised February 11, 1984 and certified as of September 26, 1983 is subject to the terms and conditions of Ordinance No. 4883 of the City of Lincoln approved November 27, 1950.

EXHIBIT B

INDEXED
MICRO-FILED
GENERAL

1-393 X

LANCASTER COUNTY, NEBR.

Don Jallo
REGISTER OF DEEDS

1984 OCT 19 PM 3:46

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 84- 25721

20.50

NT Pd