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ASSIGNMENT OF GROUND LEASES
FROM AMERICAN ICL II, INC.

AMERICAN ICL II, INC., a Nebraska corporation, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto _____
AMERICAN NEBRASKA, INC. a

Nebraska corporation (the "Assignee"), the instrument of lease and leasehold estate created under and by virtue of that certain lease dated July 28, 1948 for a term of ninety-nine (99) years commencing January 1 1949 and extending to December 31, 2048, recorded in Book 442, at Page 131 of Deed Records in the office of the Register of Deeds of Lancaster County, Nebraska, between St. Mary's Cathedral of Lincoln, Nebraska, a corporation, Lessor, and the Lincoln Development Company, a corporation, Lessee, covering premises more particularly described as Lots Seven (7), Eight (8), Nine (9), Block Sixty-five (65) of Original Lincoln, Lancaster County, Nebraska; and a lease dated July 28, 1948, for a term of ninety-nine (99) years commencing January 1, 1949 and extending to December 31, 2048, recorded in Book 438, at Page 673 of Deed Records in the office of the Register of Deeds of Lancaster County, Nebraska, between St. Mary's Cathedral of Lincoln, Nebraska, a corporation, Lessor, and the Lincoln Telephone and Telegraph Company, a corporation, Lessee, covering premises more particularly described as Lot Ten (10), Block Sixty-five (65) of Original Lincoln, Lancaster County, Nebraska, such lease being duly assigned by the Lessee to the Lincoln Development Company by assignment recorded in the records of Lancaster County in Book 442 at Page 123; together with and subject to party walls and party wall agreements of record, if any, and subject to all subleases of the premises together with grantor's interest as landlord in and to said subleases, and all rentals payable thereunder.

The Assignee does for itself, its successors and assigns, hereby accept said transfer and assignment and expressly agrees to pay the rent reserved in said leases to St. Mary's Cathedral of Lincoln, Nebraska, and its subsequent assignees, at the time and in the manner therein provided, and to accept, assume and agree to perform all the covenants, terms, conditions and limitations therein contained and on the lessee's part to be kept, performed and observed from and after the effective date of this Assignment.

American ICL II, Inc. certifies that to the best of its knowledge and belief, there is no current default, or event which with the passage of time would constitute a default under the ground leases herein assigned.

The liability of the Assignor and the Assignee hereunder shall be limited to the assets of the Assignor and the Assignee and no shareholder, director, officer, employee, servant or agent of the Assignor or Assignee shall have any liability hereunder whatsoever.

IN WITNESS WHEREOF, the Assignor and Assignee, by their respective officers and partners duly authorized, have affixed their names this 15th day of October, 1984.

AMERICAN ICL II, INC.

By: [Signature]

Title Vice President

ATTEST:

By: [Signature]

Title Assistant Secretary

ATTEST:

AMERICAN NEBRASKA, INC., a
Nebraska corporation

By: [Signature]

Title Secretary

By: [Signature]

PRESIDENT

STATE OF Illinois)
COUNTY OF Cook) SS

The foregoing instrument was acknowledged before me this 15th day of October, 1984 by Richard Kinsler and Martin R. Blonder, respectively, of American ICL II, Inc., a Nebraska corporation, on behalf of the corporation.

My Commission Expires:

7/14/87

STATE OF ILLINOIS)
COUNTY OF COOK) SS

The foregoing instrument was acknowledged before me this 15th day of October, 1984 by Theodore P. Nardone and Guar C. Katz, Sec., respectively, of American Nebraska, Inc., a Nebraska corporation.

My Commission Expires:

5-13-87

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INDEXED
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GENERAL

LANCASTER COUNTY, NEBR.

REGISTER OF DEEDS

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