

34723

ASSIGNMENT OF LEASE

FOR VALUE RECEIVED, the undersigned, American ICL I, Inc. ("Assignor"), a Nebraska corporation, does hereby assign, sell, transfer and convey unto American Guaranty Life Insurance Company ("Assignee"), an Oregon Insurance Company, all of Assignor's right, title and interest in and to that certain lease (the "Lease") dated as of July 15, 1984 by and between Assignor, as Landlord and American Nebraska Limited Partnership, an Illinois limited partnership, as Tenant, demising the real estate (but not the improvements located thereon) (the "Property") legally described on Exhibit A attached hereto and made a part hereof.

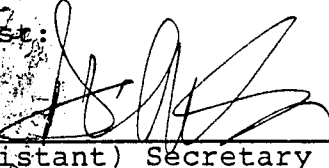
Assignor does hereby also assign, sell, transfer and convey unto Assignee, all of Assignor's right, title and interest in and to that certain reversionary interest in and to the improvements located on the Property which shall, by reason of this Assignment, vest in Assignee upon the expiration of the term of the Lease, whether by lapse of time or as otherwise provided therein; subject, however, to Tenant's option to purchase the Property as more fully provided for in the Lease.

IN WITNESS WHEREOF, the undersigned, AMERICAN ICL I, INC., has caused this Assignment to be executed by its duly authorized officers as of this 20 day of December, 1985.

AMERICAN ICL I, INC.

By: 

(Vice) President

Attest: 

(Assistant) Secretary

ACCEPTED AND AGREED THIS 20-DAY OF DECEMBER, 1985


AMERICAN GUARANTY LIFE  
INSURANCE COMPANY, an Oregon  
Insurance Company

By: 

(Vice) President

Attest: 

(Assistant) Secretary

  
THIS INSTRUMENT WAS PREPARED BY:

Howard S. Beder  
Rosenthal and Schanfield  
55 East Monroe Street  
Suite 4620  
Chicago, Illinois 60603



34723

STATE OF OREGON     )  
                              ) SS  
COUNTY OF MULTNOMAH )

I, Craig Bodway, a Notary Public  
in and for the County and State aforesaid, do hereby certify  
that J. Milford Ford Ex. (Vice) President  
of AMERICAN GUARANTY LIFE INSURANCE COMPANY ("Corporation"),  
an Oregon Insurance Company, and John L. Phillips  
(Assistant) Secretary of said Corporation, personally known  
to me to be the same persons whose names are subscribed to  
the foregoing instrument as such (Vice) President and (Assistant)  
Secretary, respectively, appeared before me in person and  
acknowledged that they signed and delivered the said instrument  
as their own free and voluntary acts, and as the free and  
voluntary act of said Corporation, for the uses and purposes  
therein set forth; and the said (Assistant) Secretary did  
also then and there acknowledge that he, as custodian for  
the corporate seal of said Corporation, did affix such seal  
to the said instrument as his own free and voluntary act,  
and as the free and voluntary act of said corporation, for  
the uses and purposes therein set forth.

Given under my hand and notarial seal this 20  
December, 1985.



Craig Bodway  
Notary Public

My Commission Expires:

July 18, 1989

Location No. 1  
206 and 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 31, 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 as further assigned by lessee, American Charter Federal Savings and Loan Association to American UTP, Inc. by the instrument dated and filed October 5, 1983 as Inst. No. 83-20995, subject to all of the provisions therein contained.

disc

1-393

LANCASTER COUNTY NEBR.  
*Don J. [illegible]*  
REGISTER OF DEEDS  
1983 DEC 30 PM 2:06  
INDEXED  
MICRO-FILED  
GENERAL  
INST. NO. 85 34723

EXHIBIT A