

57853  
JUL 27 1993

**SECOND AMENDMENT  
TO  
MASTER DEED AND DECLARATION**

This Second Amendment is to the Master Deed and Declaration of Plaza Mall South Condominium Property Regime (hereafter "PMS"). The undersigned, individually being an owner of one or more of the units located in said PMS agrees as follows:

1. That a previously recorded Amendment to Master Deed and Declaration (hereafter "Amendment") approved moving the east-west hallway located on the east side of the first level of PMS to the south, between Unit 104 and Unit 113. Exhibit "A", attached and incorporated herein, shows the current location of said east-west hallway.

2. That said Amendment further provided that if Gastroenterology Specialist, P.C. and Scott Sorensen, M.D., P.C. (hereafter "Tenants of Unit 104") failed to purchase Unit 104 during the term of the lease, then National Bank of Commerce Trust and Savings Association (hereafter "NBC") agreed to close the existing east-west hallway between Units 104 and 113, and to close the existing east entrance, both as shown on Exhibit "A", and to move said hallway back to its original location and to construct a new east entrance connecting said hallway to the outside.

3. The undersigned understands that said Tenants of Unit 104 are not going to purchase said Unit 104.

4. The undersigned recognizes that both Units 104 and 113 now use the existing hallway, and said Unit 113 has their office entrance located off the existing east-west hallway.

5. The undersigned, being an unit owner in PMS herein votes as follows:

- A. To amend the Master Deed and Declaration to state that the existing east-west hallway located between Units 104 and 113, as shown on Exhibit "A", remains where it is, remains open to the public, and remains a common element of PMS.
- B. To amend the Master Deed and Declaration by striking the requirements set forth in the existing amendment, that provides if the tenants of Unit 104 fail to purchase Unit 104 during the term of their lease, that NBC agrees to close the hallway between Units 104 and 113 (formally Units 100, 102, 112, and 114), to close the existing east entrance, and to restore to its former location in the east-west hallway between former Units 102, 104, 110, and 112, and to construct the new entrance adjacent to the new hallway.

6. The undersigned owner agrees that this Second Amendment will not become effective until it has been approved by 75% of the

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unit owners, and until it is recorded in the office of the Register of Deeds, Lancaster County, Nebraska.

7. When this Second Amendment is passed and recorded, the existing Master Deed and Declaration remains in full force and effect, except as modified herein.

DATED at Lincoln, Nebraska this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

<u>DATE</u>	<u>WITNESS</u>	<u>UNIT OWNER</u>	<u>PERCENTAGE OF OWNERSHIP</u>
7-28-93	<u>Berylte Walters</u>	<u>Lyb E. Davis</u>	<u>34.73</u>
7-28-93	<u>Shelley Lyons</u>	<u>Gary Adl *</u>	<u>15.86</u>
7-28-93	<u>Carole Madonka</u>	<u>Richard Douglas McClain</u>	<u>1.96</u>
7-28-93	<u>Larry J. Pachtold</u>	<u>Thomas C. Cristofoli</u>	<u>2.32</u>
7-28-93	<u>Henry A. Happ</u>	<u>Robert L. Hennrichs</u>	<u>2.50</u>
7-28-93	<u>Carol E. Bretman</u>	<u>H. J. Sam</u>	<u>4.36</u>
7/28/93	<u>[Signature]</u>	<u>[Signature]</u>	<u>2.74</u>
7-28-93	<u>Samuel J. Fogam</u>	<u>[Signature]</u>	<u>1.63</u>
7-28-93	<u>Lisa Pagel</u>	<u>[Signature]</u>	<u>3.73</u>
8-2-93	<u>Got Greiser</u>	<u>[Signature]</u>	<u>8.57</u>
8-2-93	<u>Heleen Pefear</u>	<u>[Signature]</u>	<u>3.82</u>
8-2-93	<u>M. Cheuvront</u>	<u>Richard Wieland</u>	<u>2.19</u>
8-2-93	<u>Nellauer [Signature]</u>	<u>Gary Buckleff</u>	<u>2.32</u>
8-2-93	<u>Lyb E. Davis</u>	<u>El. J. Chasen</u>	<u>1.08</u>
8/3/93	<u>Susan L. Wilber</u>	<u>Richard Thom</u>	<u>1.63</u>
8-3-93	<u>Stacy Depoche</u>	<u>Tommy Blower</u>	<u>1.65</u>
8-12-93	<u>Arda Jacobson</u>	<u>[Signature]</u>	<u>3.82</u>

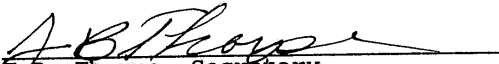
\* Now Nichols Institute Formerly Pathology Building Partnership

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CERTIFICATION


J.B. Thorpe, being first duly sworn upon his oath, states that:

1. The above contains the signatures of 17 unit owners.
2. That said unit owners comprise 94.55 % of the unit owners of record as of this date.
3. That according to the Master Deed and Declaration, the above Second Amendment has been approved by 94.55 % of the unit owners, which is in excess of the 75% required by said Master Deed and Declaration.
4. That said Second Amendment to the Master Deed and Declaration has been approved.

  
J.B. Thorpe, Secretary

CERTIFICATION

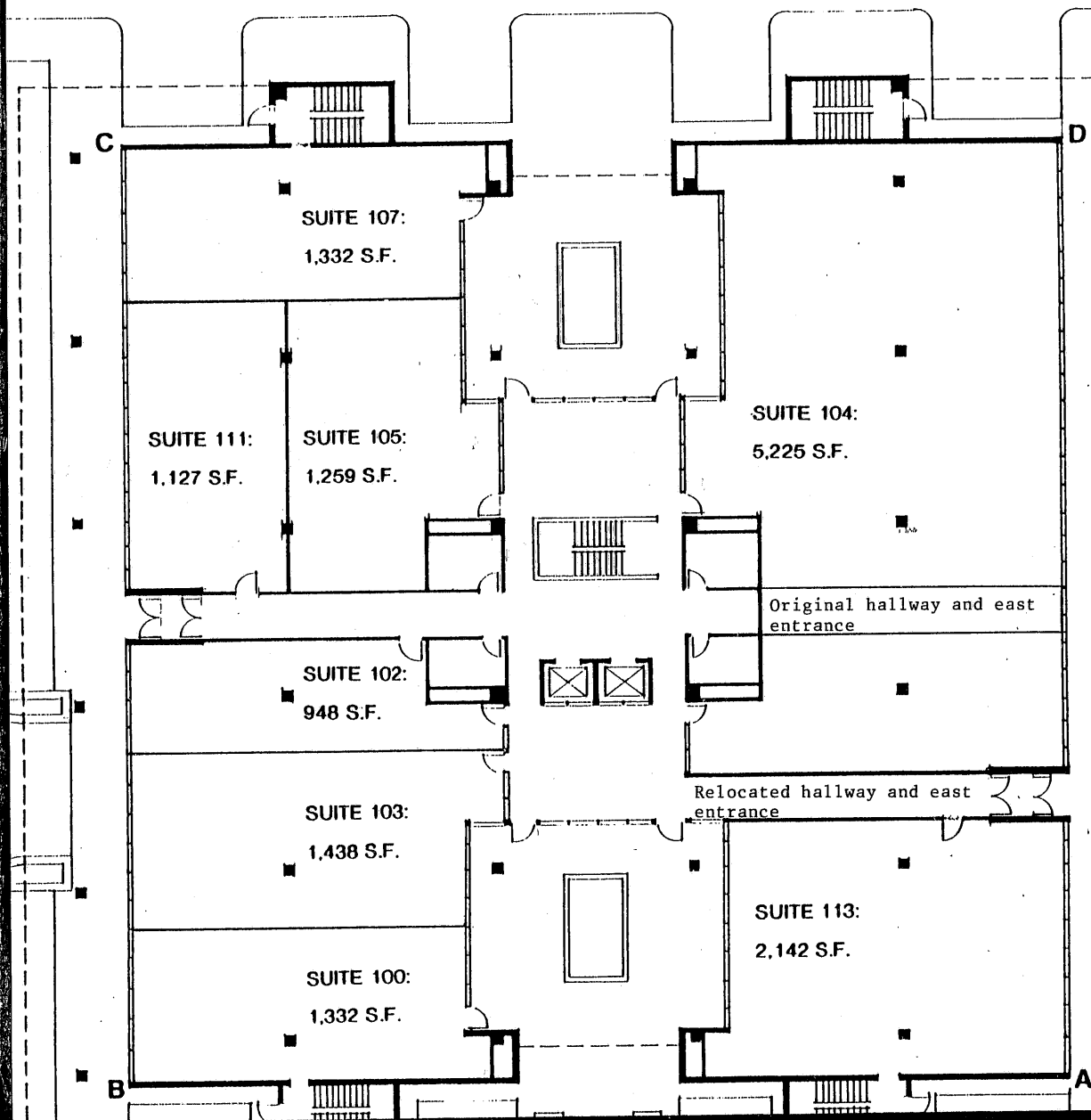
RICHARD DOUGLAS McCLAIN, being president of Plaza Mall South Condominium Association, Inc., herein states that J.B. Thorpe is the secretary of said Plaza Mall South Condominium Association, Inc., and the statements contained herein made by J.B. Thorpe in his capacity as Secretary of the corporation, are true and correct as of this date.

  
Richard Douglas McClain  
President

RMOP25  
NBC#12  
07/27/93



EXHIBIT "A"



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**LEGAL DESCRIPTION**

Plaza Mall South Condominium Property Regime, Lincoln, Lancaster County, Nebraska,  
according to the Amendment to Master Deed and Declaration recorded March 3, 1992 as  
Instrument No. 92-8644, Records of Lancaster County, Nebraska.

BOOK  
NO  
CODE  
PLMASOCORE  
CHECKED  
CASH  
CHECK  
74355

LANCASTER COUNTY, NEB  
Dan Neltz  
REGISTER OF DEEDS

Aug 25 3 18 PM '93

INST. NO 93 37858

# 43<sup>00</sup>

53<sup>00</sup> long  
NT pd (CW)