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RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



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MEMORANDUM OF LEASE

0251003880

This is a Memorandum of Lease by and between Lanoha-Center Development, Inc., a Nebraska limited liability company, hereinafter called LANDLORD, and Tranquility Realty, L.L.C., hereinafter called TENANT upon the following terms:

1. Date of Lease: February 21, 2002

2. Description of Demised Premises: ~~Lots 10 and 11, Ridgeview, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.~~ See Exhibit "A" attached hereto and incorporated herein by this reference.

3. Date of Commencement: The "Initial Term" (herein so called) of this Lease shall begin on the date of the Lease and shall terminate at 11:59 P.M. on the date which immediately precedes the twentieth (20th) anniversary of the Rent Commencement Date.

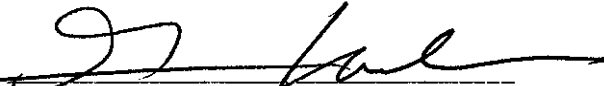
4. Extension Option(s): Four (4) five (5) year renewal options.

The purpose of this Memorandum of Lease is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgements.

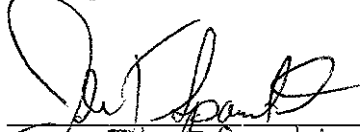
LANDLORD:

LANOHA-CENTER DEVELOPMENT, INC., a Nebraska corporation

By: 
David F. Lanoha, President

TENANT:

TRANQUILITY REALTY, L.L.C., a Nebraska limited liability company

By: 
Name: John T. Spanstat
Title: President/Member

ACKNOWLEDGMENT OF LANDLORD

0251003880

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 23 day of July, 2002, by David F. Lanoha, President of LANOHA-CENTER DEVELOPMENT, INC., a Nebraska corporation, on behalf of the corporation

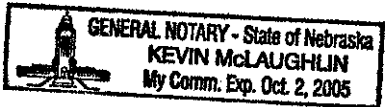


Patricia A. Sorensen
Notary Public

ACKNOWLEDGMENT OF TENANT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 24 day of JULY, 2002, by John T. Sprustat president/member of TRANQUILITY REALTY, L.L.C., a Nebraska limited liability company, on behalf of the limited liability company.



Kevin M. Sprustat
Notary Public

EXHIBIT "A"

025100 3480

66-32931 LOT 11, RIDGEVIEW, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS DOUGLAS COUNTY, NEBRASKA.

66-32944 LOT 2, RIDGEVIEW REPLAT 4, AN ADMINISTRATIVE SUBDIVISION, BEING A REPLAT OF LOT 2, RIDGEVIEW REPLAT 2, AND LOT 10, RIDGEVIEW, PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.