



EXHIBIT A

TO

CORPORATE WARRANTY DEED

BETWEEN GREATER OMAHA CHAMBER FOUNDATION

and

THE CITY OF OMAHA, NEBRASKA

With respect to the sale to the City of Omaha of Lot 4 and the West 48.5 feet of Lot 3, Block 149, Original City of Omaha, Douglas County, Nebraska

The parties agree that the following covenants with respect to the construction of a parking facility on the western portion of Block 149, Original City of Omaha shall run with the property conveyed herein:

(a) The Foundation will participate in the design process of the Facility and all present plans and future additions or modifications shall be subject to the Foundation's approval, which shall not be unreasonably withheld.

(b) The Facility design and building materials will be compatible and complimentary to the existing Foundation building. The Facility will not exceed five (5) stories in height and shall be set back from Harney Street at least twenty (20) feet from the property line.

(c) No skywalk will be constructed over Harney Street connecting the Facility to the State Office Building without the prior written consent of the Foundation. This covenant shall expire in the event that the Foundation and the Greater Omaha Chamber of Commerce cease occupying the Foundation building.

(d) The City will appropriately landscape the Harney Street portion of the Facility and the areas between the Facility and the Foundation Building. Foundation will maintain any plantings and structural installations placed on its property.

*40 Deeds*

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C. HAROLD OSTLER  
REGISTER OF DEEDS  
DODGE COUNTY, NEBR

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