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SUBORDINATION AGREEMENT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Suleiman Technology Park II, LLC, a Nebraska limited liability company, as Beneficiary, whose address is: 4665 Innovation Drive, Lincoln, Nebraska 68521 ("Subordinate Lender"), under that certain Second Deed of Trust executed by Suleiman Technology Park, LLC, a Nebraska limited liability company, as Trustor, whose address is: 4665 Innovation Drive, Lincoln, Nebraska 68521 ("Borrower"), dated February 16, 2015, and recorded February 27, 2015, as Instrument No. 2015007392 (the "Deed of Trust"), hereby subordinates and subjects whatever right, title, claim, interest, mortgage, purchase money mortgage, or security interest he may have in and to the following described real property by virtue of said Deed of Trust, to wit:

Lot Five (5). Block One (1), University of Nebraska Technology Park 1st Addition, Lincoln, Lancaster County, Nebraska (the "Mortgaged Property");

to that certain Commercial Real Estate Deed of Trust executed by Borrower in favor of Union Bank & Trust Company, as Beneficiary ("Senior Lender"), dated as of April 22, 2015, and recorded May 1, 2015, as Instrument No. 2015016917 (the "Senior Deed of Trust"), to secure the maximum principal amount of \$6,150,000.00, against the Mortgaged Property.

The payment of all of Borrower's indebtedness and all other amounts to Subordinate Lender of every type and description, however evidenced and whether now existing or hereafter created or incurred (all such indebtedness being hereinafter collectively referred to as "Subordinated Indebtedness"), is hereby expressly subordinated to the extent and in the manner hereinafter set forth to the payment in full of all of obligations owed to Senior Lender under the Senior Deed of Trust. Notwithstanding the priority of filing, (a) the lien and security interest created and established by the Senior Deed of Trust is senior in priority to the Deed of Trust, and (b) the Deed of Trust lien is wholly subordinate to the Senior Deed of Trust lien. Subordinate Lender represents and warrants that all of the Subordinated Indebtedness existing as of the date hereof is accurately reflected in the Deed of Trust. Subordinate Lender further agrees that immediately following the sale of the Mortgaged Property at any foreclosure (judicial or non-judicial) proceeding, Subordinate Lender will automatically release its Subordinate Deed of Trust, but will retain its rights to any sale proceeds to the extent consistent with this Agreement and applicable law.

This Agreement shall be governed by the laws of the jurisdiction in which the Mortgaged Property is located without giving effect to any choice of law provisions thereof that would result in the application of the laws of another jurisdiction. Senior Lender, Subordinate Lender and Borrower agree that any controversy arising under or in relation to this Agreement shall be litigated exclusively in the jurisdiction in which the Mortgaged Property is located. The state and federal courts and authorities with jurisdiction in such locale shall have exclusive jurisdiction over all controversies that arise under or in relation to this Agreement. The parties hereto irrevocably consent to service, jurisdiction, and venue of such courts for any such litigation and waive any other venue to which any might be entitled by virtue of domicile, habitual residence or otherwise.

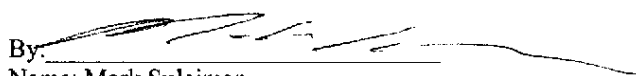
UNIVERSITY OF NEBRASKA

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IN WITNESS WHEREOF, the undersigned have executed this subordination agreement this 7 day of July, 2017.

BORROWER:

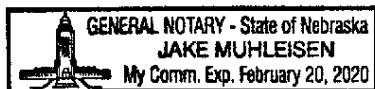
Suleiman Technology Park, LLC, a Nebraska limited liability company

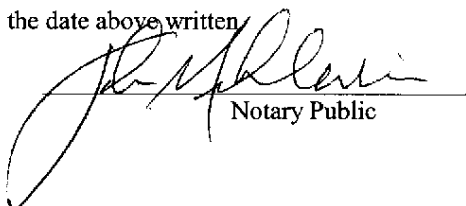
By: 
Name: Mark Suleiman
Title: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

On this 7th day of July, 2017, before me, the undersigned, a Notary Public, personally came Mark Suleiman, Manager of Suleiman Technology Park, LLC, a Nebraska limited liability company, known to me to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed on behalf of said corporation.

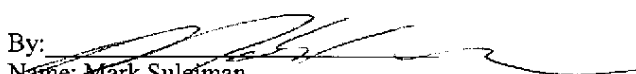
WITNESS my hand and seal on the date above written




Notary Public

SUBORDINATED LENDER:

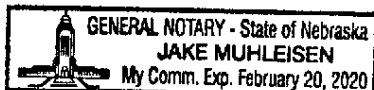
Suleiman Technology Park II, LLC, a Nebraska limited liability company

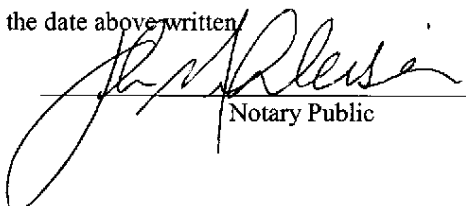
By: 
Name: Mark Suleiman
Title: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

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WITNESS my hand and seal on the date above written




Notary Public