



MISC 2004042585



APR 05 2004 13:11 P 3

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
4/5/2004 1:11:15 PM
2004042585

After filing return to: Alan M. Wood, Erickson & Sederstrom, P.C., 301 So. 13th St., #400, Lincoln, NE 68508
MEMORANDUM OF LEASE

This is a Memorandum of that certain Lease made and entered into on the 23 of March, 2004, by and between **Powell & Powell, LLC**, a Nebraska limited liability company (the "Lessor") and **Omaha Paper Co., Inc.**, a Nebraska corporation (the "Lessee").

1. This Memorandum of Lease is made and recorded with the purpose of providing notice that such Lease was entered into on the 1st day of January, 2004, under which the Lessor leased to the Lessee certain real estate legally described as:

see Exhibit "A" attached

2. Said Lease provides for a term of five (5) years commencing on January 1, 2004, with the option granted to Lessee to renew said Lease for three additional five-year terms for a total of twenty (20) years and ending on December 31, 2024.

3. The Lessee is granted the right under said Lease to use and possess the above-described real estate for the purpose of a gymnastics school or other warehousing permitted under the zoning ordinances.

4. The aforementioned Lease sets forth other rights and obligations of the parties relating to the demised premises.

DATED this 23 day of MARCH, 2004.

OMAHA PAPER CO., Inc., Lessor

POWELL & POWELL, LLC, Lessee

By:

[Signature] President
Robert S. Powell, President

By:

[Signature] Member
Robert S. Powell, Member

a -
WUC 150 01-60000
3/1
FEE FB
BKP 1.14.12 CO COMP
DEL SCAN FV

By:

[Signature] member
Kevin W. Powell, Member

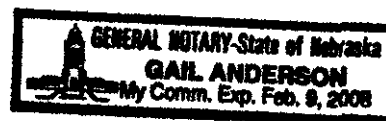
STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)



The foregoing instrument was acknowledged before me this 23 day of March, 2004, by Robert S. Powell, President of Omaha Paper Co., Inc., a Nebraska corporation, on behalf of the corporation, the Lessor.

Gail Anderson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)



The foregoing instrument was acknowledged before me this 23 day of March, 2004, by Robert S. Powell, Member of Powell & Powell, LLC, a Nebraska limited liability company, on behalf of the company, the Lessee.

Gail Anderson
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)



The foregoing instrument was acknowledged before me this 23 day of March, 2004, by Kevin W. Powell, Member of Powell & Powell, LLC, a Nebraska limited liability company, on behalf of the company, the Lessee.

Gail Anderson
Notary Public

EXHIBIT "A"

A parcel of land in the East Half of the Southwest Quarter of Northwest Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 1; thence South (assumed bearing) a distance of 2,633.6 feet; thence South 89°52' East, a distance of 660.2 feet; thence North 00°02' West a distance of 110.00 feet; thence South 89°52' East along the North line of the "Secondary Road," a distance of 65.45 feet to the Point of Beginning; thence South 89°52'00" East, a distance of 491.50 feet; thence North 00°08'27" West a distance of 299.91 feet; thence North 89°52'21" West a distance of 163.54 feet; thence South 67°20'25" West, a distance of 64.88 feet to a point of curve; thence Southwesterly on a 370.42 feet radius curve to the right, chord bearing South 78°47'10" West, chord distance of 147.02 feet, an arc distance of 148.00 feet to a point of tangency; thence North 89°46'04" West, a distance of 82.51 feet; thence South 09°23'00" West, a distance of 249.21 feet to the Point of Beginning.

Together with,

Part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 1, Township 14 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, described as that part of 70th Circle lying North of "L" Street and South of "J" Street and being more particularly described as follows:

Commencing at the point of intersection of the North line of said "L" Street and the West line of said 70th Circle; thence South 89°52'00" East (assumed bearing), a distance of 42.49 feet, to a point on the centerline of an existing traversable way and the point of beginning; thence North 07°55'18" East, along said centerline, a distance of 302.80 feet; thence South 89°52'00" East, a distance of 30.78 feet, to a point on the East line of said 70th Circle; thence South 09°23'00" West, along said East line, a distance of 303.96 feet, to the point of intersection of the East line of said 70th Circle and the North line of said "L" Street; thence North 89°52'00" West, a distance of 22.96 feet, to the Point of Beginning.