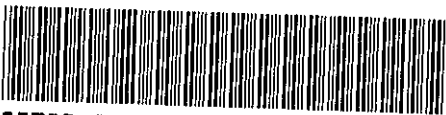




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RICHARD N. TAKECII
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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**FIRST AMENDMENT TO
MAINTENANCE AGREEMENT**

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THIS FIRST AMENDMENT TO MAINTENACE AGREEMENT ("Amendment") is made and entered into on this 26th day of APRIL, 2000 by and between MVP PARTNERSHIP, a Nebraska general partnership ("MVP"), 11717, L.L.C., a Nebraska limited liability company ("11717") and WILLIAM R. JENSEN and MARY JENSEN, husband and wife ("Jensen").

WHEREAS, MVP is the owner of the real property situated in Omaha, Douglas County, Nebraska, legally described on Schedule "A" attached hereto and incorporated herein by reference ("MVP Property");

WHEREAS, 11717 is the owner of the real property situated in Omaha, Douglas County, Nebraska, legally described on Schedule "B" attached hereto and incorporated herein by reference ("11717 Property");

WHEREAS, Jensen is the owner of the real property situated in Omaha, Douglas County, Nebraska, legally described on Schedule "C" attached hereto and incorporated herein by reference ("Jensen Property");

WHEREAS, the MVP Property, the 11717 Property and the Jensen Property are subject to a Maintenance Agreement dated February 29, 1988 which was recorded in the Miscellaneous Records of Douglas County, Nebraska on January 9, 1989 in Book 874 at Page 121 ("Maintenance Agreement");

WHEREAS, the parties desire to amend the Maintenance Agreement upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the parties hereby amend the Maintenance Agreement as follows:

1. Exhibit "B" to the Maintenance Agreement labeled "Legal Description Goodyear Site 120th & Webster" is hereby deleted in its entirety and the Jensen Property (Schedule "C" hereto) is hereby substituted in replacement thereof.

2. The 11717 Property is hereby released from the terms of the Maintenance Agreement.

3. Exhibit "C" and Exhibit "C-2" are hereby deleted from the Maintenance Agreement without replacement therefor.

IN WITNESS WHEREOF, the parties have executed this Amendment on the day and year first written above.

"MVP"

MVP PARTNERSHIP, a Nebraska general partnership

By David L. Underwood
David L. Underwood, Partner

By Leo E. Dahlke
Leo E. Dahlke, Partner

ROYCE ENTERPRISES INCORPORATED, a Nebraska corporation, Partner

By L. R. James II
Lawrence R. James II, President

"11717"

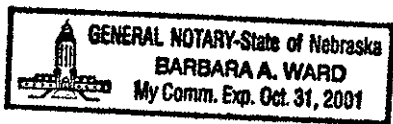
11717, L.L.C., a Nebraska limited liability company

By: Its Members

David L. Underwood
David L. Underwood, sole member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Subscribed, sworn to and acknowledged before me this 26th day of April, 2000 by Lawrence R. James II, the President of Royce Enterprises Incorporated, a Nebraska corporation.

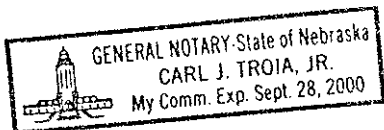


Barbara A. Ward
Notary Public

My Commission Expires:

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

APRIL Subscribed, sworn to and acknowledged before me this 26th day of APRIL, 2000 by David L. Underwood, the sole member of 11717, L.L.C., a Nebraska limited liability company.

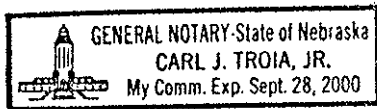


Carl Troia
Notary Public

My Commission Expires:

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Subscribed, sworn to and acknowledged before me this 26th day of APRIL, 2000 by William R. Jensen.



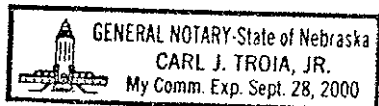
Carl J. Troia, Jr.

Notary Public

My Commission Expires:

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Subscribed, sworn to and acknowledged before me this 26th day of APRIL, 2000 by Mary Jensen.



Carl J. Troia, Jr.

Notary Public

My Commission Expires:

SCHEDULE "A"

Lots 1 and 2, in Miracle Village, an Addition to the City of Omaha, Douglas County, Nebraska, located in the Southwest Quarter of Section 17, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, EXCEPT that part of Lot 2 being described as follows: Beginning at the Southwest corner of Lot 2, Miracle Village; thence N 11°11'45" E, along the East R.O.W. of 120th Street, 137.00 feet; thence S 78°48'15" E, 210.79 feet to a point on the East line of said Lot 2, Miracle Village; thence S 28°13'59" W along said East line, 109.64 feet to the Southeast corner of said Lot 2; thence N 89°00'41" W along the North R.O.W. of Webster Street, 181.53 feet to the point of beginning.

SCHEDULE "B"

Lots Three (3) and Four (4) MIRACLE VILLAGE, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

SCHEDULE "C"

That part of Lot 2, in MIRACLE VILLAGE, an Addition to the City of Omaha, Douglas County, Nebraska, located in the Southwest Quarter of Section 127, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Southwest corner of Lot 2, Miracle Village; thence N 11°11'45" E, along the East R.O.W. of 120th Street, 137.00 feet; thence S 78°48'15" E, 210.79 feet to a point on the East line of said Lot 2, Miracle Village; thence S 28°13'59" W along said East line, 109.64 feet to the Southeast corner of said Lot 2; thence N 89°00'41" W along the North R.O.W. of Webster Street, 181.53 feet to the point of beginning.

