



MISC 2013098923




SEP 27 2013 11:32 P 6

F

Misc 6 ME

FEE 40.00 FB 53-04426
 BKP _____ C/O _____ COMP 2
 DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 9/27/2013 11:32:02.68

 2013098923

*This instrument prepared by
 and after recording return to:*
 Anne Marie Kempf, Esq.
 Waller Lansden Dortch & Davis, LLP
 511 Union Street, Suite 2700
 Nashville, Tennessee 37219

MEMORANDUM OF LEASE

This Memorandum of Lease ("**Memorandum**") is entered into this 24th day of September, 2013, by and between **American National Corporation**, with a mailing address of c/o MEGA Corporation, 11213 Davenport Street, Suite 300, Omaha, Nebraska 61854 (hereinafter referred to as "**Lessor**") and **Omaha Cellular Telephone Company d/b/a Verizon Wireless**, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (hereinafter referred to as "**Lessee**").

1. Lessor is the owner of a parcel of real property located at 8990 West Dodge Road, Omaha, Douglas County, Nebraska which is described in **Exhibit A**, attached hereto and incorporated by reference herein (the "**Property**").
2. Lessor and Omaha Cellular Limited Partnership, Lessee's predecessor in interest, entered into a Lease Agreement dated March 29, 1995, as amended by the March 30, 1995 Lease Addendum, and as further amended by the Second Amendment to Lease Agreement of even date herewith (collectively, the "**Agreement**"), pursuant to which Lessor leases to Lessee a portion of the Property, including but not limited to, a Camloc Box/Manual Transfer Switch located on the north exterior building wall of Landlord's building, depicted on **Exhibit B** attached hereto and incorporated herein by reference.
3. The initial five (5) year term of the Agreement commenced on April 1, 1995 and Lessee has the option to extend the term of the Agreement for four (4) additional five (5) year renewal terms upon the terms and conditions set forth in the Agreement.
4. Copies of the Agreement are located in the offices of Lessor and Lessee, at the addresses set forth above.

✓ 197649

5. The purpose of this Memorandum is to give record notice of the Agreement and of the rights created thereby, all of which are hereby confirmed. In the event of a conflict between the terms of this Memorandum and the terms of the Agreement, the terms of the Agreement shall prevail.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have entered into this Memorandum as of the date first written above.

LESSOR:

American National Corporation

By: 

Name: James Burns

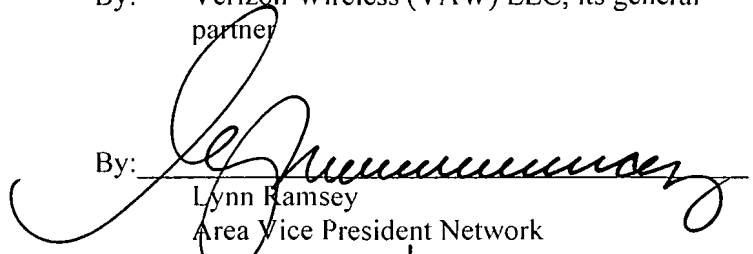
Title: SUP

Date: 9/24/13

LESSEE:

Omaha Cellular Telephone Company d/b/a Verizon Wireless

By: Verizon Wireless (VAW) LLC, its general partner

By: 

Lynn Ramsey
Area Vice President Network

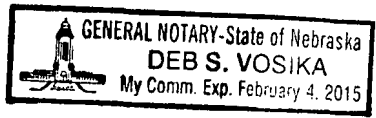
Date: 9/4/13

STATE OF Nebraska)
COUNTY OF Douglas) SS:

Before me, a Notary Public, personally appeared James W. Burns, with whom I am personally acquainted (or whose identity has been proven to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of American National Corporation, a multi-bank holding company, the within named bargainer, and acknowledged that, being duly authorized, he/she executed the foregoing instrument on behalf of American National Corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal this 24 day of September, 2013.

Deb S. Vosika
Notary Public
[SEAL]

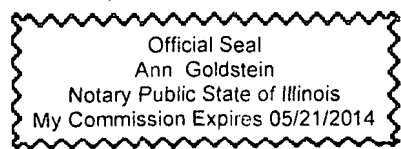


My Commission Expires:
2/4/15

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

Before me, a Notary Public, personally appeared Lynn Ramsey, with whom I am personally acquainted (or whose identity has been proven to me on the basis of satisfactory evidence), who acknowledged herself to be the Area Vice President Network of Verizon Wireless (VAW) LLC, general partner of Omaha Cellular Telephone Company d/b/a Verizon Wireless, a Nebraska general partnership, the within named bargainer, and acknowledged that being duly authorized, she executed the foregoing instrument on behalf of Omaha Cellular Telephone Company, for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 4 day of Sept, 2013.



Ann Goldstein
Notary Public
[SEAL]

My Commission Expires:

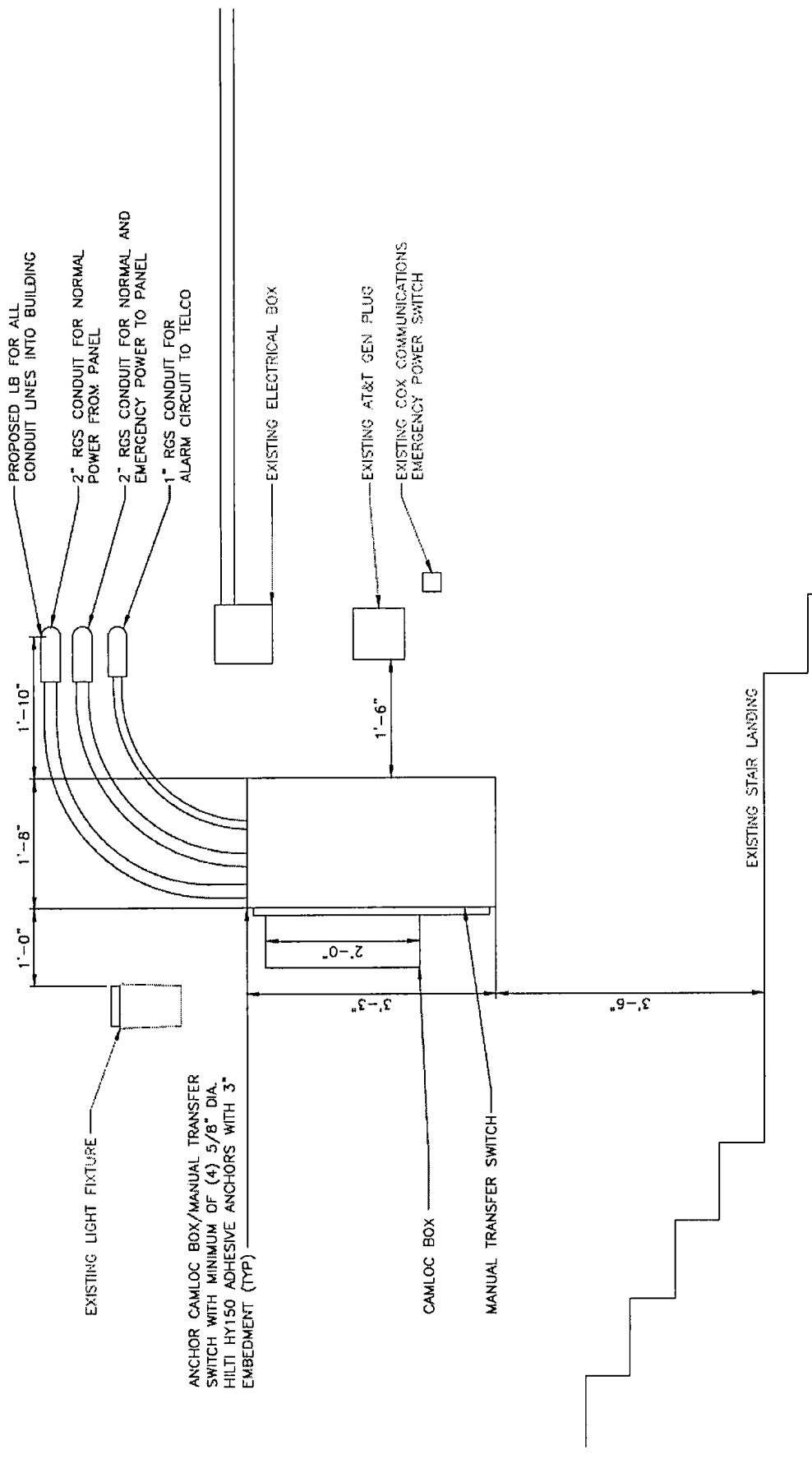
Exhibit A

Description of the Property

Lot 1, Brase Addition, City of Omaha, Douglas County, Nebraska as shown on the Subdivision Plat recorded in Book 1319, page 515, Douglas County, Nebraska Register's Office, less and except the property conveyed to the City of Omaha pursuant to Corporate Special Warranty Deed dated April 8, 2002 of record in Book 2229, page 162, Douglas County, Nebraska Register's Office.

Being a portion of the property conveyed to American National Corporation pursuant to Warranty Deed dated January 11, 1982 of record in Book 1680, page 624, Douglas County, Nebraska Register's Office.

Exhibit B



NORTH EXTERIOR STAIR ELEVATION