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LANCASTER COUNTY, NE

DECLARATION OF USE RESTRICTION

This Declaration of Use Restriction ("Declaration") is made and entered into as of this 2nd day of October, 2002, by and between **Pioneer Greens, LLC**, a Nebraska limited liability company ("Seller") and **Southview, Inc.**, a Nebraska corporation ("Buyer").

WHEREAS, Buyer is the owner of Lot 13, Pioneer Greens 1st Addition, Lincoln, Lancaster County, Nebraska (the "Property"); and

WHEREAS, Seller is the owner of the real property surrounding the Property, which "Surrounding Property" is more particularly described as Lots 1-7, 11, 12 and 13, Pioneer Greens 1st Addition, and Lots 1-4 and Outlot "A", Pioneer Greens 5th Addition, all located in Lincoln, Lancaster County, Nebraska; and

WHEREAS, as a condition of Buyer's purchase of the Property from Seller, Seller agreed to place a use restriction on the Surrounding Property that protects the Property.

NOW THEREFORE, in consideration of Buyer's purchase of the Property from Seller, as of this even date, and as an express condition of the transfer of the Property from Seller to Buyer, Seller hereby agrees as follows:

1. Use Restriction. The Surrounding Property shall not be purchased, leased, or otherwise occupied for use as a real estate company or real estate brokerage service.

2. Successors and Assigns. This Declaration contains the entire agreement of the parties and cannot be modified or altered unless reduced to writing and consented to by all the undersigned parties. This Declaration shall be governed by the laws of the State of Nebraska and shall run with the land and be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and assigns.

3. Remedies. In the event of a breach of the foregoing provisions by Seller or its successors or assigns, Buyer shall be entitled to seek any remedy available at law or in equity without notice or demand.

IN WITNESS WHEREOF, the parties have executed this Declaration as of the day and year written above.

10 LOTS

UTC

Pioneer Greens, LLC, a Nebraska Limited Liability Company

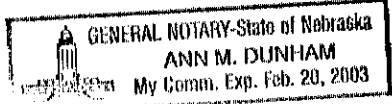
By: Donald W. Linscott
Donald W. Linscott
Managing Member

SOUTHVIEW, INC., a Nebraska corporation

By: Thomas G. Schleich
Thomas G. Schleich, Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

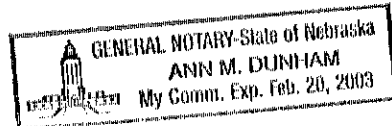
The foregoing instrument was acknowledged before me this 2nd day of October, 2002, by Donald W. Linscott, Member of Pioneer Greens, LLC, a Nebraska limited liability company, on behalf of the limited liability company.



Ann M. Dunham
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 2nd day of October, 2002, by Thomas G. Schleich, Secretary of **Southview, Inc.**, a Nebraska corporation, on behalf of the corporation.



Ann M. Dunham
Notary Public