

Don Natta
REGISTER OF DEEDS

SEP 17 1 09 PM '97

INST. NO. 1100

038344

C68996

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12TH+000
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X

RESTRICTIVE COVENANTS

The undersigned (Owner) is the owner of the following-described real estate:

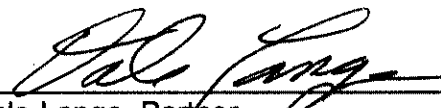
Units A and B, Twelfth and Que Condominium, Lincoln, Lancaster County, Nebraska.

These Restrictive Covenants are established upon the real estate.

1. **USE RESTRICTIONS:** Kinko's, Inc., a Delaware corporation (Kinko's") is currently a tenant in the Condominium occupying a portion of Unit A. So long as Kinko's legally occupies any portion of a unit within the Condominium, Kinko's shall have the exclusive right within the Condominium to offer to the public at retail copying (black and white as well as color), printing, digital printing, binding, laminating, desktop publishing, facsimile services, blueprinting, video teleconferencing and on-site computer rental and access to the internet.
2. **ENFORCEMENT:** These Restrictive Covenants shall run with the land and shall be binding upon and enforceable by Owner and all persons claiming under Owner. The enforcement of these Restrictive Covenants may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain the violation or to recover damages.
3. **SEVERABILITY:** The invalidation of any one of these Restrictive Covenants shall not affect the validity of the remaining provisions hereof.
4. **TERMINATION:** These Restrictive Covenants shall automatically terminate and be of no further force or effect when Kinko's no longer legally occupies any portion of a unit within the Condominium.

Dated: July 8, 1997.

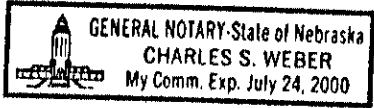
DALE ENTERPRISES, a Nebraska
general partnership


Dale Lange, Partner

Dale E. Gruntorad
Dale E. Gruntorad, Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

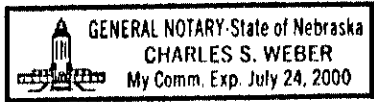
The foregoing instrument was acknowledged before me this 8th day of July, 1997, by Dale Lange, Partner of Dale Enterprises, a Nebraska general partnership, on behalf of the partnership.



Charles S. Weber
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 8th day of July, 1997, by Dale E. Gruntorad, Partner of Dale Enterprises, a Nebraska general partnership, on behalf of the partnership.



Charles S. Weber
Notary Public

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