

Pages 3 Doc Tax \$ _____ EX# _____

Fee Amt \$ 16.00 Ck Pd \$ 16.00

Cash Pd \$ _____ Refund \$ _____

Paid by BEAT FORD Ck # 919

Ck # _____

CUSTOMER CODE _____

RETURN TO ABSTRACT & TITLE

413 D ST

FAIRBURY NE 68352

State of Nebraska, Gage County ss. Entered in Numerical Index and filed for record the 15th day of Dec., 2003 at 4:20 o'clock P.M., and recorded as

INSTRUMENT NO. _____

2003-6711
Quach E. Cherns
Register of Deeds

By _____ Deputy

2003-6711

H-523

H-530

TRACT INDEX
COMPUTER
COMPARED
PAGED

SHORT FORM LEASE

THIS SHORT FORM LEASE made as of December 12, 2003 (herein called this Lease) between Beatrice Ford Lincoln Mercury, Inc. (herein called Landlord) and FORD LEASING DEVELOPMENT COMPANY, a Delaware corporation (herein called Tenant).

WITNESSETH:

Pursuant to the terms, conditions and covenants of a Lease Agreement dated December 12, 2003, as amended, Landlord has and does hereby lease to Tenant and Tenant has and does hereby lease from Landlord the following property (herein called the Demised Premises):

- A. The land in the City of Beatrice, County of Gage and State of Nebraska described in Exhibit 1 attached hereto; and
- B. All buildings, structures and improvements located or erected on such Land and all fixtures, equipment and articles of personal property installed upon or located in or useful in the maintenance and operation of such buildings, structures and improvements; and
- C. All right, title and interest of Landlord in and to all public or private streets, roads, avenues, alleys or passageways opened or proposed, in front of or abutting such land; and
- D. The term of the Lease is for twenty-five years, terminating on December 31, 2028. Tenant also has a right of first refusal to purchase or lease the Demised Premises in accordance with Section 19 of the Lease Agreement signed between Landlord and Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be executed as of the day and year stated above.

WITNESS:

LANDLORD:

BEATRICE FORD LINCOLN MERCURY, INC.

By Raymond Hernandez

Its President

David L. Lankenshaw
David L. Lankenshaw

TENANT:

FORD LEASING DEVELOPMENT COMPANY

By B. D. Hernan

Its B. D. HERNAN ASSISTANT SECRETARY

Melinda J. J...
MELINDA J. J...
Ronald B. Lynn
Ronald B. Lynn

2003-6711

Exhibit 1

Attached to and a part of the Lease Agreement dated as of the date specified in **Item 1 of the Term Sheet** between the party (herein called Landlord) identified as Landlord in **Item 2 of the Term Sheet** and the party (herein called Tenant) identified as Tenant in **Item 3 of the Term Sheet**.

Description of the Land:

Parcel 1: Lot One (1), Burnham Addition to the City of Beatrice, Gage County, Nebraska.

Parcel 2: A portion of Lot 1 of the North Commerce Addition more completely described as follows: Beginning at the Northwest Corner of Lot 1; thence East along the North line of Lot 1 a distance of 425.90 feet to the Northwest corner of Burnham Addition; thence South along the West line of Burnham Addition a distance of 300.00 feet to the Southwest corner of Burnham Addition; thence West on a bearing of N89° 31' 50" W a distance of 425.90 feet more or less to the West line of the North Commerce Addition; thence North along the West line of the North Commerce Addition to the point of beginning.

U.S. S/C
Lease
11/90

133-4

E-1

2003- 6711

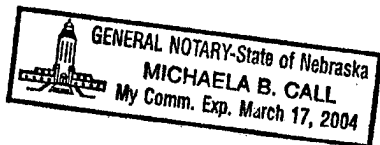
850

UNIFORM ACKNOWLEDGMENT ACT 2003- 6711

LANDLORD

STATE OF Nebraska)
) SS.
COUNTY OF Douglas)

On this the 12th day of December, 2003, before me personally appeared Raymond Hernandez, known to me to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



Michaela B. Call
Notary Public

My Commission Expires:

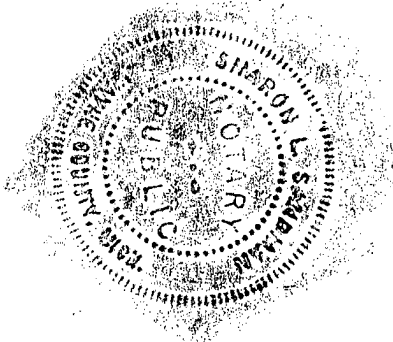
TENANT

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this the 11th day of DECEMBER 2003, before me, Bonita D. Hernan, the undersigned officer, personally appeared, who acknowledged herself to be the Assistant Secretary of Ford Leasing Development Corporation, a corporation, and that she, as such, as she is authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Assistant Secretary.

Bonita D. Hernan
Notary Public

My Commission Expires:



SHARON L. SANDMAN
NOTARY PUBLIC WAYNE CO., MI
MY COMMISSION EXPIRES Mar 8, 2007