

MEMORANDUM OF LEASE

This is the memorandum of that certain unrecorded lease dated July 9, 1976, between W-M Farms Incorporated, lessor, and Copper Dollar Cove Homeowners Association, lessee, concerning the lettered lots in Copper Dollar Cove Subdivision, present and future plattings. The demised premises are a portion of Copper Dollar Cove Subdivision, Cass County, Nebraska, a residential area, and are the common areas established for the use of residents and their guests.

This memorandum of lease is prepared for recording as notice of said lease, and the terms of said lease are incorporated herein by this reference.

The initial term of the lease is 99 years commencing July 1, 1976 and ending June 30, 2075.

The lease provides that the lessee shall have the exclusive right of occupancy of such common areas in Copper Dollar Cove Subdivision for the purpose of conducting thereon the corporate functions of the lessee for the benefit of property owners and guests within Copper Dollar Cove Subdivision, present and future plattings. The lease further provides for the payment of a base rental of \$34,500.00 per year, which rental is subject to adjustment as described in the lease for taxes and cost of living.

The lessee is a Nebraska non-profit corporation organized to operate and maintain lakes and other common areas located within Copper Dollar Cove Subdivision.

This memorandum is not a complete summary of the lease provisions and this memorandum shall not be used in interpreting the lease provisions in the event of a conflict in this memorandum and the unrecorded lease, the unrecorded lease shall control. The unrecorded lease is available for inspection at the office of W-M Farms Incorporated, at 506 Main Street, Plattsmouth, Nebraska, at the office of Mr. Wayne Meisinger, Rt. #2, Plattsmouth, Nebraska, and at the office of Copper Dollar Cove Homeowners Association, Rt. #2, Plattsmouth, Nebraska.

IN WITNESS WHEREOF, the parties have executed the above memorandum of lease on this day of July, 1976.

W-M Farms, Incorporated,

BY Wayne Meisinger
President

Copper Dollar Cove Homeowners Association,

BY Wayne Meisinger
President

ATTEST: Heidi J. Elmer
Secretary

ATTEST: Heidi J. Elmer
Clerk

STATE OF NEBRASKA)
COUNTY OF CASS) ss

Before me, a notary public qualified in said county, personally came Wayne Meisinger, President of W-M Farms Incorporated, a corporation known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation

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REGISTER OF DEEDS, CASS CO., NEB.
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and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on this 9th day of July, 1976.

ROGER S. BRISK
GENERAL COUNSEL - State of Nebr.
107 Constitution Plaza
MAY 14, 1970

[Handwritten Signature]
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF CASS)

Before me, a notary public qualified in said county, personally came Wayne Meisinger, President of Copper Dollar Cove Homeowners Association, a corporation, known to me to be the President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on this 9th day of July, 1976.

ROGER S. BRISK
GENERAL COUNSEL - State of Nebr.
107 Constitution Plaza
MAY 14, 1970

[Handwritten Signature]
Notary Public

Indexed: Lots 38 through 66 inclusive
Copper Dollar Cove Subdivision

Per:

[Handwritten Signature]