

#164

Record against: Lots 67 through 113, inclusive, Copper Dollar Cove Subdivision, Cass County, Nebraska.

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 9th day of July, 1976.

W-M FARMS, INCORPORATED,

BY Wayne Meisinger
President

ATTEST:

Robert J. Elwert
Secretary

COMPARED

Subscribed and sworn to before me this 7th day of December, 1981.

Thomas J. Chick
NOTARY PUBLIC

COPPER DOLLAR COVE HOMEOWNERS ASSOCIATION,

BY Tommy J. Hoff
President
My Comm. Exp. July 13, 1984

Dec 7 1981
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