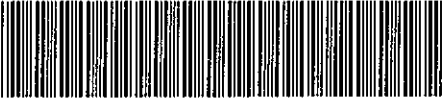




1323 599 MISC



00698 00 599-600

Nebr Doc Stamp Tax

Date

\$

By

RICHARD N. TAKECHI REGISTER OF DEEDS DOUGLAS COUNTY, NE

00 JAN 14 PM 2:59

RECEIVED

Exhibit "B"

WHEN RECORDED RETURN TO:

Cox Communications Omaha, Inc. 11505 W. Dodge Rd. Omaha NE 68154

MEMORANDUM OF AGREEMENT (NEBRASKA)

PLEASE TAKE NOTICE that 1600 Farnam, ("Owner") and CoxCom, Inc. d/b/a Cox Communications Omaha, Inc., a Nebraska corporation ("Cox Communications") have entered into a Telecommunications Agreement ("Agreement") dated December 1999, which, in accordance with its terms, entitles Cox Communications to provide cable television services throughout the property described on Schedule C attached hereto and incorporated herein by this reference.

Cox Communications requests that it receive notice of any pending trustee or foreclosure sale or receivership, bankruptcy or other proceeding affecting the property, sent to the address above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date and year first above written.

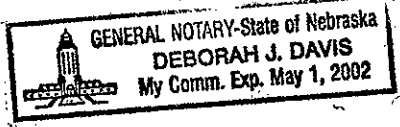
Cox Communications Omaha A Nebraska corporation

By: [Signature] Its: [Signature] Print Name: [Signature]

STATE OF NEBRASKA COUNTY OF DOUGLAS

The forgoing instrument was acknowledged before me this 28th day of December, 1999 by Richard Hook as V.P., GM of Cox Communications Omaha, Inc. a Nebraska corporation, on behalf of said corporations.

[Signature] NOTARY PUBLIC My Commission Expires: 5/1/02



RPI Limited Partnership # 14

By: Michael A. Koch Its: [Signature] Print Name: Michael A. Koch

STATE OF Minnesota

The foregoing instrument was acknowledged before me this 20th day of Dec., 1999 by Michael A. Koch as management agent of RPI Ltd. Partnership # 14 Nebraska Partnership, on behalf of said company.

[Signature] NOTARY PUBLIC My Commission Expires: Jan. 31, 1999

6988 FEE FB BKP C/O COMP DEL SCAN FY

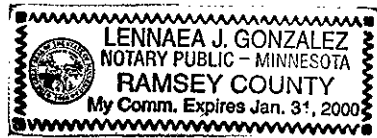


EXHIBIT 1

THE PROPERTY IS LEGALLY DESCRIBED AS: Lots 2 and 3, block 140, in the Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said lot 2; thence Westerly on the South line of said Lots 2 and 3, 112.00 feet; thence Northerly on a line 112.00 feet West of and parallel to the East line of said lot 2, 63.00 feet; thence Easterly on a line 63.00 feet North of and parallel to the south line of said lots 2 and 3, 112.00 feet to the East line of said Lot 2; thence Southerly on the East line of said Lot 2, 63.00 feet to the point of beginning.