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Date

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By

RICHARD W. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 JAN 14 PM 3:02

RECEIVED

Exhibit "B"

WHEN RECORDED RETURN TO:

Deb Davis
Cox Communications Omaha, Inc.
11505 W. Dodge Rd.
Omaha NE 68154MEMORANDUM OF AGREEMENT
(NEBRASKA)

PLEASE TAKE NOTICE that NuStyle Development, ("Owner") and CoxCom, Inc. d/b/a Cox Communications Omaha, Inc., a Nebraska corporation ("Cox Communications") have entered into a Telecommunications Agreement ("Agreement") dated November 29, 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. Among other things, the Agreement provides Cox Communications with rights of ingress and egress to the property necessary or useful to provide such service and maintain its facilities on the property used in providing such services. The Agreement binds any successors and assigns of the Owner in accordance with its terms. A copy of relevant provisions of the Agreement will be provided to any properly interested person upon written request.

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

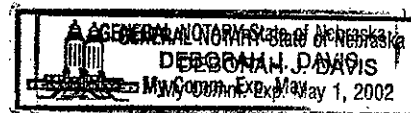
By: Richard W. TakechiIts: VP

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 5th day of Jan, 2000 by Richard W. Takechi as V.P., GM of Cox Communications Omaha, Inc. a Nebraska corporation, on behalf of said corporation.

NOTARY PUBLIC

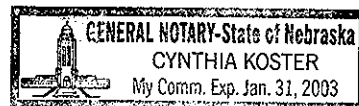
My Commission Expires: 5/1/02

NuStyle Development Co.

By: Todd HeistandIts: Vice Pres.NOTARIAL SEAL AFFIXED
REGISTER OF DEEDSSTATE OF NE

The foregoing instrument was acknowledged before me this 2nd day of Dec, 1999 by Todd Heistand as Vice Pres. of NuStyle Development a Nebraska corporation, on behalf of said company.

NOTARY PUBLIC

My Commission Expires: 11/31/03

700F

FEE 11.00 FB _____

BKP _____ C/O _____ COMP _____

DEL _____ SCAN 7 FV _____

LEGAL DESCRIPTION

Lots 2 and 3, Block 140, in the City of Omaha, as surveyed and lithographed in Douglas County, Nebraska, except that part of Lots 2 and 3, Block 140, Original City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska described as follows: Beginning at the S.E. 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.

EXHIBIT 1