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GEORGE J. BULLOCK
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

ASSIGNMENT AND ASSUMPTION AGREEMENT

For valuable consideration the receipt and sufficiency of which are hereby acknowledged, 1401 DODGE PARTNERSHIP, a Nebraska general partnership, ("Assignor"), hereby assigns, transfers, conveys and sets over unto OMAHA WORLD-HERALD COMPANY, a Delaware corporation, ("Assignee"), its successors and assigns, all of Assignor's right, title and interest in and to the certain Lease Agreement dated February 28, 1990, between 1401 DODGE PARTNERSHIP, as Lessor, and EASY PARKING OF AMERICA, INC., a Nebraska corporation, as Lessee, covering the following described real estate:

Lots 1 through 8 inclusive, Block 73, in the Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska

including all amendments and supplements thereto, and all other rights, privileges and interests created under, arising out of or related to said Lease Agreement as well as all of Assignor's obligations arising thereunder from and after date of delivery of the Deed conveying said real estate from Assignor to Assignee.

Assignor hereby indemnifies and agrees to defend and hold Assignee harmless from all matters and claims relating to the Lease Agreement arising prior to the date of delivery of said Deed.

Assignee hereby accepts the aforementioned assignment and agrees to be bound by of the all terms, covenants, conditions and obligations on the part of the Assignor as Lessor hereafter to be performed from and after the date of delivery of said Deed to Assignee, as provided by, and at the time and in the manner set forth in the Lease Agreement. Assignee indemnifies and agrees to defend and hold Assignor harmless from all matters and claims relating to the Lease Agreement arising from and after the date of delivery of said Deed.

EXECUTED this 15th day of October, 1996.

Redick Tower Associates
a Nebraska general
partnership, Partner

1401 Dodge Partnership,
a Nebraska general partnership,

BY: Alfred M. Suarez, Partner

BY: Joseph M. Schmitt, Partner

BY: Jeffrey R. Modica, Partner

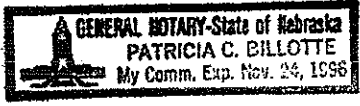
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Alfred M. Suarez
BY: Alfred M. Suarez, Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on October 15, 1996, by Joseph M. Schmitt, Jeffrey R. Modica and Alfred M. Suarez, and Alfred M. Suarez, partner of behalf of Redick Tower Associates, a partnership, partners on behalf of 1401 Dodge Partnership, a Nebraska general partnership.



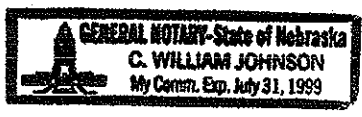
Patricia C. Bilotte
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

OMAHA WORLD-HERALD COMPANY,
William L. Donaldson
BY: William L. Donaldson
ITS: Senior Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 15th day of October, 1996, by WILLIAM L. DONALDSON, SENIOR VICE PRESIDENT of Omaha World-Herald Company, a Delaware corporation, on behalf of the corporation.



C. William Johnson
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS