

SUBLEASE

This Sublease made and entered into this 29 day of April 1967, by and between RAY'S VALLEY LAKES, INC., a Nebraska Corporation, hereinafter referred to as "First Party" and DIETZ MEADOWS, INC., hereinafter referred to as "Second Party";

## WITNESSETH

WHEREAS, First Party holds a Lease for a period of fifty (50) years commencing January 1, 1967, and ending December 31, 2016, from Valley Feed Yards, Inc., for the purpose of recreational and residential development upon the property described as follows:

That part of Sections Thirty-Four (34) and Thirty-Five (35), Township Sixteen North (16N), Range Nine East (9E), and Sections One (1), Two (2) and Three (3), Township Fifteen North (15N), Range Nine East (9E) of the 6th P. M., Douglas County, Nebraska, described as follows: Beginning at a point on the South R. O. W. Line of State Highway 64, which is 33.0 feet South and 33.0 feet East of the N. W. Corner of Section 35; thence South a distance of 1320.0 feet; thence East a distance of 1040.0 feet; thence South  $15^{\circ} 00' 00''$  East, a distance of 800.0 feet; thence South  $4^{\circ} 15' 20''$  East, a distance of 810.0 feet; thence Southeasterly to the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 35; thence South along the East line of the Northwest Quarter of the Southwest Quarter of said Section 35, 1200 feet; thence Southeasterly to a point being 1800 feet West of the SE Corner of said Section 35; thence East along the South line of said Section 35, 1800 feet to the Southeast Corner of said Section 35; thence South on the East line of said Section 2, Township 15 North, Range 9 East to the Northerly R. O. W. Line of Union Pacific Railroad; thence Southwesterly along the Northerly R. O. W. Line of Union Pacific Railroad to a point where it intersects the Easterly bank of the Platte River as it now exists; thence Northwesterly along the Easterly bank of the Platte River as it now exists to a point of intersection with the Southerly R. O. W. Line of State Highway No. 64; thence Easterly along the South R. O. W. Line of said Highway No. 64 to the point of beginning.

and

WHEREAS, Second Party is desirous of subleasing a portion of said property for the purpose of the development of home sites, roadways, utilities and recreational facilities for a term of years coextensive with the principal

Lease hereinbefore referred to.

NOW, THEREFORE, IT IS MUTUALLY UNDERSTOOD AND AGREED by and between the parties:

1. First Party subleases to Second Party the property described in Exhibit A attached hereto and made a part hereof by reference for the term of fifty (50) years commencing January 1, 1967.

2. Second Party shall pay First Party in consideration of the foregoing Ten Dollars (\$10.00) and other valuable consideration.

3. IT IS UNDERSTOOD AND AGREED by and between the parties hereto that Second Party shall have the right and privilege of subdividing said property, subleasing portions thereof, constructing roadways, water and sewer systems, excavating, filling, removing and planting trees, dredging and all other work necessary or desirable for the construction of home sites and recreational and other facilities to serve the same. It is further understood and agreed that Second Party may sublease home sites for such terms and on such conditions as are consistent with this Sublease and the Lease between First Party and Valley Feed Yards, Inc. hereinbefore referred to.

4. Second Party or his sublessees may erect buildings on the premises subject to this Sublease and the same may be removed from said premises by Second Party or Second Party's sublessees on or prior to the termination of this Sublease.

5. First Party warrants to Second Party there are no tenancies, occupancies or uses of the property described in Exhibit A which will prevent Second Party from enjoying the peaceful use and quiet enjoyment of said property.

IN WITNESS WHEREOF, the parties hereto have executed this  
Sublease on the 29 day of August 1967.

RAY'S VALLEY LAKES, INC. a  
Nebraska Corporation

By [Signature]  
"First Party"

DIETZ MEADOWS, INC., a Nebraska  
Corporation

By [Signature]  
"Second Party"



STATE OF NEBRASKA )  
                          ) ss.  
COUNTY OF DOUGLAS )

Before me, a notary public qualified in said county personally came  
Ray Villhena, President of RAY'S VALLEY LAKES,  
INC., a Nebraska Corporation, known to me to be the President and identi-  
cal 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 August 29 1967

[Signature]  
Notary Public

LEGAL DESCRIPTION

A tract of land lying in Sections 34 and 35, T 16 N, R 9 E of the 5th P. M., Douglas County, Nebraska, more particularly described as follows: Beginning at a point 33.0 feet East of and 33.0 feet South of the Northwest Corner of said Section 35, (The North line of the NW 1/4 of Section 35 is assumed East-West in direction); thence South, 1320.0 feet; thence East, 1040.0 feet; thence S 15° 00' 00" E, 600.0 feet; thence S 4° 15' 20" E, 1280.0 feet; thence S 69° 29' 40" W, 245.0 feet; thence on a curve to the left (having a radius of 168.52 feet), an arc distance of 139.71 feet; thence S 21° 59' 40" W, 85.0 feet; thence on a curve to the right (having a radius of 293.82 feet), an arc distance of 225.64 feet; thence S 65° 59' 40" W, 208.0 feet; thence on a curve to the right (having a radius of 150.12 feet), an arc distance of 144.10 feet; thence S 30° 59' 40" W, 95.0 feet; thence S 21° 21' 25" E, 275.13 feet; thence N 55° 40' 13" W, 211.45 feet; thence S 47° 44' 40" W, 1064.97 feet; thence S 42° 15' 20" E, 600.0 feet; thence N 47° 44' 40" E, 600.0 feet; thence N 42° 15' 20" W, 600.0 feet; thence N 47° 44' 40" E, 864.97 feet; thence N 55° 40' 13" W, 14.53 feet; thence N 40° 01' 16" W, 8887 feet; thence N 21° 39' 34" W, 72.54 feet; thence N 63° 25' 40" W, 83.84 feet; thence N 42° 31' 44" W, 176.69 feet; thence N 9° 12' 42" W, 36.62 feet; thence N 49° 09' 52" W, 308.05 feet; thence N 38° 20' 52" W, 513.24 feet; thence N 12° 25' 55" E, 55.20 feet; thence N 51° 26' 47" W, 292.40 feet; thence N 42° 01' 40" W, 170.22 feet; thence S 73° 24' 40" W, 169.33 feet; thence N 47° 24' 48" W, 436.78 feet; thence N 41° 19' 14" W, 626.66 feet; thence N 39° 25' 38" E, 166.55 feet; thence N 36° 33' 45" W, 809.40 feet; thence N 31° 27' 08" E, 432.71 feet; thence N 45° 01' 10" W, 565.00 feet; thence N 0° 01' 10" W, 402.0 feet to a point on the South R.O.W. line of State Highway No. 64; thence N 89° 58' 50" E, on said South R.O.W. line for a distance of 2458.55 feet to the point of beginning.

EXHIBIT "A"

*Handwritten notes:*  
 34-16-9  
 35-16-9  
 1-16-9  
 1-16-9