

SUBLEASE

This Sublease made and entered into this 31st day of December, 1977, by and between RAY'S VALLEY LAKES, INC., a Nebraska Corporation, hereinafter referred to as "First Party" and DONALD G. LAMP, 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° 00' 00" East, a distance of 600.0 feet; thence South 4° 15' 20" East, a distance of 610.0 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 installation of roadways and utilities and the development of home sites 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 known as Parcel "B" and described in Exhibit B attached hereto and made a part hereof by reference for the remainder of the lease period ending January 1, 2017.

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 causing to be performed 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 that there are no tenancies, occupancies or uses of the property described in Exhibit B 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 30th day of December, 19 71.

RAY'S VALLEY LAKES, INC., a
Nebraska Corporation

By

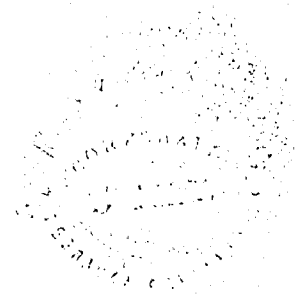
Ray Villacra

"First Party"

Donald G. Lamp

Donald G. Lamp

"Second Party"



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a notary public qualified in said county personally came
R. Villanova, President of RAY'S VALLEY LAKES, INC.,
a Nebraska Corporation, known to me to be the President and identical
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 December 29, 19 71.

Rene R. Shoemaker
Notary Public



POOR COPY

Ginger woods

That part of Sections 34 and 35, Township 16 North, Range 9 East of the 6th P. M. and Section 2, Township 15 North, Range 9 East of the 6th P. M., Douglas County, Nebraska, more particularly described as follows: Beginning at a point which is 1323.27 feet East and 3209.03 feet South of the Northwest corner of said Section 35, being the true point of beginning; thence S 4° 15' 20" E, 443.23 feet; thence S 23° 52' 22" E, 196.59 feet; thence S 54° 21' 31" E, 2026.20 feet; thence S 12° 27' 17" W, 258.70 feet; thence S 70° 08' 28" E, 571.14 feet; thence S 3° 09' 24" W, 176.28 feet; thence S 56° 39' 20" E, 879.46 feet to the Northerly right-of-way of Union Pacific Railroad; thence S 58° 02' 34" W, 744.34 feet along the Northerly right-of-way of U. P. R. R. to a point of curve to the left; thence along the Northerly right-of-way of U. P. R. R. on a curve to the left, an arc length of 1094.79 feet (radius 2914.79 ft.; chord bearing S 47° 16' 58" W; chord distance of 1088.37 ft.); thence S 36° 31' 21" W, 147.50 feet along the Northerly right-of-way of U. P. R. R.; thence N 58° 50' 51" W, 2000.00 feet; thence N 47° 44' 40" E, 100.00 feet; thence N 47° 07' 25" W, 2024.29 feet; thence N 47° 44' 40" E, 1229.13 feet; thence N 4° 01' 56" E, 176.06 feet; thence N 65° 59' 40" E, 396.85 feet; thence N 21° 59' 40" E, 277.86 feet; thence N 69° 29' 40" E, 319.15 feet to the point of beginning.

And

Roadway

That part of Sections 34 and 35, T 16 N, R 9 E of the 6th P. M., Douglas County, Nebraska, consisting of a roadway 33 feet in width on either side of a centerline described as follows: Beginning at a point 1242.81 feet East and 33.02 feet S 2° 07' 34" W of the Northeast corner of said Section 34; thence South 2° 07' 34" West, 262.80 feet to a point of curve; thence on a curve to the right (radius being 620.99 feet; chord bearing, S 17° 38' 46" W), an arc distance of 336.42 feet; thence South 33° 09' 59" West, 53.38 feet to a point of curve; thence on a curve to the left (radius being 448.39 feet; chord bearing, S 20° 36' 09" W), an arc distance of 196.65 feet; thence South 8° 02' 19" W, 18.92 feet to a point of curve; thence on a curve to the left (radius being 957.71 feet; chord bearing, S 4° 23' 41" E), an arc distance of 415.65 feet; thence South 16° 49' 41" East, 686.37 feet on a line which is parallel to and 33 feet Easterly of the East boundary of Ginger Cove, as surveyed, platted and recorded; thence South 4° 15' 20" E, 1819.45 feet on a line which is parallel to and 33 feet Easterly of the East boundary of said Ginger Cove, but extending beyond said Ginger Cove and joining to the proposed Ginger Woods (Ray's Lakes) tract.

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ENTRED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 1 DAY OF *May* 19*73* AT *9:56 A* M. G. HAROLD OSTLER, REGISTER OF DEEDS

12.75

EXHIBIT "B"