

WHEN RECORDED, MAIL TO:

Michael C. Schilken, Esq.
Baird Holm LLP
1700 Farnam Street, Suite 1500
Omaha, Nebraska 68102

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST DODGE STATION

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST DODGE STATION is made by Morningstar Properties, LLC, a Nebraska limited liability company and JSD Holdings, Inc., a Nebraska corporation (collectively "Owner") as of the 28 day of April, 2021, and is as follows:

WITNESSETH:

WHEREAS, 180 Dodge, L.L.C., an Iowa limited liability company, executed and recorded that Declaration of Covenants, Conditions and Restrictions for West Dodge Station recorded on June 28, 2005 as document no. 2005074928 of the records of Douglas County, Nebraska, as amended by the Declaration of Restrictions as document no. 2008020751 recorded on March 4, 2008, as amended by that certain Amendment recorded on June 23, 2010 as document no. 2010055013, as amended by that certain Amendment recorded on June 23, 2010 as document no. 2010055015, and that certain Amendment recorded on April 2, 2012 as document no. 2012031064, and that certain Amendment recorded on March 25, 2016 as document no. 2016021359, and that certain Amendment recorded on April 28, 2016 as document no. 2016030972 (collectively, the "Declaration"); and

WHEREAS, Owner is the owner of Lot 9, West Dodge Station, a subdivision in Douglas County, Nebraska ("Owner's Lot"), each of Morningstar Properties, LLC and JSD Holdings, Inc. owning an undivided one-half tenant in common interest; and

WHEREAS, Owner desires that the Declaration be amended as provided below and has obtained the agreement to such amendment by owners of the lots located within West Dodge Station (collectively, "Lots", and individually "Lot") that, together with Owner's Lot, collectively contain not less than seventy-five percent (75%) of the land area subject to and covered by the Declaration and therefore have the right, power and authority to amend the Declaration in accordance with Section 7.1 thereof.

NOW, THEREFORE, Owner, as the owner of the Owner's Lot, hereby agrees that Section 2.6 (i) of the Declaration is amended to permit a franchised new vehicle dealership operation, which must primarily be a Porsche dealership, and including new and used vehicle sales and leasing, service, and parts sales, by adding the following to the end thereof: ("and on Lot 9, West Dodge Station, a subdivision in Douglas County, Nebraska, a franchised new vehicle dealership operation, which must primarily be a Porsche dealership, and including new and used vehicle sales and leasing, service, and parts sales.")

Attached are Agreements to Amend from other Lot owners whereby this amendment to Section 2.6 (i) has been approved by the owners of Lots within West Dodge Station that, together with Owner's Lot, collectively contain not less than seventy-five percent (75%) of the land area subject to and covered by the Declaration, such that the requirements for amendments of the Declaration have been satisfied.

**[Space Below Intentionally Left Blank-
Signature Page to Follow]**

IN WITNESS WHEREOF, Owner has executed this Amendment which shall be effective as of the recording of this document in the records of the Register of Deeds for Douglas County, Nebraska.

Morningstar Properties, LLC, a Nebraska limited liability company, Owner

Lynn Dinsdale Marchese
By: Lynn Dinsdale Marchese

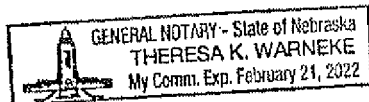
Name: Lynn Dinsdale Marchese
Its: Authorized Member

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 27th day of April, 2021 by Lynn Dinsdale Marchese, known to me to be an Authorized Member of Morningstar Properties, LLC, a Nebraska limited liability company, for and on behalf of said company.

Theresa K. Warneke
Notary Public

My Commission Expires: February 21, 2022



JSD Holdings, Inc., a Nebraska corporation, Owner

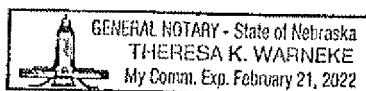
By: Sid Dinsdale
Sid Dinsdale, Authorized Officer

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 26th day of April, 2021 by Sid Dinsdale, known to me to be the Authorized Officer of JSD Holdings, Inc., a Nebraska corporation, for and on behalf of said corporation.

Theresa K. Warneke
Notary Public

My Commission Expires: February 21, 2022



TO BE INDEXED AGAINST THE FOLLOWING LEGAL DESCRIPTIONS:

Lots 1, 3, 7, 8, 9, 10, West Dodge Station

Lots 1 and 2, and Outlot 1, West Dodge Station Replat 1

Lots 1 and 2, West Dodge Station Replat 5

Lots 1, 2 and 3, West Dodge Station Replat 6

Lot 1, West Dodge Station Replat 7

Lots 1 and 2, West Dodge Station Replat 8

All in Douglas County, Nebraska