

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-06P-90005	DATE JUN 27 2011	PAGE 1 OF 2
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ADDRESS OF PREMISES
4245 S. 121st Plaza, Omaha, NE 68137-2132

THIS AGREEMENT, made and entered into this date by and between **Sportscenter Properties, LLC**

whose address is 126 East Grove Street
West Point, Nebraska 68788-1860

hereinafter called the Successor-Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the former Owner and Lessor OMAHA MEPS LLC has transferred all of its respective rights and interests in the property subject to the above-referenced Lease to the Successor-Lessor; and

WHEREAS, the parties hereto desire to amend the above Lease to: (a) recognize new owners of the property as successors-in-interest to this Lease, and (b) establish the terms of the new owners' assumption of this Lease;

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

This Supplemental Lease Agreement (SLA 1) establishes a change in ownership of the property and an assumption of the Lease, and amends certain portions of said Lease as set forth more fully herein.

1. The preamble of the Lease is hereby amended to state that the Lessor is:

Sportscenter Properties, LLC


a Nebraska Limited Liability Company that has succeeded to the prior Lessor's interest in the Lease by virtue of the acquisition of title to the property evidenced by that "Warranty Deed" dated April 13, 2011, which is to be filed for record and recorded in the office of the County Recorder of DOUGLAS, State of Nebraska.


2. Lessor warrants that it holds such title to or other interest in the premises and other property as is necessary to the Government's access to the premises and full use and enjoyment thereof in accordance with the provisions of this Lease.
3. Successor-Lessor hereby releases the Lessee (General Services Administration) from any and all liability for rental payments, lump sum items and reconciliation amounts which have been paid to former Lessor, prior to execution of this SLA.
4. Successor-Lessor ratifies all previous actions taken by the previous Lessor with respect to the Lease, with the same force and effect as if the action had been taken by the Successor-Lessor.

All other terms and conditions of the Lease shall remain in force and effect.


IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE SPORTSCENTER PROPERTIES, LLC 	NAME OF SIGNER RUSSELL J. KREIKEMEIER
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IN T 	NAME OF SIGNER Karin S. Alantam
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UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Sheri M. DeMartino
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

- 5. Successor-Lessor hereby assumes, approves and adopts Lease Number GS-06P-90005, including all modifications, made between the Government and the former Lessor before the effective date of this Supplemental Lease Agreement, and agrees to be bound by and to perform each and every term, covenant and condition contained in the Lease.
- 6. Successor-Lessor further assumes all obligations and liabilities of, and all claims and demands against, the former Lessor under the Lease in all respects as if the Successor-Lessor were the original party to the Lease.
- 7. The Successor-Lessor's Taxpayer Identification Number is [REDACTED]
- 8. Paragraph 3 of the Lease is amended in part to state that rental Payments shall be payable to:

Sportscenter Properties, LLC
126 East Grove Street
West Point, Nebraska 68788-1860
(Payee Account To Be Provided in Subsequent SLA)

- 9. The day-to-day management of the Lease on behalf of the Successor-Lessor has been designated to:

Russell J. Kreikemeier
126 East Grove Street
West Point, Nebraska 68788-1860
Tel: 402-496-9764

AND

James M. Thorburn
506 Nicholas Street, #200
Omaha, Nebraska 68154
Tel: 402-493-6092

Initials: *Sportscenter*
RAK & *SD*
Lessor & Gov't

GS-06P-90005
SLA #1