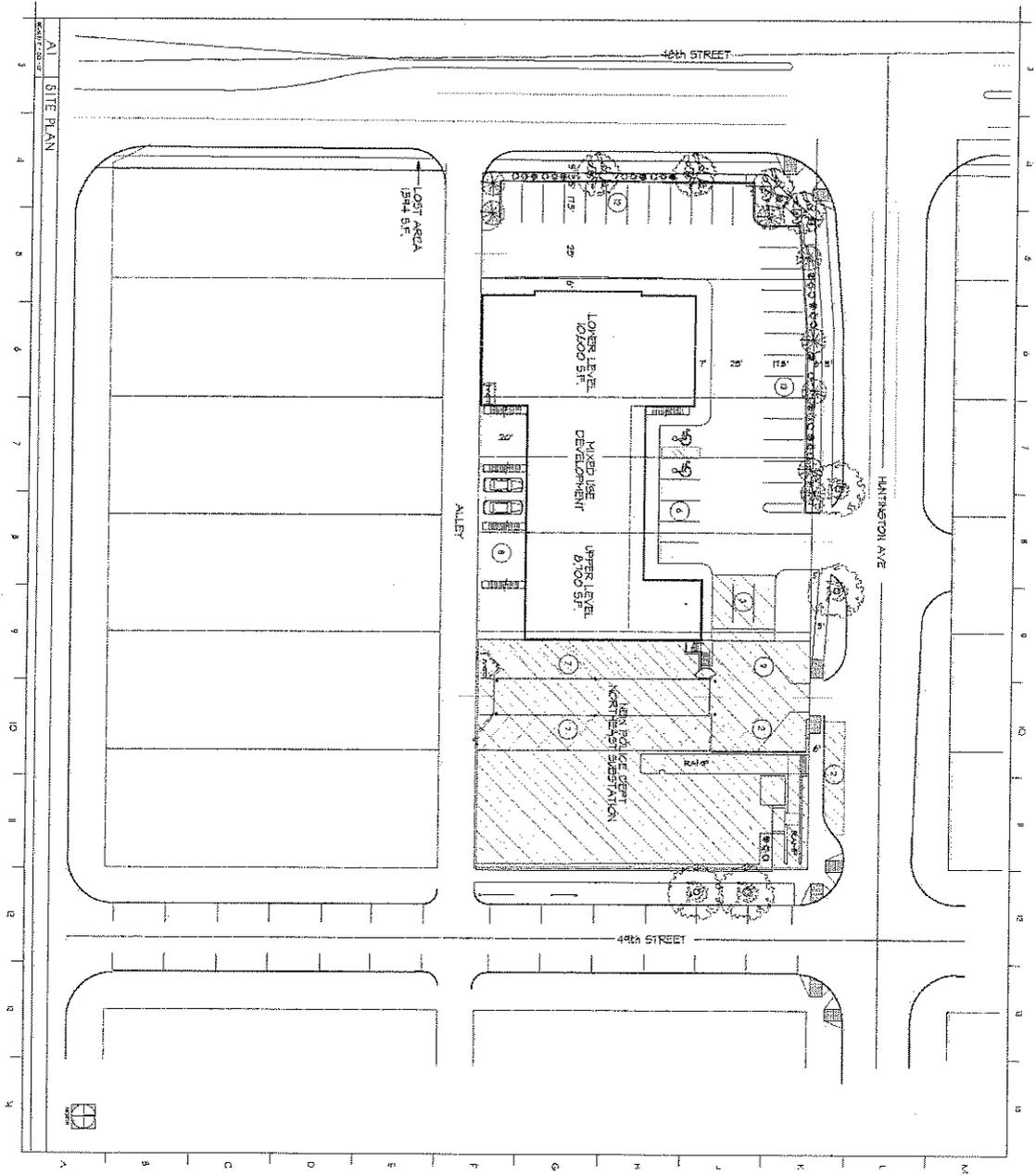


Exhibit "1"
Leased Premises



CHAMPION OLSON
 ARCHITECTS
 5005 NORTH UNIVERSITY AVENUE, SUITE 400
 LINCOLN, NEBRASKA 68504

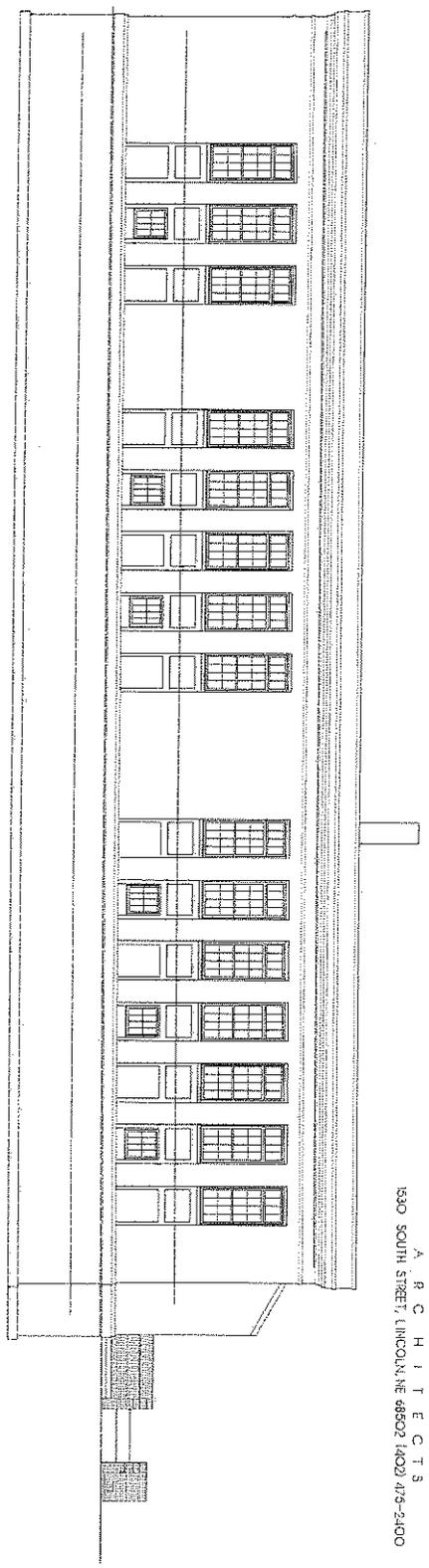
LINCOLN POLICE DEPT.
NORTHEAST SUBSTATION
 49th & Huntington
 Lincoln, Nebraska



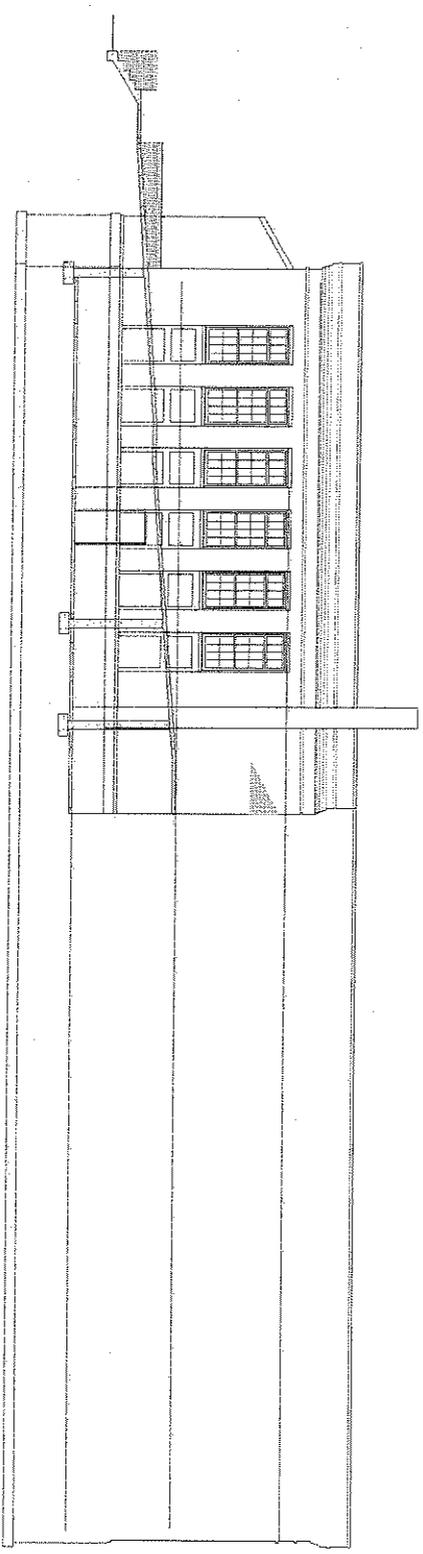
Scale: 2 Feet On
 Project: 040001-00
 Date: 10/01/04

A-1

CHAMPION OLSON
ARCHITECTS
1530 SOUTH STREET, LINCOLN, NE 68502 402) 479-2400



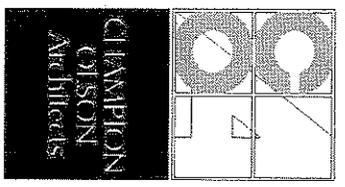
EAST ELEVATION

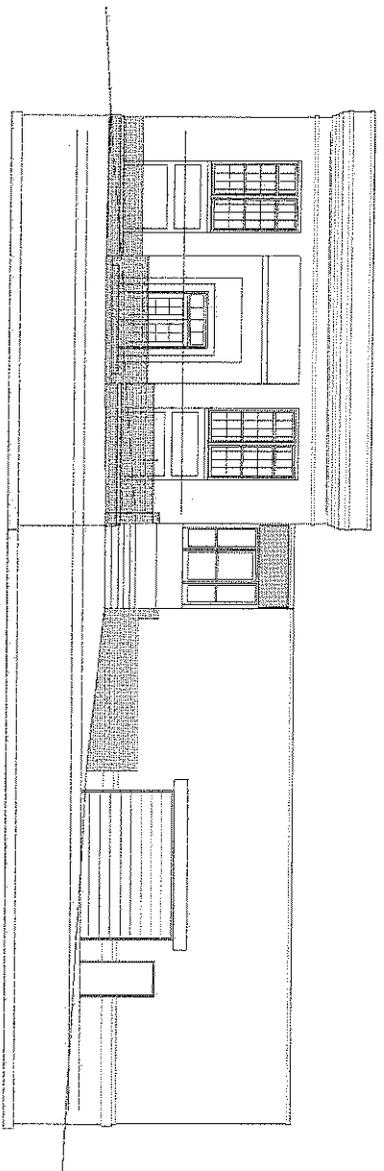


WEST ELEVATION

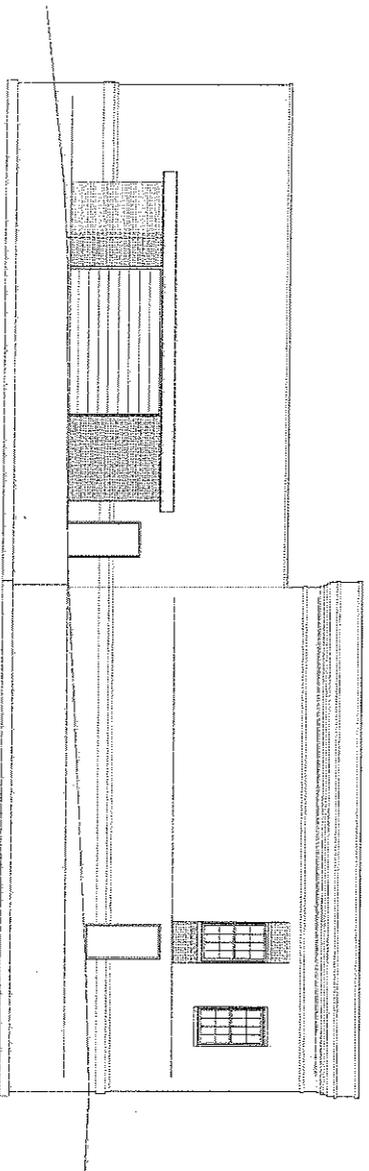
LINCOLN POLICE DEPARTMENT
NORTHEAST SUBSTATION PROP
49th & Huntington Streets, Lincoln, Nebraska

Scale: 1/16" = 1'-0"
Date: 8 MAR 06
Project: 03005.tpp
Dwg: ttp05p.dgn





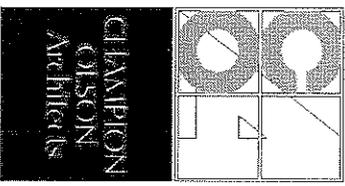
NORTH ELEVATION

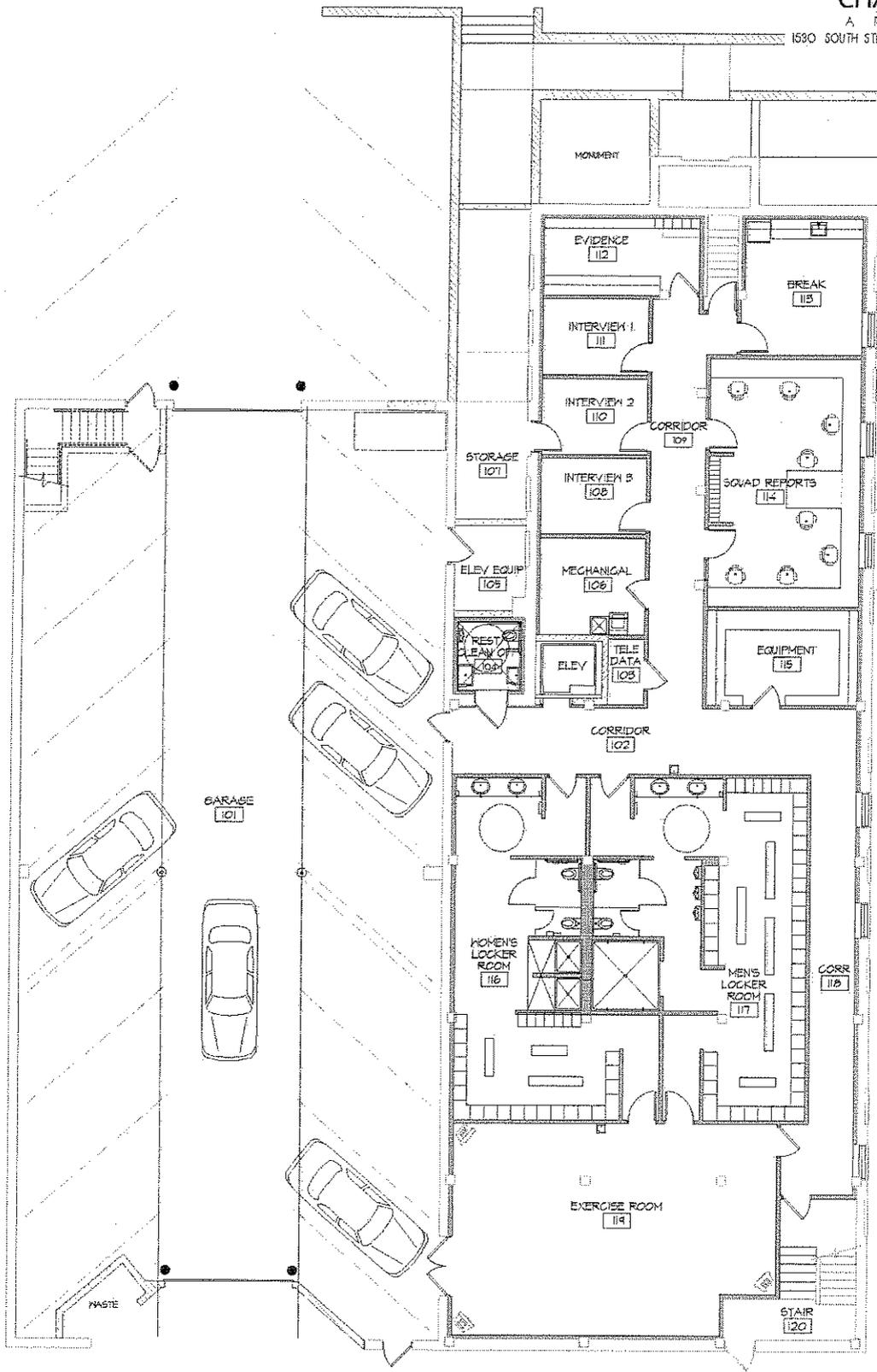


SOUTH ELEVATION

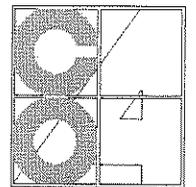
LINCOLN POLICE DEPARTMENT
NORTHEAST SUBSTATION PROP
49th & Huntington Streets, Lincoln, Nebraska

Scale: 1/8" = 1'-0"
Date: 8 MAR 06
Project: 03005.tpp
Dwg: tpp005p.dgn





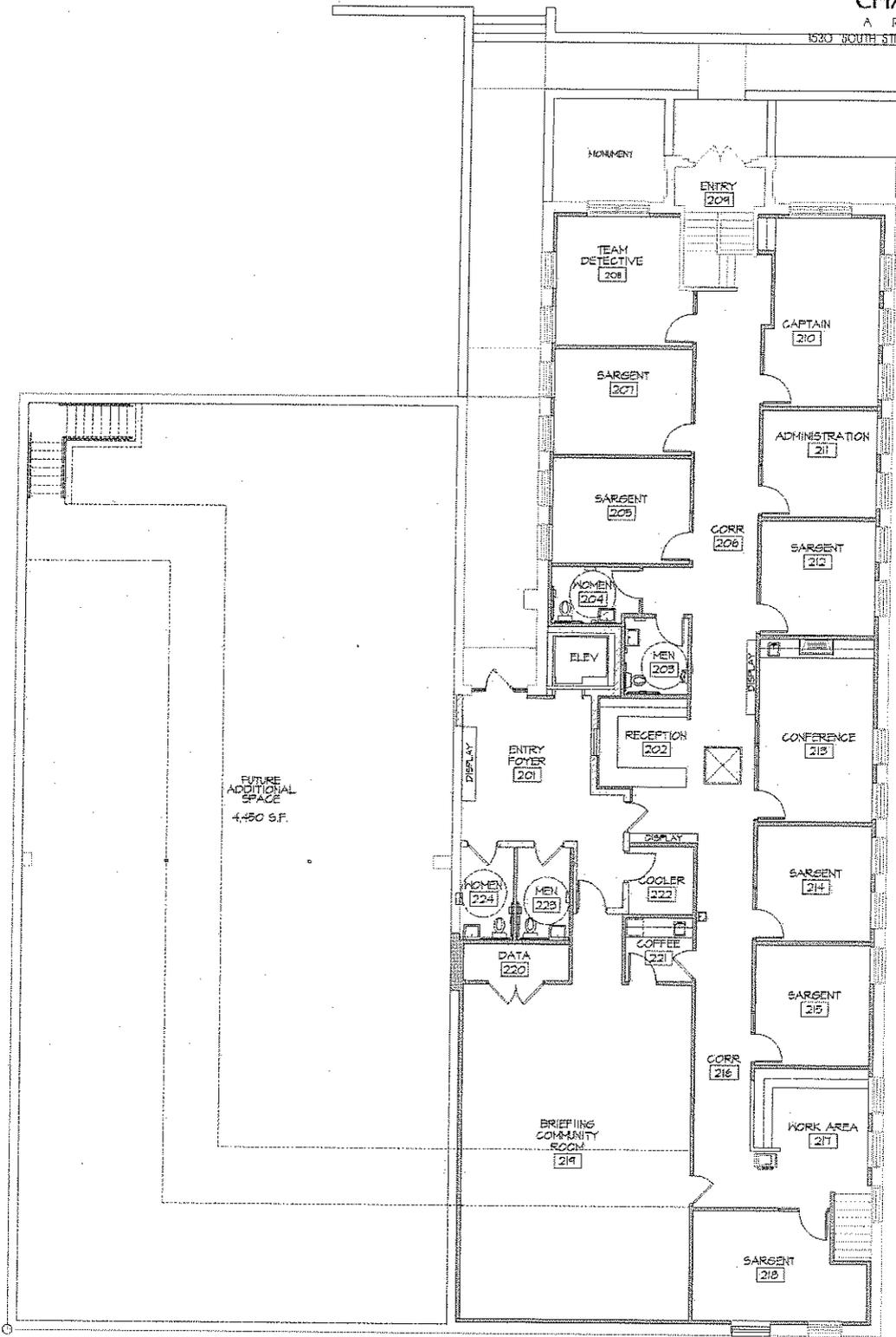
**LOWER
LEVEL**



**LINCOLN POLICE DEPARTMENT
NORTHEAST SUBSTATION PROP**
49th & Huntington Streets, Lincoln, Nebraska

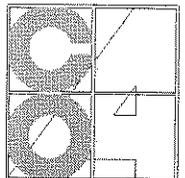
Scale: 1/16" = 1'-0"
Date: 8 MAR 06
Project: O3005.tbp
Dwg: tbp05p.dgn





Garage Area - 4,450 s.f.

UPPER LEVEL



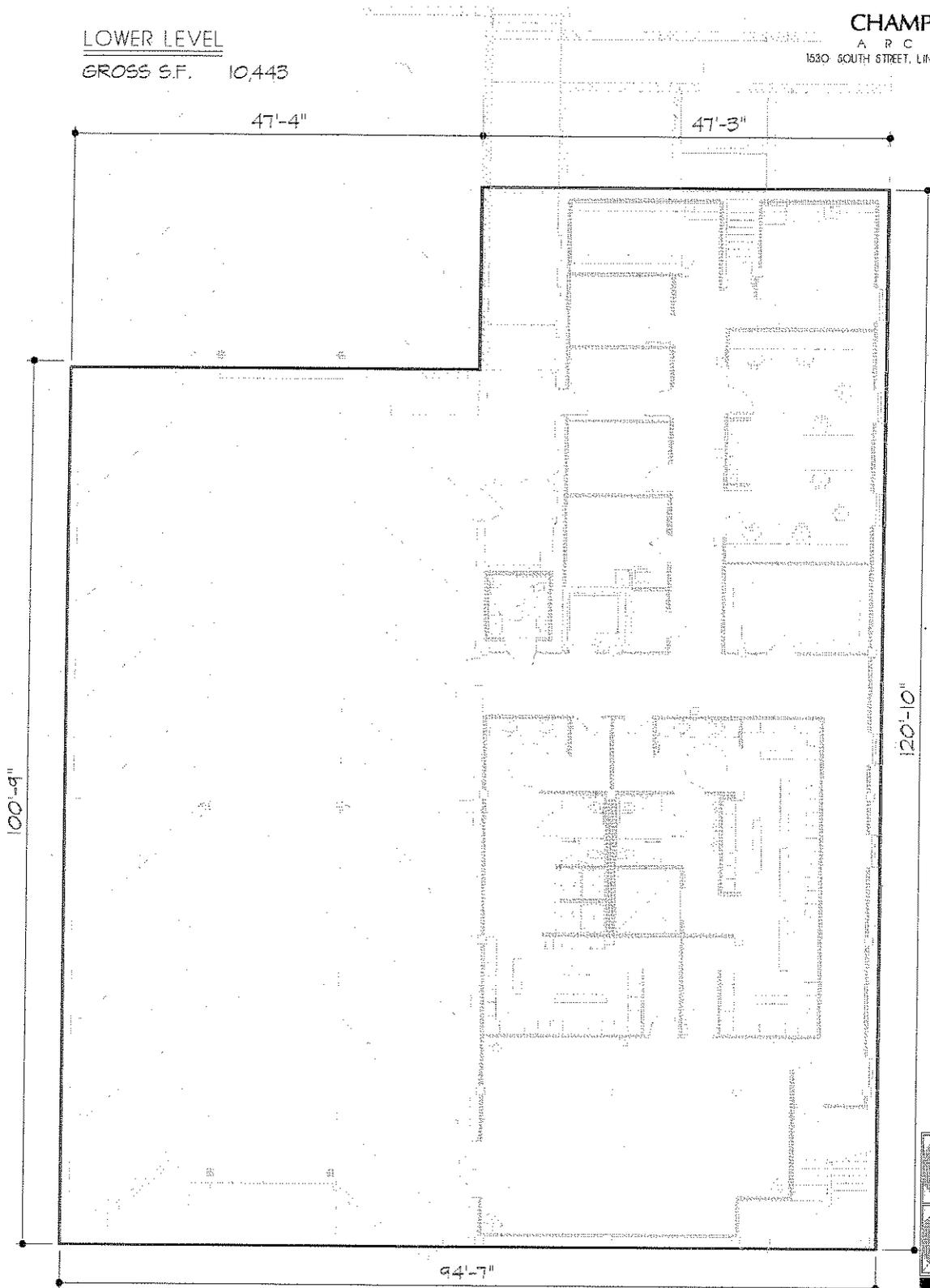
**LINCOLN POLICE DEPARTMENT
NORTHEAST SUBSTATION PROP**
49th & Huntington Streets, Lincoln, Nebraska

Scale: 1/16" = 1'-0"
Date: 8 MAR 06
Project: 03005.tbp
Dwg: fbp05p.dgn



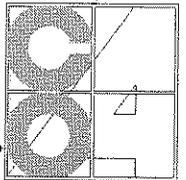
LOWER LEVEL
GROSS S.F. 10,443

CHAMPION OLSON
ARCHITECTS
1530 SOUTH STREET, LINCOLN, NE 68502 (402) 475-3400



LINCOLN POLICE DEPARTMENT
NORTHEAST SUBSTATION PROP
49th & Huntington Streets, Lincoln, Nebraska

Scale: 1/16" = 1'-0"
Date: 8 MAR 06
Project: O3005.tbp
Dwg: tbp05p.dgn



CHAMPION
OLSON
Architects

UPPER LEVEL

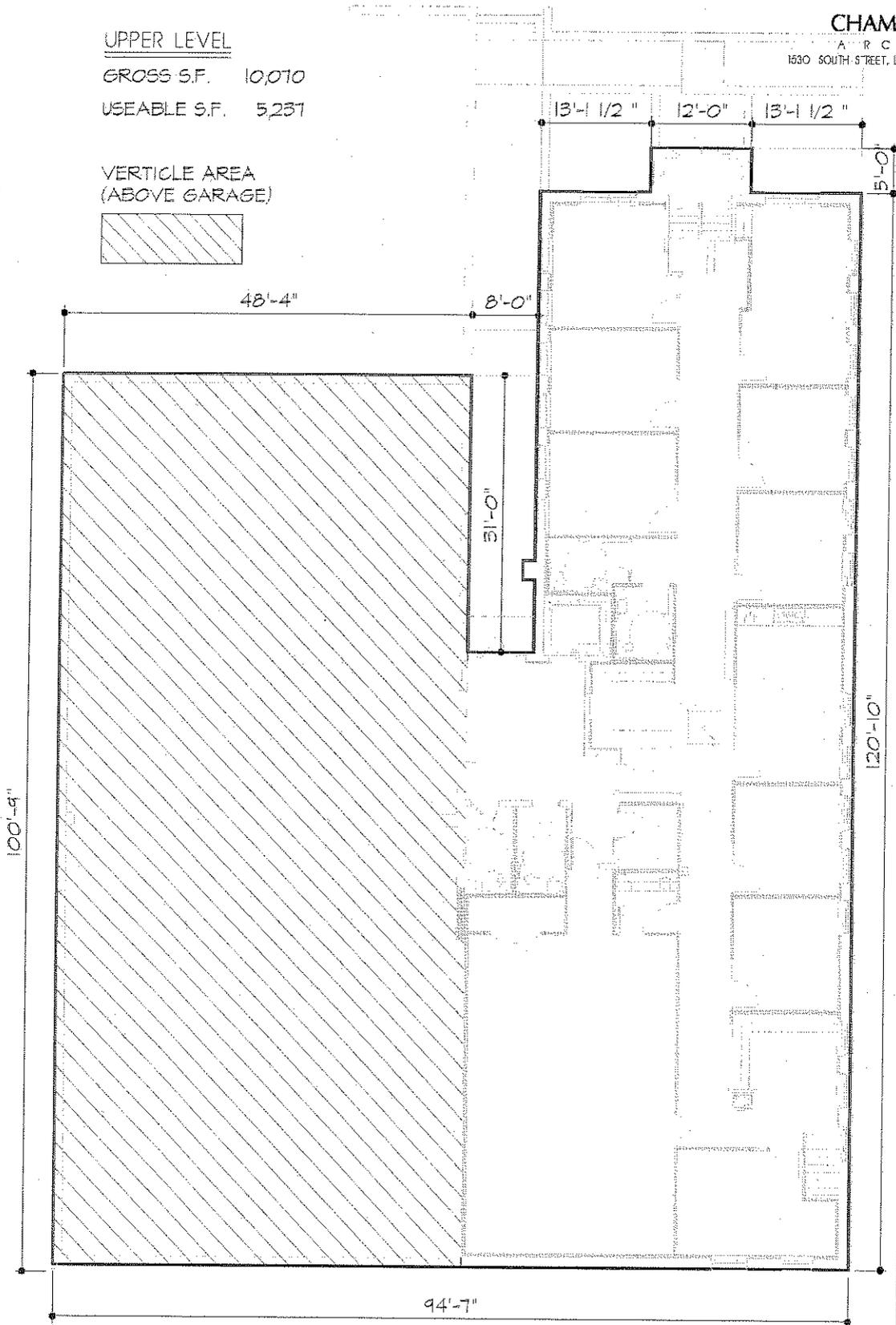
GROSS S.F. 10,070

USEABLE S.F. 5,237

VERTICLE AREA
(ABOVE GARAGE)

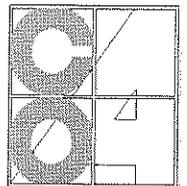


CHAMPION OLSON
ARCHITECTS
1630 SOUTH 5 STREET, LINCOLN, NE 68502 (402) 478-2400



LINCOLN POLICE DEPARTMENT
NORTHEAST SUBSTATION PROP
49th & Huntington Streets, Lincoln, Nebraska

Scale: 1/16" = 1'-0"
Date: 8 MAR 06
Project: O3005.tbp
Dwg: fbp05p.dgn



CHAMPION
OLSON
Architects

Exhibit "3"

Leased Premises Improvements

Responsibilities
2-2-06

Number	Leased Premises Improvements	Who Pays	Who Installs	Who Maintains
	<p>Data Closet</p> <ul style="list-style-type: none"> • 1 Data closet per floor <ul style="list-style-type: none"> ○ Wire racks ○ Computer Racks ○ Switching [AMP] ○ Cat 5E wire jumpers from switch to rack <ul style="list-style-type: none"> ▪ <i>***LPD to handle all networking install and equipment***</i> ○ Rough in 2" EMT and weather head for data closet to the roof 	<p>Kinport</p> <p>LPD</p> <p>LPD</p> <p>LPD</p> <p>LPD</p> <p>Kinport</p>	<p>Kinport</p> <p>LPD</p> <p>LPD</p> <p>LPD</p> <p>LPD</p> <p>Kinport</p>	<p>LPD</p> <p>LPD</p> <p>LPD</p> <p>LPD</p> <p>LPD</p>
	<p>Telephone Closet</p> <ul style="list-style-type: none"> • Switch board / telephone system [AMP] <ul style="list-style-type: none"> ▪ <i>***LPD to handle install of equipment ***</i> 	<p>LPD</p>	<p>LPD</p>	<p>LPD</p>
	<p>BDA Bi-Directional Amplifier</p> <ul style="list-style-type: none"> • LPD to provide specs and location for BDA • All necessary additional items to operate Bi-Directional Amplifier <ul style="list-style-type: none"> ▪ <i>***LPD to handle install of equipment ***</i> 	<p>LPD</p>	<p>LPD</p>	<p>LPD</p>
	<p>Hirsch</p> <ul style="list-style-type: none"> • LPD Standard security system / proxy card / key pad • Proxy cards one per officer or as need • Electric strike on all specified doors • Police grade hardware where needed • Key pad on all specified doors <ul style="list-style-type: none"> ○ Exterior ○ Interior ○ Cabinetry ○ Garage <ul style="list-style-type: none"> ▪ <i>*** WRK to coordinate subcontractor and install of equipment ***</i> 	<p>Kinport</p>	<p>Kinport</p>	<p>LPD</p>

	<p>Bank up Generator</p> <ul style="list-style-type: none"> • Back up generator (may be provided by LPD at a later date) • Transfer switch 	<p>LPD Kinport</p>	<p>LPD Kinport</p>	<p>LPD LPD</p>
	<p>Interview Room</p> <ul style="list-style-type: none"> • Hard lid ceiling • Tamper proof light fixtures • Strobe fire alarms • Sound molding around doors • Conduit for Audio / Visual system • Sound board near ceiling to dampen room • Solid core door [swing into room] • Reverse peep hole looking into room • Auditable door jam security switch <ul style="list-style-type: none"> ○ To notify / alarm if door is open while suspect is in room 	<p>Kinport</p>	<p>Kinport</p>	<p>LPD</p>
	<p>Sound Attenuation</p> <ul style="list-style-type: none"> • Specific rooms to have sound insulation • Insulation between demising walls • Ceilings vary LAT / GYP <ul style="list-style-type: none"> ○ Interview rooms ○ Caption's Office ○ Team Detective Office ○ Sergeant's Office 	<p>Kinport</p>	<p>Kinport</p>	<p>LPD</p>
	<p>Exterior Security</p> <ul style="list-style-type: none"> • Bullet resistant glass on all windows of building <ul style="list-style-type: none"> ○ Level 3 glass for all security windows • Harden doors <ul style="list-style-type: none"> ○ Tamper resistant / bullet resistant glass doors front doors ○ Steel bullet resistant doors foyer doors into LPD space • Exterior security lighting <ul style="list-style-type: none"> ○ Corner lighting / flood lighting ○ Perimeter lighting flood lighting ○ Historical pole mount lighting flanking front entry ○ Garage door lighting • Security Cameras <ul style="list-style-type: none"> ○ Perimeter security camera ○ Individual door entry security camera ○ Garage door entry security camera <ul style="list-style-type: none"> • <i>***LPD to handle install of equipment***</i> 	<p>Kinport Kinport Kinport LPD</p>	<p>Kinport Kinport Kinport LPD</p>	<p>LPD LPD LPD LPD</p>

	<p>Garage</p> <ul style="list-style-type: none"> • Commercial grade garage door (electric) operation <ul style="list-style-type: none"> • Electric operation • 12'-0" A.F.F. opening height • North and South doors • North and South doors • Ballard where needed • Electric Heating • Drains 	Kinport	Kinport	LPD
		Kinport	Kinport	LPD
		Kinport	Kinport	LPD
		Kinport	Kinport	LPD
	<p>1st Floor Bathroom / garage No Door lock</p> <ul style="list-style-type: none"> • 1st floor bathroom • Bathroom to accommodate <ul style="list-style-type: none"> ○ SS shelf for office use ○ Uni-sex ○ Shower / rinse off area ○ Deep utility sink 	Kinport	Kinport	LPD
	<p>Fixed Furniture</p> <ul style="list-style-type: none"> • Fixed furniture [built in furniture] <ul style="list-style-type: none"> ○ Shelving ○ Cabinets <ul style="list-style-type: none"> ▪ Secure cabinets where necessary ○ Desks <ul style="list-style-type: none"> ▪ Report area ○ Evidence storage <ul style="list-style-type: none"> ▪ Lockable secure storage for evidence ○ Mail room ○ Bathroom vanity ○ Work area for officers ○ Internal conference room projection screen ○ Public conference room projection screen 	Kinport	Kinport	LPD
	<p>Locker rooms (including lower level men and women bathrooms)</p> <ul style="list-style-type: none"> • Lockers Men's and Women's <ul style="list-style-type: none"> ○ Two styles of lockers quantity to be determined <ul style="list-style-type: none"> ▪ Large lockers <ul style="list-style-type: none"> • 18"x18" foot print with master lock ▪ Small lockers <ul style="list-style-type: none"> • 12"x 18" foot print with master lock 	Kinport	Kinport	LPD

	<ul style="list-style-type: none"> • Hardened walls on North side • Presentation system <ul style="list-style-type: none"> ○ Podium 	LPD	LPD	LPD
	Mechanical Room <ul style="list-style-type: none"> • Utility sink, shelves 	Kinport	Kinport	LPD
	Break room <ul style="list-style-type: none"> • Large refrigerator • Two bay sink • Microwave 	LPD Kinport LPD	LPD Kinport LPD	LPD LPD LPD
	Entry Foyer <ul style="list-style-type: none"> • Harden / bullet / tamper resistant walls throughout • Bullet proof glass window level 3 glass <ul style="list-style-type: none"> ○ Pass through window level 3 glass 	Kinport	Kinport	LPD
	Way finding signage <ul style="list-style-type: none"> • Interior signage for offices • Bath room signage 	Kinport	Kinport	LPD
	Monument signage <ul style="list-style-type: none"> • Exterior signage and illumination • bulbs 	Kinport LPD	Kinport LPD	LPD LPD
	Dog Kennel <ul style="list-style-type: none"> • Dog kennel to accommodate 1-3 dogs 	Kinport	Kinport	LPD
	Garage Doors	Kinport	Kinport	LPD
	Hersch System	Kinport	Kinport	LPD
	HVAC	Kinport	Kinport	LPD
	Plumbing	Kinport	Kinport	LPD
	Electric	Kinport	Kinport	LPD
	Electric and Gas Utility Charges			LPD
	Cable	LPD	LPD	LPD
	Phone	LPD	LPD	LPD
	Computer (cat 3)	LPD	LPD	LPD
	Computer (cat 5)	LPD	LPD	LPD
	Elevator	Kinport	Kinport	LPD

	Exterior walls	Completed	Completed	LPD*
	Interior walls	Kinport	Kinport	LPD
	Windows	Kinport	Kinport	LPD
	Fire safety	Kinport	Kinport	LPD

* LPD has maintenance and repair responsibilities and Kinport has replacement responsibilities.



NEBRASKA
WESLEYAN
UNIVERSITY

September 26, 2005

Captain Doug Srb
Police Department
County-City Building
555 South 10th
Lincoln, NE 68508

Dear Captain Srb:

We at Nebraska Wesleyan want to express our support for the initiative to place a full service police station in University Place at 49th and Huntington. As you know, we have been advocates for the police sub station that has been located in University Place and feel that the having law enforcement housed in the area has allowed us to work very successfully with your team of officers.

We believe the entire neighborhood will benefit from the on-site presence a full service station will provide. We have financially supported the sub station and will continue to support the police presence in our community with services to include mowing and snow removal for a new station.

Nebraska Wesleyan University is implementing programs on our own to enhance the area and has spent and will continue to spend millions of dollars in improvements on our campus to ensure that the University Place neighborhood thrives into the future.

Very truly yours,

Clark T. Chandler
Vice President for Finance and Administration

Exhibit "5"

Rules and Regulations

A. General Rules

- A1. Tenant shall not make or permit any nuisance, noise or odors that annoy or interfere with any owner, occupant, tenants or persons having business of any property adjoining the Leased Premises.
- A2. Tenant shall not make, suffer or permit litter except in appropriate receptacles for that purpose.
- A3. Tenant shall be responsible for the inappropriate use of any toilet rooms, plumbing or other utilities. No foreign substances of any kind are to be inserted therein.
- A4. Tenant shall not deface the walls, partitions or other surfaces of the Leased Premises.
- A5. Tenant shall not suffer or permit anything in or around the Leased Premises that causes excessive vibration or floor loading in any part of the building space.
- A6. Furniture, significant freight and equipment shall be moved into or out of the building space in a careful manner. Tenant shall be responsible for any damage to the building space arising from any such activity.
- A7. Tenant shall return all keys at the termination of its tenancy and shall be responsible for the cost of replacing any keys that are lost.
- A8. No window coverings, shades or awnings shall be installed or used by Tenant without Landlord's prior written consent.
- A9. No tenant, employee or invitee shall go upon the roof of the building space except as expressly provided in the Lease.
- A10. Tenant shall not suffer or permit smoking or carrying of lighted cigar or cigarettes within the building space or other areas reasonably designated by applicable governmental agencies as nonsmoking areas.
- A11. Tenant shall not use any method of heating or air conditioning other than as provided by Landlord or any dedicated system approved by Landlord.
- A12. Only Underwriters' Laboratory-approved equipment and microwave ovens may be used in the Leased Premises for heating food and brewing coffee, tea, hot chocolate and similar beverages, provided that such use is in accordance with all applicable laws, codes, ordinances, rules and regulations, and does not cause odors which are objectionable to Landlord.

codes, ordinances, rules and regulations, and does not cause odors which are objectionable to Landlord.

A13. Tenant shall comply with all safety, fire protection and evacuation regulations established by Landlord or any applicable governmental agency.

A14. Tenant assumes all risks from theft or vandalism to the Leased Premises and agrees to keep the Leased Premises secured.

A15. Landlord reserves the right to make such other reasonable rules and regulations as it may from time to time deem necessary for the appropriate operation and safety of the Leased Premises and the Redevelopment Project and its occupants and visitors. Landlord shall provide Tenant with copies of any new and/or modified rules or regulations prior to the effective date thereof. Tenant agrees to abide by these and such other rules and regulations which are not contrary to the terms of the Lease.

B. Parking Rules for the Parking Areas

B1. Parking areas shall be used only for parking vehicles no longer than full size passenger automobiles.

B2. Users of the parking areas will obey all posted signs and park only in the areas designated for vehicle parking.

B3. Unless otherwise instructed, every person using the parking areas is required to park and lock his/her own vehicle. Landlord will not be responsible for any damage to vehicles, injury to persons or loss of property, all of which risks are assumed by the party using the parking areas.

B4. The maintenance of vehicles in the parking areas is prohibited. The washing, waxing or cleaning of vehicles in designated areas shall be permitted during normal business hours.

B5. Tenant shall be responsible for seeing that all its employees, agents and invitees comply with the applicable parking rules, regulations, laws and agreements.

B6. Landlord reserves the right to modify these rules and/or adopt such other reasonable and non-discriminatory rules and regulations as it may deem necessary for the proper operation of the parking areas.

B7. Such parking use as is herein provided is intended merely as a license only and no bailment is intended or shall be created hereby.