

CITY OF LINCOLN, NEBRASKA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LINCOLN, NEBRASKA (THE "CITY") APPROVING (A) AN AMENDMENT TO THE MASTER SITE LEASE AMONG THE CITY AND THE COUNTY OF LANCASTER, NEBRASKA (THE "COUNTY"), JOINTLY, AS LESSOR AND THE LINCOLN-LANCASTER COUNTY PUBLIC BUILDING COMMISSION (THE "COMMISSION"), AS LESSEE, WITH RESPECT TO THE VARIOUS FACILITIES OPERATED BY THE COMMISSION (THE "PREMISES"), (B) AN AMENDMENT TO THE MASTER LEASE AGREEMENT AMONG THE COMMISSION, AS LESSOR, AND THE CITY AND THE COUNTY, JOINTLY, AS LESSEE, WITH RESPECT TO THE PREMISES, AND (C) THE ISSUANCE OF NOT TO EXCEED \$16,100,000 IN AGGREGATE STATED PRINCIPAL AMOUNT OF THE COMMISSION'S TAX SUPPORTED LEASE RENTAL REVENUE BONDS, SERIES 2016; AND RELATED MATTERS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LINCOLN, NEBRASKA:

Section 1. The City Council (the "**Council**") of the City of Lincoln, Nebraska (the "**City**") hereby finds and determines as follows:

(a) It has heretofore (i) approved the acquisition, construction, furnishing and equipping of buildings and facilities by the City and The County of Lancaster, Nebraska (the "**County**"), including the Health Department Building, the City-County Building, the Hall of Justice, the City-County parking facilities, the Courthouse Plaza, and certain other properties, (the "**Commission Properties**"), (ii) leased, jointly with the County as lessor, the real estate upon which the buildings and facilities which constitute the Commission Properties are located to the Lincoln-Lancaster County Public Building Commission (the "**Commission**") pursuant to that Master Site Lease dated January 22, 2015 (the "**Master Site Lease**") in connection with the financing or refinancing of the construction and improvement of the Commission Properties, and (iii) leased, jointly with the County as lessee, the Commission Properties, together with the improvements thereto, from the Commission pursuant to that Master Lease Agreement dated January 22, 2015, which provides facilities for the operation of certain governmental functions of the City and the County (the "**Master Lease**").

(b) The Council has heretofore approved, and does hereby approve, acquiring, constructing, equipping and furnishing certain improvements to facilities under the control of the Commission, which primarily include improvements to convert the former Lancaster County jail located at 605 South 9th Street to offices for use by the County and City, and renovation of the new County Mental Health Crisis Center located at 825 J Street (collectively, the "**Project**").

(c) The City, the County and the Commission have determined that it is necessary, desirable, advisable and in the best interest of the City, the County and the Commission for the Commission to issue not to exceed \$16,100,000 in aggregate stated principal amount of its Tax Supported Lease Rental Revenue Bonds, Series 2016, dated the date of delivery thereof (the "**2016 Bonds**"), for the purpose of (1) paying the costs of the Project, and (2) paying certain costs of issuing the 2016 Bonds.

(d) In connection with the issuance of the 2016 Bonds and in order to promote more efficient governance of the Commission Properties and to facilitate and provide the terms and conditions for such future transactions as may be determined by the City, the County and the Commission to be necessary, desirable and advisable in connection with the real property of the City and/or the County, it is necessary, desirable, advisable and in the best interests of the City, the County and the Commission that certain amendments, modifications and additions be made to the terms of the Master Site Lease and the Master Lease to reflect the Project and the issuance of the 2016 Bonds.

(e) Section 13-1306, Reissue Revised Statutes of Nebraska, as amended, provides that with the prior approval of both the City and the County, the Commission shall have the power and is authorized to issue its bonds for any corporate purpose in such amounts as may be required to carry out and fully perform the purposes for which the Commission was established.

Section 2. The First Amendment to the Master Site Lease, dated the date of execution and delivery thereof (the “**First Amendment to Master Site Lease**”), among the City and the County, jointly, as lessor, and the Commission, as lessee, a copy of which is attached hereto as **Attachment I** and incorporated herein by reference, with respect to the Commission Properties and which amends the Master Site Lease is hereby approved.

The Mayor is hereby authorized and directed to execute the First Amendment to Master Site Lease for and on behalf of the City, but with such changes, additions or deletions with respect to the First Amendment to Master Site Lease as may be in the best interests of the City, the County and the Commission, to carry out financing of the Project prior to the signing thereof upon advice of the City Attorney and bond counsel.

Section 3. The First Amendment to Master Lease Agreement, dated the date of execution and delivery thereof (the “**First Amendment to Master Lease**”), among the Commission, as lessor, and the City and the County, jointly, as lessee, a copy of which is attached hereto as **Attachment II** and incorporated herein by reference, with respect to the Commission Properties and which amends the Master Lease is hereby approved.

The Mayor is hereby authorized and directed to execute the First Amendment to Master Lease for and on behalf of the City, but with such changes, additions or deletions with respect to the First Amendment to Master Lease as may be in the best interests of the City, the County and the Commission, to carry out financing of the Project prior to the signing thereof upon advice of the City Attorney and bond counsel.

Section 4. The issuance of the 2016 Bonds by the Commission in the aggregate stated principal amount of not to exceed \$16,100,000 with the principal maturities, interest rates and redemption provisions determined by the Finance Director of the City in accordance with the terms and conditions specified in the resolution of the Commission authorizing the issuance of the 2016 Bonds is hereby ratified, confirmed and approved.

Section 5. This ordinance shall take effect and be in force from and after its passage and publication according to law.

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INTRODUCED BY:

PASSED _____, 2016.

Approved as to Form:

City Attorney

Bond Counsel

APPROVED: _____, 2016.

Mayor

Attachment I

FIRST AMENDMENT TO MASTER SITE LEASE

This **FIRST AMENDMENT TO MASTER SITE LEASE** (the “**Amendment**”), dated _____, 2016, is by and among **THE CITY OF LINCOLN, NEBRASKA** (the “**City**”), and **THE COUNTY OF LANCASTER, NEBRASKA** (the “**County**”), jointly as lessor, and the **LINCOLN-LANCASTER COUNTY PUBLIC BUILDING COMMISSION** (the “**Commission**”), as lessee.

RECITALS

1. The Commission is a public building commission, political subdivision, body politic and corporate and an instrumentality of the State of Nebraska (the “**State**”) exercising essential governmental functions and existing pursuant to Chapter 13, Article 13, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), which has been duly activated by the City and the County pursuant to the Act for the purpose of facilitating the ownership and use of any project (as defined in the Act) for the benefit and use of the City and the County.

2. The City, the County and the Commission have previously entered into a Master Site Lease dated January 22, 2015, (the “**Master Site Lease**”) and other similar agreements as described on **Exhibit A** attached hereto and made a part hereof by this reference, pursuant to which the City and/or the County have leased to the Commission the properties identified thereon on the indicated dates in connection with the issuance of bonds by the Commission as specified on **Exhibit A**.

3. The City, the County and the Commission have determined that it is necessary, desirable, advisable and in the best interests of the City, the County and the Commission to enter into this Amendment to amend Exhibit A to the Master Site Lease, in connection with bonds issued by the Commission contemporaneously herewith as described on **Exhibit A**, to lease real property from the City and/or the County to the Commission, and (a) to supersede all such agreements previously entered into by the City, the County and the Commission and (b) to facilitate and provide the terms and conditions for such future transactions as may be determined by the City, the County and the Commission to be necessary, desirable and advisable in connection with the real property of the City and/or the County.

NOW THEREFORE, in consideration of the foregoing, the terms and conditions of this Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do agree as follows:

Section 1. Amendment. Exhibit A to the Master Site Lease is hereby amended in its entirety and replaced with **Exhibit A** attached hereto and made a part hereof. The City and/or the County, as appropriate, hereby approve and confirm the lease to the Commission the real property set forth on **Exhibit A** attached hereto and made a part hereof, as the same may be further amended from time to time, together with any and all structures located thereon. **Exhibit A** may be further amended from time to time as provided in the Master Site Lease upon appropriate action by the City, the County and the Commission.

Section 2. Term. The term of the Master Site Lease as amended by this Amendment, with respect to each parcel of property described on **Exhibit A**, shall expire when no bonds of the Commission are outstanding under any related bond resolution with respect to such parcel of property as described on **Exhibit A**, unless extended by the written agreement of the City, the County and the Commission.

Section 3. Effect of Amendment. Except as otherwise provided in this Amendment, the provisions of the Master Site Lease are hereby ratified, approved and confirmed and incorporated herein by this

reference. The provisions of the Master Site Lease, as amended by this Amendment, are intended to replace and supersede all of the provisions of any existing agreements pursuant to which the City and/or the County have leased any of the real property set forth on **Exhibit A** to the Commission.

Section 4. Counterparts. This Amendment has been executed in several counterparts, each of which may be considered as an original.

Section 5. Electronic Transactions. The transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the City, the County and the Commission have caused this First Amendment to Master Site Lease to be executed by their duly authorized officers.

DATED: _____, 2016.

ATTEST:

THE CITY OF LINCOLN, NEBRASKA

By: _____
City Clerk

By: _____
Mayor

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Christopher J. Beutler, Mayor of The City of Lincoln, Nebraska, on behalf of the City.

Notary Public

ATTEST:

THE COUNTY OF LANCASTER, NEBRASKA

By: _____
County Clerk

By: _____
Chair

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____
2016, by Roma Amundson, Chair of the Board of Commissioners of The County of Lancaster, Nebraska, on
behalf of said County.

Notary Public

**LINCOLN-LANCASTER COUNTY PUBLIC
BUILDING COMMISSION**

By: _____
Chair

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Larry Hudkins, Chair of the Board of Commissioners of the Lincoln-Lancaster Public Building Commission, on behalf of said Commission.

Notary Public

EXHIBIT A
TO
FIRST AMENDMENT TO MASTER SITE LEASE
PROVIDING FOR THE LEASE OF CERTAIN PROPERTIES
FROM
THE CITY OF LINCOLN, NEBRASKA
AND/OR
THE COUNTY OF LANCASTER, NEBRASKA
TO
LINCOLN-LANCASTER COUNTY PUBLIC BUILDING COMMISSION

Transaction 1

A. Property Description:

Property commonly known as the Lincoln-Lancaster County Health Department Facilities with a street address of 3140 “N” Street, Lincoln, Nebraska, more particularly described as follows:

Lots 1, 8, 9, 10, 11, 12, 13, and 14, Block 1, together with the vacated east-west alley abutting said Lots 1 and 14, Block 1 and the South ½ of the vacated east-west alley abutting Lot 13, Block 1, and the north 10 feet of vacated “N” Street abutting Lots 8 through 14, Block 1; Lots 1, 2, 3, and 4, Block 4, and that portion of the east-west alley south of and abutting Lots 1 through 4, Block 4, all in Plainview Addition, Lincoln, Lancaster County, Nebraska; together with a limited nonexclusive easement for use of a parking lot located upon Lot 2, Block 1, Plainview Addition, together with the right of ingress and egress to and from “O” Street for the purpose of parking entered into by Clinic Building Corporation and B & J Partnership, Ltd. filed October 16, 1991, as Instrument No. 91-34313.

Property commonly known as the City-County Parking Facilities located in Block 101, Original Plat, more particularly described as follows:

Block 101, Original Plat, City of Lincoln, Lancaster County, Nebraska.

B. Effective Date: August 21, 2002.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 123 dated November 2, 2010, authorizing the issuance of \$7,385,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2010B, dated December 21, 2010; and Resolution No. 128 dated December 9, 2014, authorizing the issuance of \$18,610,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2015, dated January 22, 2015.

D. Superseded Agreement(s): Amended and Restated Site Lease, dated December 21, 2010.

E. Lessor: City of Lincoln, Nebraska, and The County of Lancaster, Nebraska.

Transaction 2

A. Property Description:

Property commonly known as the Courthouse Plaza Property located at 645 and 701 South 9th Street, Lincoln, Nebraska, more particularly described as follows:

- (1) Lots 11 and 12, Block 130, Original Plat, Lincoln, Lancaster County, Nebraska; and
- (2) Lots A and B, Billingsley's Subdivision of Lot 1 and Lot 2, Block 145, Original Plat, Lincoln, Lancaster County, Nebraska.

B. Effective Date: December 20, 2005.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 123 dated November 2, 2010, authorizing the issuance of \$7,385,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2010B, dated December 21, 2010.

D. Superseded Agreement(s): Amended and Restated Site Lease, dated December 21, 2010.

E. Lessor: City of Lincoln, Nebraska, and The County of Lancaster, Nebraska.

Transaction 3

A. Property Description:

Property commonly known as the K Street Property with a street address of 425 South 9th Street, Lincoln, Nebraska, more particularly described as follows:

- (1) All of vacated J Street from the east line of 9th street to the west line of 10th Street, all of Block 118 and all of the north seventy-two feet of Block 129, Original Plat, Lincoln, Lancaster County, Nebraska;
- (2) Lots 4 through 12 and Lots 16 through 18, Block 117, Original Plat, Lincoln, Lancaster County, Nebraska; and
- (3) Block 146, Original Plat, Lincoln, Lancaster County, Nebraska, and the south nine feet of H street abutting thereon (as vacated by Ordinance No. 16309).

B. Effective Date: April 1, 1996.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 118 dated December 8, 2009, authorizing the issuance of \$4,270,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Building and Refunding Bonds, Series 2010, dated February 25, 2010; and Resolution No. 128 dated December 9, 2014, authorizing the issuance of \$18,610,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2015, dated January 22, 2015.

D. Superseded Agreement(s): Amended and Restated Site Lease, dated February 25, 2010.

E. Lessor: City of Lincoln, Nebraska, and The County of Lancaster, Nebraska.

Transaction 4

A. Property Description:

Property commonly known as the City-County Building Property located at 575 and 555 South 10th Street, Lincoln, Nebraska, more particularly described as follows:

- (1) South 11 feet of Lot 7, all of Lots 8 through 13, all of Lots 16 through 18, all in Block 102, Original Plat of the City of Lincoln, Lancaster County, Nebraska; and
- (2) Lots 1 through 7, Lincoln Land Co. Subdivision of Block 102, Original Plat, of the City of Lincoln, Lancaster County, Nebraska.

B. Effective Date: October 15, 1994.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 118 dated December 8, 2009, authorizing the issuance of \$4,270,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Building and Refunding Bonds, Series 2010, dated February 25, 2010.

D. Superseded Agreement(s): Amended and Restated Site Lease, dated February 25, 2010.

E. Lessor: City of Lincoln, Nebraska.

Transaction 5

A. Property Description:

Property commonly known as the 605 Building located at 605 South 10th Street, Lincoln, Nebraska, which is more particularly described as follows:

The south 70 feet of Lots 1-6 and all of Lots 7-12, Block 129, Original Plat, Lincoln, Lancaster County, Nebraska, and the vacated east-west alley adjacent thereto.

B. Effective Date: October 8, 2013.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. ___ dated February ___, 2016, authorizing the issuance of not to exceed \$16,100,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2016, which bonds were issued in the original principal amount of \$_____ and dated _____, 2016.

D. Superseded Agreement(s): Site Lease, dated October 8, 2013.

E. Lessor: The County of Lancaster, Nebraska.

Transaction 6

A. Property Description:

Property commonly known as the County Mental Health Crisis Center located at 825 J Street, Lincoln, Nebraska which is more particularly described as follows:

Lots 1, 2, 3, 4, 5 and 6, Block 130, Original Plat, Lincoln, Lancaster County, Nebraska

B. Effective Date: _____, 20__.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. ___ dated February ___, 2016, authorizing the issuance of not to exceed \$16,100,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2016, which bonds were issued in the original principal amount of \$_____ and dated _____, 2016.

D. Superseded Agreement(s):

E. Lessor: The County of Lancaster, Nebraska.

Attachment II

FIRST AMENDMENT TO MASTER LEASE AGREEMENT

This **FIRST AMENDMENT TO MASTER LEASE AGREEMENT** (the “**Amendment**”), dated _____, 2016, is by and among the **LINCOLN-LANCASTER COUNTY PUBLIC BUILDING COMMISSION** (the “**Commission**”), as lessor, and **THE CITY OF LINCOLN, NEBRASKA** (the “**City**”) and **THE COUNTY OF LANCASTER, NEBRASKA** (the “**County**”), jointly, as lessees.

RECITALS

1. The Commission is a public building commission, political subdivision, body politic and corporate and an instrumentality of the State of Nebraska (the “**State**”) exercising essential governmental functions and existing pursuant to Chapter 13, Article 13, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), and has been duly activated by the City and the County pursuant to the Act for the purpose of facilitating the ownership and use of facilities (as defined in the Act) for the benefit and use of the City and the County.

2. The City, the County and the Commission have previously entered into a Master Lease Agreement dated January 22, 2015, (the “**Master Lease**”) and other similar agreements as described on **Exhibit A** attached hereto and made a part hereof by this reference, pursuant to which the Commission has leased to the City and/or the County, as appropriate, the property identified thereon on the indicated dates in connection with the issuance of bonds by the Commission as specified on **Exhibit A**.

3. The City, the County and the Commission have determined that it is necessary, desirable, advisable and in the best interests of the City, the County and the Commission to enter into this Amendment to amend Exhibit A to the Master Lease, in connection with bonds issued by the Commission contemporaneously herewith as described on **Exhibit A**, to lease real property from the Commission to the City and/or the County, and (a) to supersede all such agreements previously entered into by the City, the County and the Commission and (b) to facilitate and provide the terms and conditions for such future transactions as may be determined by the City, the County and the Commission to be necessary, desirable and advisable in connection with the real property of the City and/or the County, as appropriate.

NOW THEREFORE, in consideration of the foregoing, the terms and conditions of this Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Commission, the City and the County hereby agree as follows:

Section 1. Amendment. Exhibit A to the Master Lease is hereby amended in its entirety and replaced with **Exhibit A** attached hereto and made a part hereof. The Commission does hereby approve and confirm the lease to the City and/or the County, as appropriate, the real property set forth on **Exhibit A** attached hereto and made a part hereof, as the same may be amended from time to time, together with any and all structures located thereon. **Exhibit A** may be further amended from time to time as provided in the Master Lease upon appropriate action by the City, the County and the Commission.

Section 2. Term. The Master Lease as amended by this Amendment shall be in full force and effect from and after the date hereof, and shall remain in full force and effect with respect to each parcel of property described on **Exhibit A** for so long as any bonds are outstanding under any related bond resolution with respect to such parcel of property as described on **Exhibit A**. At such time as no Bonds are outstanding for a particular parcel under any such related bond resolution, this Lease Agreement may be

extended with respect to such parcel for such period as may be agreed in writing by the parties hereto or this Lease Agreement may be terminated by the mutual agreement of the parties hereto with respect to such parcel.

Section 3. Effect of Amendment. Except as otherwise provided in this Amendment, the provisions of the Master Lease are hereby ratified, approved and confirmed and incorporated herein by this reference. The provisions of the Master Lease, as amended by this Amendment, are intended to replace and supersede all of the provisions of any existing agreements pursuant to which the Commission has leased any of the real property set forth on **Exhibit A** to the City and/or the County.

Section 4. Counterparts. This Amendment has been executed in several counterparts, each of which may be considered as an original.

Section 5. Electronic Transactions. The transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

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IN WITNESS WHEREOF, the Commission, the City and the County have duly executed this First Amendment to Master Lease Agreement by their appropriate officers as of the year and date first written above.

DATED: _____, 2016

ATTEST:

THE CITY OF LINCOLN, NEBRASKA

By: _____
City Clerk

By: _____
Mayor

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Christopher J. Beutler, Mayor of The City of Lincoln, Nebraska, on behalf of the City.

Notary Public

**LINCOLN-LANCASTER COUNTY PUBLIC
BUILDING COMMISSION**

By: _____
Chair

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, Roma Amundson, Chair of the Board of Commissioners of the Lincoln-Lancaster Public Building Commission, on behalf of said Commission.

Notary Public

EXHIBIT A
TO
FIRST AMENDMENT TO MASTER LEASE AGREEMENT
PROVIDING FOR THE LEASE OF CERTAIN PROPERTIES
FROM
LINCOLN-LANCASTER COUNTY PUBLIC BUILDING COMMISSION
TO
THE CITY OF LINCOLN, NEBRASKA
AND/OR
THE COUNTY OF LANCASTER, NEBRASKA

Transaction 1

A. Property Description:

Property commonly known as the Lincoln-Lancaster County Health Department Facilities with a street address of 3140 “N” Street, Lincoln, Nebraska, more particularly described as follows:

Lots 1, 8, 9, 10, 11, 12, 13, and 14, Block 1, together with the vacated east-west alley abutting said Lots 1 and 14, Block 1 and the South ½ of the vacated east-west alley abutting Lot 13, Block 1, and the north 10 feet of vacated “N” Street abutting Lots 8 through 14, Block 1; Lots 1, 2, 3, and 4, Block 4, and that portion of the east-west alley south of and abutting Lots 1 through 4, Block 4, all in Plainview Addition, Lincoln, Lancaster County, Nebraska; together with a limited nonexclusive easement for use of a parking lot located upon Lot 2, Block 1, Plainview Addition, together with the right of ingress and egress to and from “O” Street for the purpose of parking entered into by Clinic Building Corporation and B & J Partnership, Ltd. filed October 16, 1991, as Instrument No. 91-34313.

Property commonly known as the City-County Parking Facilities located in Block 101, Original Plat, more particularly described as follows:

Block 101, Original Plat, City of Lincoln, Lancaster County, Nebraska.

B. Effective Date: August 21, 2002.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 123 dated November 2, 2010, authorizing the issuance of \$7,385,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2010B, dated December 21, 2010; and Resolution No. 128 dated December 9, 2014, authorizing the issuance of \$18,610,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2015, dated January 22, 2015.

D. Superseded Agreement(s): Amended and Restated Lease Agreement, dated December 21, 2010.

E. Lessee: City of Lincoln, Nebraska, and The County of Lancaster, Nebraska.

Transaction 2

A. Property Description:

Property commonly known as the Courthouse Plaza Property located at 645 and 701 South 9th Street, Lincoln, Nebraska, more particularly described as follows:

- (1) Lots 11 and 12, Block 130, Original Plat, Lincoln, Lancaster County, Nebraska; and
- (2) Lots A and B, Billingsley's Subdivision of Lot 1 and Lot 2, Block 145, Original Plat, Lincoln, Lancaster County, Nebraska.

B. Effective Date: December 20, 2005.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 123 dated November 2, 2010, authorizing the issuance of \$7,385,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2010B, dated December 21, 2010.

D. Superseded Agreement(s): Amended and Restated Lease Agreement, dated December 21, 2010.

E. Lessee: City of Lincoln, Nebraska, and The County of Lancaster, Nebraska.

Transaction 3

A. Property Description:

Property commonly known as the K Street Property with a street address of 425 South 9th Street, Lincoln, Nebraska, more particularly described as follows:

- (1) All of vacated J Street from the east line of 9th street to the west line of 10th Street, all of Block 118 and all of the north seventy-two feet of Block 129, Original Plat, Lincoln, Lancaster County, Nebraska;
- (2) Lots 4 through 12 and Lots 16 through 18, Block 117, Original Plat, Lincoln, Lancaster County, Nebraska; and
- (3) Block 146, Original Plat, Lincoln, Lancaster County, Nebraska, and the south nine feet of H street abutting thereon (as vacated by Ordinance No. 16309).

B. Effective Date: April 1, 1996.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 118 dated December 8, 2009, authorizing the issuance of \$4,270,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Building and Refunding Bonds, Series 2010, dated February 25, 2010; and Resolution No. 128 dated December 9, 2014, authorizing the issuance of \$18,610,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2015, dated January 22, 2015.

D. Superseded Agreement(s): Amended and Restated Lease Agreement, dated February 25, 2010.

E. Lessee: City of Lincoln, Nebraska, and The County of Lancaster, Nebraska.

Transaction 4

C. Property Description:

Property commonly known as the City-County Building Property located at 575 and 555 South 10th Street, Lincoln, Nebraska, more particularly described as follows:

- (1) South 11 feet of Lot 7, all of Lots 8 through 13, all of Lots 16 through 18, all in Block 102, Original Plat of the City of Lincoln, Lancaster County, Nebraska; and
- (2) Lots 1 through 7, Lincoln Land Co. Subdivision of Block 102, Original Plat, of the City of Lincoln, Lancaster County, Nebraska.

D. Effective Date: October 15, 1994.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. 118 dated December 8, 2009, authorizing the issuance of \$4,270,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Building and Refunding Bonds, Series 2010, dated February 25, 2010.

D. Superseded Agreement(s): Amended and Restated Lease Agreement, dated February 25, 2010.

E. Lessee: City of Lincoln, Nebraska, and The County of Lancaster, Nebraska.

Transaction 5

A. Property Description:

Property commonly known as the 605 Building located at 605 South 10th Street, Lincoln, Nebraska, which is more particularly described as follows:

The south 70 feet of Lots 1-6 and all of Lots 7-12, Block 129, Original Plat, Lincoln, Lancaster County, Nebraska, and the vacated east-west alley adjacent thereto.

B. Effective Date: October 8, 2013.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. ____ dated February ____, 2016, authorizing the issuance of not to exceed \$16,100,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2016, which bonds were issued in the original principal amount of \$_____ and dated _____, 2016.

D. Superseded Agreement(s): Site Lease, dated October 8, 2013.

E. Lessor: The County of Lancaster, Nebraska.

Transaction 6

A. Property Description:

Property commonly known as the County Mental Health Crisis Center located at 825 J Street, Lincoln, Nebraska which is more particularly described as follows:

Lots 1, 2, 3, 4, 5 and 6, Block 130, Original Plat, Lincoln, Lancaster County, Nebraska

B. Effective Date: _____, 20__.

C. Related Bond Resolution(s) and Bonds (if any): Resolution No. ___ dated February ___, 2016, authorizing the issuance of not to exceed \$16,100,000 Lincoln-Lancaster County Public Building Commission, Tax Supported Lease Rental Revenue Refunding Bonds, Series 2016, which bonds were issued in the original principal amount of \$_____ and dated _____, 2016.

D. Superseded Agreement(s):

E. Lessor: The County of Lancaster, Nebraska.