



MISC Inst. # 2018032946, Pg: 1 of 3 Rec Date: 05/02/2018 13:22:38.303
Fee Received: \$22.00 Electronically Recorded By: AH
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

GPIN/Other#: ____

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Cox Communications

Attn: General Manager

THIS IS A CONVEYANCE OF AN EASEMENT
AND CONSIDERATION IS LESS THAN \$100.00

(space above for recorder's use only)

GRANT OF EASEMENT TERM AND MEMORANDUM OF AGREEMENT

THIS GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT is made this 1 day of January 2018, by and between Lawnfield, LLC ("**Grantor**") and Cox Communications Omaha, LLC. Grantor is the owner of certain real property located in Douglas County, Nebraska, which is more particularly described in Exhibit A, attached hereto and incorporated herein (the "**Property**"). Grantor hereby declares, creates, and grants to Cox, its affiliates, successors and assigns, a non-exclusive easement and servitude in, on, over, under, across and through the Property and all its improvements, together with all rights of access, ingress and egress for the purposes stated hereafter (the "**Easement**"). Grantor hereby covenants, represents, and warrants to Cox that Grantor, at the time of execution of this Easement, has the right and title to the Property and all requisite authority to grant this Easement. This Easement shall run with the title to the Property, and be binding on Grantor, all subsequent owners of the Property, and others who may claim an interest in the Property.

This Easement is for the purposes of: (a) constructing, installing, operating, maintaining, repairing, replacing, and removing telecommunications and other facilities consisting of, without limitation, conduits, strands, wires, coaxial cables, hardware, wireless access points, backhaul modems, antennas, pedestals, junction boxes, and other equipment (collectively, the "**Facilities**") as Cox may from time-to-time require, and (b) offering, providing, and marketing (on an exclusive or non-exclusive basis) video, entertainment, high-speed data, voice, home security and home automation, and other services (collectively, the "**Services**") to the Property. Cox owns and/or Grantor has granted to Cox the exclusive right to use all or a portion of the Facilities. Any Facilities owned by Cox shall not be deemed a fixture of the Property.

Grantor may grant other easements, servitudes, or rights of access to the Property and use the Property for any purpose that does not restrict or interfere with this Easement or Cox's use of the Facilities, does not damage the Facilities, and is consistent with Cox's rights under either this Easement or the Agreement (as such term is defined below).

PLEASE TAKE NOTICE that, contemporaneously with this Easement, Grantor and Cox have also entered into that certain Service Agreement, dated 1/1/2018, as such may be amended, extended, renewed or replaced (collectively, the "**Agreement**") which may contain additional information regarding the Facilities and the Services. A copy of relevant provisions of the Agreement will be provided to any properly interested person upon written request.

"Cox will have and hold the Easement, together with every right and appurtenance connected to it, for the term of the Agreement (the "**Term**") after which this Easement shall automatically terminate. Notwithstanding the foregoing, unless a different period is provided for in the Agreement, Cox shall have an additional ninety (90) day period after the Term solely for the purpose of allowing Cox to disconnect and dispose of or remove its Facilities from the Property."

Grantor shall provide notice to Cox of any pending trustee or foreclosure sale or receivership, bankruptcy or other proceeding affecting the Property, sent to the address above

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GRANTOR:

Lawnfield, LLC:

By: JB

Name: Jim Royer

Title: manager

GRANTOR ACKNOWLEDGMENT

STATE OF NE

COUNTY OF Douglas Lawnfield, LLC

On 26th of December (date) before me, RYAN SPELLMAN (Notary), personally appeared Jim Royer - manager (name of signer), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of NE that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[NOTARY SEAL]

[Signature]
Notary Public

Name: RYAN SPELLMAN

My Commission Expires: 7-29-2020



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EXHIBIT A:

Legal Description

Lot 1, Lawnfield Replat 6, an addition to the city of Omaha, as surveyed, platted and recorded in
Douglas County, Nebraska.