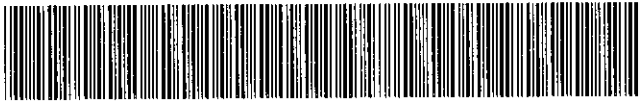




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PREPARED BY AND AFTER RECORDING RETURN TO:

Andrew G. P. Abraham, Esq.
Dickstein Shapiro LLP
1825 Eye Street, N.W.
Washington, DC 20006-5403
(202) 420-2216

**NEBRASKA
"TELECOMMUNICATION CABLE"/
RAILROAD CORRIDOR CLASS SETTLEMENT**

GRANT OF COMMUNICATIONS SYSTEM EASEMENT/RELEASE

In consideration of the sum of \$10 (ten dollars) and other good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Personal Storage LLC a/ka Personal Storage Center LLC, a Nebraska limited liability company, successor by merger to Personal Storage Partnership a/k/a Personal Storage Center, a Nebraska general partnership (hereinafter collectively with his/her/its successors-in-interest called "**Grantor**"), **hereby grants, conveys, and assigns** to AT&T Corp., a New York corporation, its predecessors, successors, and past and present subsidiaries, assigns, affiliates, officers, directors, agents, attorneys, insurers, and employees (hereinafter called "**Grantee**"), a permanent easement to operate, maintain, reconstruct, replace, and remove its present telecommunication cable system, which system includes without limitation underground and/or surface cables, conduits, wires, pipes, ducts, waveguides, surface testing terminals, manholes, markers, regeneration huts, and other appurtenances (hereinafter collectively called "**Telecommunication Cable System**"), *all where they are presently in place*, plus future additions, upgrades, or expansions to the Telecommunication Cable System, as well as to install new conduits and fiber or replacement technology, which have been or may have been constructed, installed, or acquired by AT&T for its primary use, upon, across, or under a strip of land 16-½ (sixteen and one-half) feet wide (hereinafter called "**Grantee's Communications Corridor**"), the location of which is in Omaha, County of Douglas, State of Nebraska and described as follows:

The boundaries of Grantee's Communications Corridor shall be parallel lines 8-¼ (eight and one-quarter) feet on either side of the AT&T fiber optic cable now laid (the location of which cable shall be indicated by surface markers set by Grantee at intervals on Grantee's



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Communications Corridor); *provided*, however, that the width of Grantee's Communications Corridor shall be reduced on one side and increased by an equal linear footage on the other side wherever necessary in order that it shall in all places remain solely within the limits of the Union Pacific Railroad Company right-of-way easement where the AT&T Telecommunication Cable System is now laid (the "**Settlement Corridor**"), and adjacent to or located entirely within Grantor's real estate in Omaha, County of Douglas, State of Nebraska as described in Book 1791, Page 552, and as further described on attached Exhibit A.

It is understood and agreed that the permanent easement granted herein is subject to all pre-existing uses and pre-existing rights to use, Grantor's land, whether such uses are by Grantor or others and whether for surface uses, crossings, or encroachments by communication companies or utilities, and that Grantor retains whatever existing rights it currently possesses to permit, restrict, maintain, or remove such existing uses on the land of Grantor, including land comprising Grantee's Communications Corridor; *provided*, however, that no utility, telecommunications, or similar cable, facilities, or equipment shall be installed hereafter within five feet on either side of AT&T's Telecommunication Cable System unless Grantee is notified in advance of any proposed encroachment within five feet of Grantee's fiber and/or conduits and Union Pacific Railroad Company or the successor of Union Pacific Railroad Company's existing rights bears the expense of a mutually acceptable contractor to ensure that during such construction Grantee's conduits are not harmed. It is further understood and agreed that Grantee shall not interfere with such reasonable uses of the land of Grantor, and that Grantor retains all of its existing rights to grant, convey, assign, and restrict any and all rights (including future rights and uses) on Grantor's land that is not part of Grantee's Communications Corridor.

Grantee's rights hereunder, furthermore, shall be non-exclusive as to Union Pacific Railroad Company and Grantor, their successors or successors in title, and their pre-existing, current, or future licensees, *provided* that any change does not interfere with Grantee's Communication Cable System. This Grant of Communications System Easement/Release does not address the real property rights between Grantor and Union Pacific Railroad Company, its successors or successors in title, and its pre-existing, current, or future licensees.

The permanent easement granted herein, including all rights incidental thereto, shall vest in and belong to Grantee exclusive of any rights or claims of Grantor that are not expressly reserved herein, and Grantor shall have no rights to grant other or additional telecommunication easements of any kind upon, across, or under Grantee's Communications Corridor without Grantee's consent (which shall not be unreasonably withheld) and upon payment of just compensation to Grantee, and, further to ensure the integrity of the Telecommunication Cable System, and additions, upgrades, or expansions thereto, shall have no rights to grant future utility easements upon, across, or under Grantee's Communications Corridor without Grantee's consent, which shall not be unreasonably withheld. The provisions of the foregoing sentence shall not apply to pre-existing uses and pre-existing rights of use expressly permitted in the third paragraph of this Easement/Release.

Grantee shall have the right to grant, convey, and assign to third parties in Grantee's sole and absolute discretion, and with no further compensation to Grantor, sublicenses, subeasements, or other rights, *provided* Grantee's rights hereunder are limited to grants, conveyances, or assignments to use excess capacity within systems and additions that were or may be constructed, installed, or acquired by AT&T for its primary use.

Grantor further grants and conveys to Grantee the following incidental rights and powers: (1) temporary rights-of-way and easements to be used during all periods of construction, reconstruction, repair, and removal upon so much of a strip of land 10 (ten) feet wide on each side of Grantee's Communications Corridor as is owned by Grantor; (2) ingress and egress upon and across the lands of Grantor to and from said temporary and permanent easements for the purpose of exercising the aforesaid rights, all upon reasonable notice by Grantee; (3) in keeping with environmentally safe and sound practices, the right to clear all trees, roots, brush, vines, overhanging limbs, and other obstructions from the surface and subsurface of the above-described permanent easement as are reasonably necessary for Grantee's use and operations, and during periods of construction, reconstruction, repair, and removal only, the same rights on the surface and subsurface of the above-described temporary easement, subject to just compensation to Grantor for damage caused by such acts of Grantee.

Grantor hereby covenants that Grantor will not make any change by grading or otherwise to the surface or subsurface of the land immediately adjacent to Grantee's Communications Corridor in such a manner that will interfere with Grantee's rights herein granted.

Grantor shall have the right to use and enjoy the land hereby encumbered by the above-described temporary and permanent easement so long as such use does not violate Grantee's rights of use and enjoyment of such land as herein granted.

Grantor hereby releases (1) Grantee and its predecessors, successors, and past and present subsidiaries, and their respective assigns, affiliates, officers, directors, agents, attorneys, insurers, and employees with respect to Settled Claims; and (2) only with respect to any and all claims, whether known or unknown, asserted or unasserted, regardless of the legal theory, for liability or damages arising out of or relating to Grantee's installation, occupancy, maintenance, or use of telecommunication cable that has been installed on or in a Settlement Corridor, the Right-of-Way Provider; all of such Right-of-Way Provider's past or present officers, directors, agents, servants, attorneys, employees, predecessors-in-interest, successors, shareholders, subsidiaries, parents, affiliates, and assigns; and any Person to which AT&T heretofore sold, granted, leased, or otherwise transferred, and/or hereafter sells, grants, leases, or otherwise transfers, all or any part of the rights in or use of a Telecommunication Cable System on a Settlement Corridor which has been or may be constructed, installed, or acquired by AT&T for its primary use.

"Settled Claims" means (a) as to claims arising out of conduct occurring prior to January 17, 2008, any such claims relating to the installation, occupation, maintenance, or use of telecommunication cable that has been installed on or in the Settlement Corridor, or any other claims addressed in or arising out of the subject matter of the Nebraska "Telecommunication Cable"/Railroad Corridor Class Settlement Agreement, dated January 8, 2008, or the Class Action Complaint in *Carl Denetelli, et al. v. AT&T Corp., et al.*, Case No. 1:07-cv-7025-DFH-TAB (S.D. Ind.) ("Class Settlement"), including without limitation claims for trespass, slander of title, unjust enrichment, criminal mischief, criminal trespass, and inverse condemnation, any and all such claims, including assigned claims, whether known or unknown, asserted or unasserted, regardless of the legal theory, that are or may be asserted now or in the future by any or all Class Members against AT&T and/or any Released Party; and (b) any future claims that would be based upon AT&T's lawful exercise of easement rights received under this Grant of Communications System Easement/Release and/or Final Order and Judgment.

Grantee releases Grantor from any and all damages and liability of any kind, whether past, present, or future, and whether foreseen or unforeseen, arising directly or indirectly on or from Grantor's use of Grantee's Communications Corridor, including any damages to Grantee's Telecommunication Cable System, except upon proof of Grantor's negligence, and if such negligence shall be proven then such damages and liability shall be limited to costs of repair and restoration and shall not include consequential damages. Grantor and Grantee shall mutually indemnify, defend, and hold harmless each other from any loss, damages, injuries, or liability, arising directly or indirectly in whole or in part from either party's negligent actions upon or negligent use of the land encumbered by Grantee's Communications Corridor.

Grantor represents, warrants, covenants, and agrees that – except as to any ownership interest of (1) Grantee and (2) any railroad company from which Grantee acquired rights to install, occupy, maintain, or use telecommunication cable on the property herein identified as Grantee's Communications Corridor, including but not limited to Union Pacific Railroad Company, and any and all of such railroad company's predecessors-in-interest, successors, shareholders, subsidiaries, parents, affiliates, and assigns, or anyone claiming title through any of them – Grantor is the fee simple owner of the property and/or has the right, power, and authority to grant and convey to Grantee the above-described rights and easement. If Grantee so specifically requests, and the Grantor receives in excess of \$10,000 (ten thousand dollars) in class settlement benefits, Grantor may also be required to execute a letter authorizing Grantee to obtain lienholder consent and approval.

Grantor and Grantee expressly acknowledge and agree that this Grant of Communications System Easement/Release sets forth the entire understanding and agreement of Grantor and Grantee with respect to Grantor's and Grantee's use, maintenance, and operation of Grantee's Communications Corridor. As between Grantor and Grantee, any prior easement, license, or other similar rights with respect to Grantee's use of Grantor's property from any source derived is hereby disclaimed and of no further force or effect, and Grantee relinquishes any and all prior claims it may have as to Grantor's property and to the Settlement Corridor; provided, however, that Grantee shall retain all rights it possesses vis-à-vis railroads and other third parties.

Other than rights Grantee receives in Grants of Communications System Easement/Release and rights Grantee receives or retains pursuant to the Order and Judgment in the Class Settlement, Grantee relinquishes any and all claims or rights it may have with respect to the Settlement Corridor; provided, however, that Grantee shall retain all rights it possesses vis-à-vis Persons who are not Class Members (specifically including railroads).

Grantee shall not acquire any easement rights in the Settlement Corridor except within the boundaries of Grantee's Communications Corridor or, outside of such boundaries, where AT&T might in the future enter into an agreement with a corridor ownership enterprise. The covenants, rights, terms, conditions, and provisions herein shall extend to and be binding upon the parties hereto and their respective heirs, executors, administrators, personal representatives, successors, assigns, lessees, and agents.

Grantor acquired his/her/its right, title, and interest in and to the land that is subject to this permanent easement pursuant to instrument dated November 7, 1986 and recorded November 10, 1986 in Book 1791, Page 552, in the Douglas County (Nebraska) Recorder's Office.

Signed and witnessed this 15th day of July, 2009 at
4969 F Street
Omaha, NE 68117

WITNESSES:

GRANTOR:

PERSONAL STORAGE LLC a/k/a
PERSONAL STORAGE CENTER LLC,
a Nebraska limited liability company,
successor by merger to PERSONAL
STORAGE PARTNERSHIP a/k/a
PERSONAL STORAGE CENTER, a
Nebraska general partnership

Eileen Rhedin
Signature

By: Charles A. Faulk
Charles A. Faulk, President

Eileen Rhedin
Print name legibly

Eileen Rhedin
Signature

By: Robert M. Faulk
Robert M. Faulk

Eileen Rhedin
Print name legibly

Title: Vice-President

Accepted and Agreed to
this 11th day of November, 2009

GRANTEE:
AT&T Corp.
3001 Cobb Parkway, N.W.
Room 162-022
Atlanta, GA 30339-3402

By: Peggy J. Womack
Name: PEGGY J. WOMACK

EXHIBIT A

the following described real estate (as defined in Neb. Rev. Stat. § 75-201) in

Douglas County, Nebraska:
Part of Block 1, Foxley Industrial Park, Douglas County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of Section 32-15-13; thence North 03°00'42" West along the West line of the southwest Quarter of said Section 32, a distance of 30.00 feet to a point on the north Right-of-Way line of "F" Street; thence North 86°44'52" East a distance of 421.70 feet to the point of beginning; thence continuing along said course, a distance of 319.88 feet; thence North 03°15'08" West a distance of 536.42 feet to a point on a curve (said point being on the Right-of-Way line of U.P.R.R.); thence Southwesterly along a 3920.14 foot radius curve to the right an arc distance of 81.14 feet to a point of tangency; thence South 86°46'44" West along said Right of Way a distance of 238.68 feet; thence South 03°00'42" East a distance of 532.89 feet to the point of beginning, EXCEPT all minerals underlying the surface of said land and all rights and easements in favor of the estate of said minerals.