

FILED SARPY CO. NE.
INSTRUMENT NUMBER
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Glenn G. [Signature]
REGISTER OF DEEDS

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Fee \$ 31.50
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AMENDMENT TO EASEMENT AGREEMENT

THIS AMENDMENT TO EASEMENT AGREEMENT is made and entered into this 29 day of February, 2000, by and between Physician Resources, Inc., a Nebraska nonprofit Corporation (hereinafter "PRI") and Michael J. Hogan, (hereinafter "Hogan").

WITNESSETH:

WHEREAS, in connection with the purchase from Hogan of certain real property described on the attached Exhibit "A" by the predecessor in title to PRI (the "Property"), Hogan was granted an easement for vehicular and pedestrian access over and upon the east fifty feet (50') of the said Property, as provided in the Easement Agreement executed by Hogan as Seller and P. Scott Dye, Trustee as purchaser, dated July 28, 1992, and recorded in the Office of the Sarpy County Register of Deeds as Document 92-015206 (the "Easement Agreement"), and

WHEREAS, such Easement Agreement provided that after certain improvements were constructed on such Property, the said easement would be relocated on the Property, and

WHEREAS, PRI has acquired title to the Property and has completed such improvements, and the parties hereto wish to designate such access easement area.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Subject to the terms and conditions hereof, and subject to the terms and conditions of the Easement Agreement, PRI hereby grants to Hogan, and his successors and assigns to the Hogan Property as legally described on the attached Exhibit "B" and their respective employees, tenants, licensees, and invitees, a perpetual non-exclusive easement for vehicular and pedestrian access over and across that portion of the Property as shown on the attached Exhibit "C" (the "Hogan Easement Area"), for the purpose of providing vehicular and pedestrian access to and from Centennial Drive to the Hogan Property. This easement is non-exclusive, and the Hogan Easement Area may be used by PRI for vehicular and pedestrian access to its Property and for any other purpose that does not materially interfere with the use of the Hogan Easement Area. PRI reserves the right, from time-to-time, to temporarily block or restrict access to the Hogan Easement Area to allow PRI to construct, repair or maintain improvements in the Hogan Easement Area.

2. The Hogan Easement Area granted hereby shall supersede and replace the ingress and egress easement referred to in Article II, Paragraphs A and B of the Easement Agreement, and the property of PRI referred to in such Easement Agreement shall no longer be deemed subject to such ingress and egress easement.

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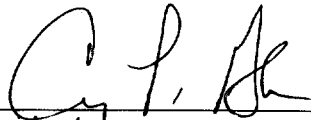
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3. Hogan shall not be permitted to alter or change any improvements installed in the Hogan Easement Area, or to construct any improvements thereon. PRI retains the right to relocate the Hogan Easement Area to another location on the Property as provided in the Easement Agreement. All terms and conditions of this Easement Agreement as amended hereby, other than the ingress and egress easement location, shall apply to this redesignated Hogan Easement Area.

4. All provisions of the Amendment to Easement Agreement, including the benefits and burdens, shall run with the land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.

DATED the day and date first above written.

PHYSICIANS RESOURCES, INC.

By: 
Its President



Michael J. Hogan

EXHIBIT "B"

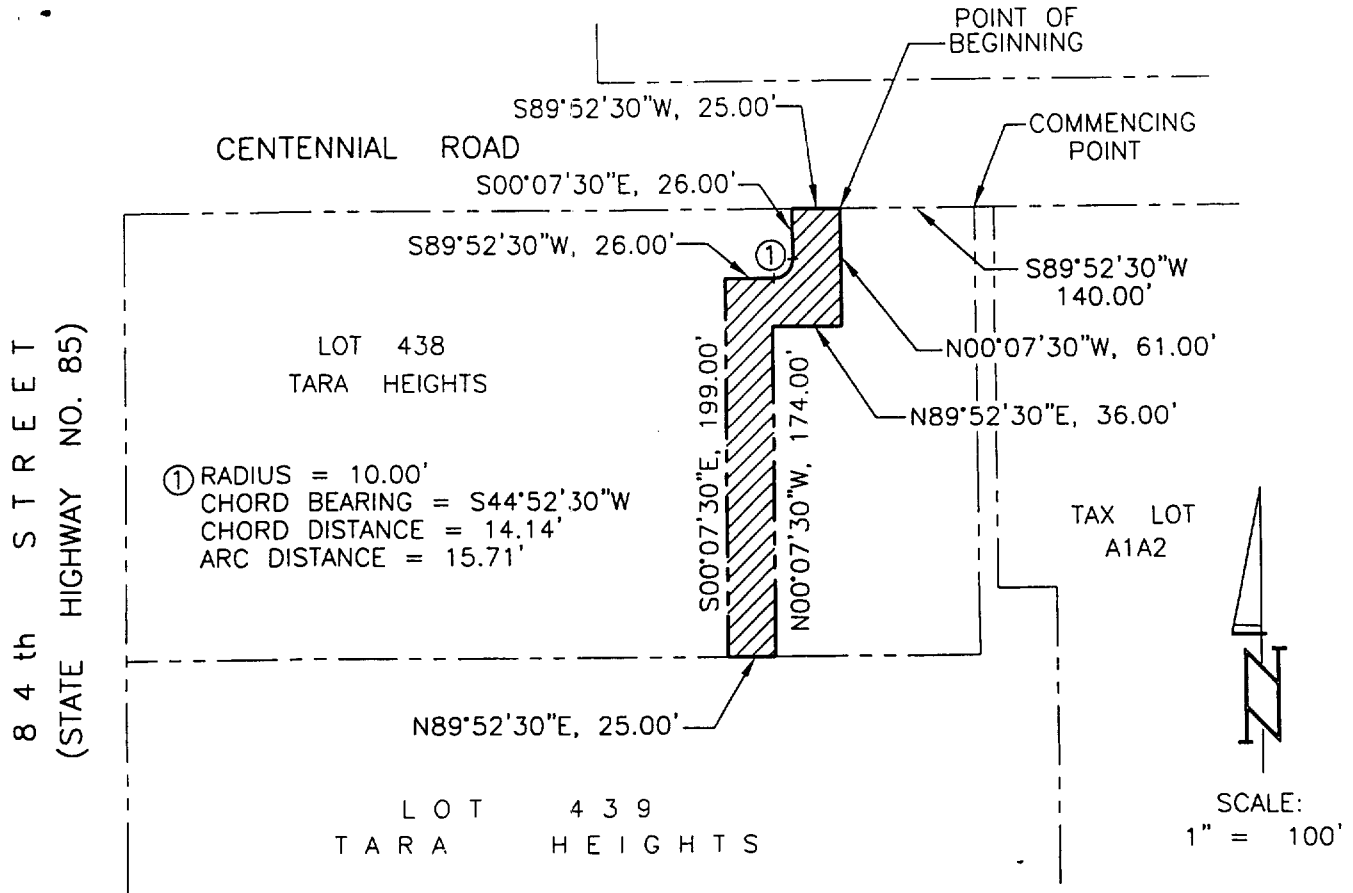
A Tract of Land located in part of the SW1/4 of Section 23, T14N, R12E of the 6th P.M., Sarpy County, Nebraska described as follows: Commencing at the Northwest corner of said SW1/4; thence N 89° 52' 30" E (assumed bearing) on the North line of said SW1/4, 41.80 feet; thence S 00° 12' 30" E, 66.00 feet to a point on the Easterly R.O.W. line of State Highway No. 85, said point also being the point of beginning, thence continuing S 00° 12' 30" E on said Easterly R.O.W. line, 473.26 feet; thence S 07° 35' 30" E on said Easterly R.O.W. Line, 100.84 feet; thence S 00° 11' 00" E on said Easterly R.O.W. line, 151.35 feet; thence N 89° 49' 00" E, 80.00 feet; thence N 00° 11' 00" W on a line 135.00 feet East of and parallel to the West line of said SW1/4, 225.07 feet; thence N 89° 52' 30" E on a line 565.47 feet South of and parallel to said North line of the SW1/4, 391.29 feet; thence N 00° 07' 30" W, 499.47 feet; thence S 89° 52' 30" W on a line 66.00 feet South of and parallel to said North line of the SW1/4, 484.98 feet to the point of beginning, except that portion of the above described property now known as Lot 438, Tara Heights, an addition to the City of Papillion, as surveyed, platted and recorded in Sarpy County, Nebraska.

and

A Tract of land located in part of the SW¼ of Section 23, T14N, R12E of the 6th P.M., Sarpy County, Nebraska described as follows: Commencing at the SW corner of said Section 23; thence N 0° 11' 00" W on the West line of said SW¼ of Section 23, 1170.00 feet; thence N 89° 49' 00" E, 42.36 feet to a point on the East R.O.W. Line of State Highway No. 85 (84th Street); thence N 0° 13' 00" W on said East R.O.W. Line, 105.00 feet to the point of beginning; thence N 54° 19' 50" E, 77.58 feet; thence N 89° 47' 20" E, 111.81 feet; thence S 0° 12' 40" E, 97.11 feet to a point on the North R.O.W. Line of Hogan Drive; thence N 60° 49' 00" E on said North R.O.W. Line, 34.29 feet; thence N 0° 12' 40" W, 172.70 feet; thence N 67° 22' 50" E, 301.25 feet to the Southwest Corner of Lot 237, Tara Heights, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska; thence N 0° 07' 30" W on the West Line of said Lot 237 and 238 and a Northerly Extension thereof, 546.14 feet; thence S 89° 52' 30" W, 391.29 feet; thence S 0° 11' 00" E on a line 135.00 Feet East of and parallel to said West Line of the SW¼, 225.07 Feet; thence S 89° 49' 00" W, 80.00 feet to a point on said East R.O.W. Line of State Highway No. 85; thence S 0° 11' 00" E on said East R.O.W. Line, 50.00 feet; thence N 89° 49' 00" E, 80.00 feet; thence S 0° 11' 00" E on a line 135.00 feet East of and parallel to said West Line of the SW¼, 410.00 feet; thence S 54° 19' 50" W, 109.98 Feet to a point on said East R.O.W. Line of State Highway No. 85; thence S 7° 03' 20" W on said East R.O.W. Line, 25.00 feet; thence S 0° 12' 40" E on said East R.O.W. Line, 25.00 feet to the point of beginning. (Containing 6.07 acres more or less).

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EXHIBIT "C"



LEGAL DESCRIPTION

THAT PART OF LOT 438, TARA HEIGHTS, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID LOT 438;

THENCE S89°52'30"W (ASSUMED BEARING) 140.00 FEET ON THE NORTH LINE OF SAID LOT 438 TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°52'30"W 25.00 FEET ON THE NORTH LINE OF SAID LOT 438;

THENCE S00°07'30"E 26.00 FEET

THENCE SOUTHWESTERLY ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S44°52'30"W, CHORD DISTANCE 14.14 FEET, AN ARC DISTANCE OF 15.71 FEET;

THENCE S89°52'30"W 26.00 FEET;

THENCE S00°07'30"E 199.00 FEET TO THE SOUTH LINE OF SAID LOT 438;

THENCE N89°52'30"E 25.00 FEET ON THE SOUTH LINE OF SAID LOT 438;

THENCE N00°07'30"W 174.00 FEET;

THENCE N89°52'30"E 36.00 FEET;

THENCE N00°07'30"W 61.00 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"

Lot 438, Tara Heights, a subdivision of Sarpy County, Nebraska.