EASEMENT

WITNESSETH:

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THAT WHEREAS, Grantor is in the process of constructing and developing an apartment project located upon the following described real estate, to wit:

All of Block One (1), except part of Lots Eight (8), Nine (9) and Ten (10); all of Block Two (2) and part of Lots Four (4), Five (5), and Six (6) of Block Sixteen (16), together with South Thirty feet (30') of vacated Bancroft Street, the West Thirty feet (30') of vacated 69th Street adjacent to said Block One (1), the West Fifteen feet (15') of vacated 69th Street adjacent to said Block Two (2), all of that part of vacated 70th Street and vacated Oak Street lying adjacent to said Blocks One (1), Two (2) and Sixteen (16), all in Lawnfield Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded,

to which it holds fee simple title, and since it is not intended to dedicate any streets, alleys, or public ways for public use, an easement is required over said real estate in favor of Grantee so that Grantee may construct and operate telephone and other communications installations necessary to supply such services to this project.

NOW, THEREFORE, in consideration of the Grantee installing said utilities to serve the said project, the Grantor does hereby grant to the Grantee, its successors and assigns, permanent licenses, easements and rights of way to erect, lay, maintain, operate, repair, relay and remove, at any time, service line, wires, cables, crossarms, guys and anchors and other instrumentalities and to extend thereon wires for the carrying and transmission of signals and sound of all kinds and the reception thereof including all services of the Grantee to the improvements on the above described real estate, on, over, through, under and across, and at all times to enter upon, for said purposes, all of the above described real estate, said easement to be located five (5) feet on each side of the centerline of said telephone lines as shown on Exhibit A, attached hereto and incorporated herein by this reference, insofar as said exhibit describes the property first above described.

TO HAVE AND TO HOLD said easement and right of way under said Grantee, its successors and assigns.

Grantor covenants that it has good and lawful title to said real estate and will protect the Grantee in the possession and use thereof herein granted.

The Grantor and Grantee further covenant, promise and agree, for themselves, their successors and assigns, as follows:

- 1. Grantor, its successors or assigns, agree that it will at no time erect, construct, use or place on or below the surface of said land under which any such utility installations or facilities associated therewith are constructed, any building, structure, or pipeline, except walks, streets, parking areas or driveways, and that it will not permit anyon; else to do so.
- 2. Grantee agrees to restore the surface of the soil excavated for any purpose hereunder, to the original contour thereof as near as may be and to repair or replace the surface of any walks, streets, parking areas or driveways which may have been disturbed for any purpose hereunder as near as may be. Such restorations, repair or replacement shall be performed as soon as may reasonably be possible to do so.

3. It is mutually agreed by and between the parties that relocation of any utility installation or appurtenance constructed hereunder requested by Grantor or made necessary by a change of its development and construction of the project shall be accomplished by Grantee if reasonably possible, but the expense of so doing to be paid by Grantor, including costs of construction, surveys, recording and legal fees and other costs incurred.

IN WITNESS WHEREOF, the parties have caused this easement to be signed on the day and year first above written.

Secretary NORTHWESTERN BELL TELEPHONE COMPANY Assistant Secretary STATE OF On this 5th day of said County, personally came Of KINGSBROOK, INC. On this 5th day of said County, personally came Of KINGSBROOK, INC. On this 5th day of said County, personally came Of KINGSBROOK, INC. The said said said said said said said said	unit is				· •	
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7. My Commission Expires: May 27,1970

CERTIFICATE

I, the undersigned, Jerry A. Gaddis, do hereby certify that I am the duly elected, qualified and acting Secretary of Kingsbrook, Inc., a Nebraska corporation. I do further certify that at a special meeting of the Board of Directors of said corporation, duly convened and held in accordance with the By-Laws on the 9th day of July, 1970, a quorum being in attendance, the following resolution was unanimously adopted:

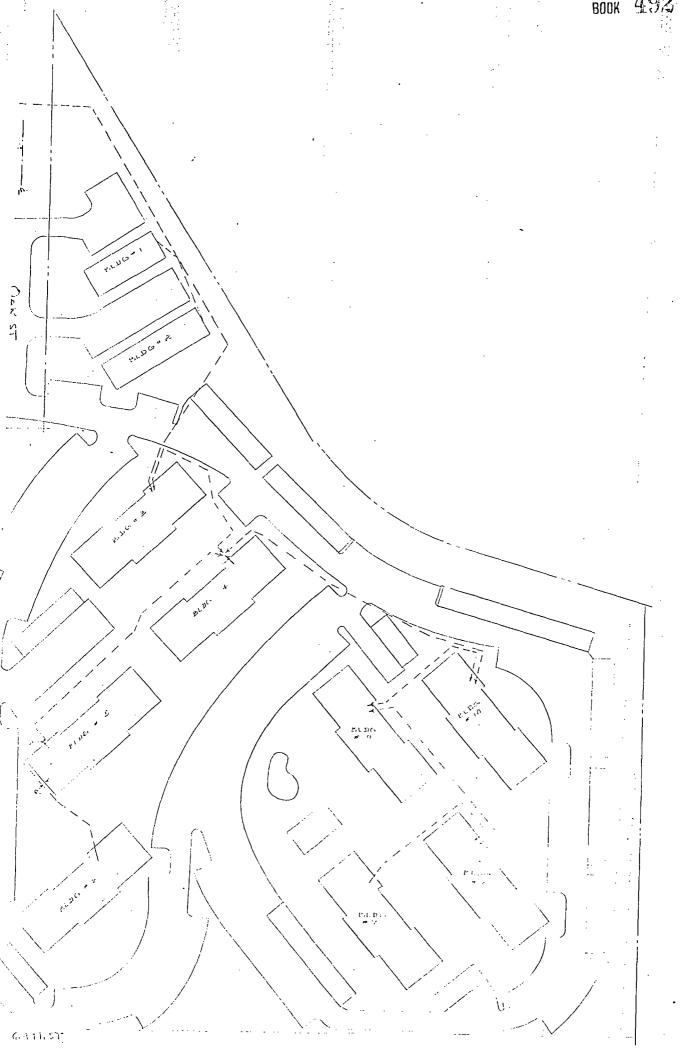
"RESOLVED, that the action of Jerry A. Gaddis as Vice President of Kingsbrook, Inc. in executing and delivering on June 5, 1970, that certain Easement in favor of Northwestern Bell Telephone Company for telephone and communication services upon the following-described real estate:

All of Block 1, except part of Lots 8, 9 and 10; all of Block 2 and part of Lots 4, 5 and 6 of Block 16, together with South 30 feet of vacated Bancroft Street, the West 30 feet of vacated 69th Street adjacent to said Block 1, the West 15 feet of vacated 69th Street adjacent to said Block 2, all of that part of vacated 70th Street and vacated 0ak Street lying adjacent to said Blocks 1, 2 and 16, all in Lawnfield Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded,

I do further certify that said resolution remains in full force and effect, without having been amended, altered or rescinded.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said corporation this 10th day of July, 1970.

Jerry\A. Gaddis



6. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN BOUGLAS COUNTY, NEBRASKA, 17 DAY OF CUI GUST 1970 AT 3:32 P. M. C. IVAROLD OSTLER, REGISTER OF DEEDS 17.75