EASEMENT AGREEMENT

FOR VALUABLE CONSIDERATION, DAVID W. MOSSMAN and JANICE S. MOSSMAN, husband and wife, hereinafter designated as "Grantors", being the owners of a building at 834 South 24th Street, Omaha, Nebraska, the South wall of which building is located upon the following described property, to-wit:

South 5 feet of Lot 33, Redick's Second Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded,

do, for themselves, their several heirs, executors, administrators and assigns, hereby grant, convey, assign and set over to JOSEPH B. HORNSTEIN, hereinafter designated as "Grantee", for himself, his several heirs, executors, administrators and assigns, forever, as owner of the real estate located at 840 South 24th Street, Omaha, Nebraska, and legally described as follows, to-wit:

Lot 37, and the North 40 feet of the West 16 feet of Lot 38, and the North 50 feet of the South 153 feet of Lot 38, Redick's Second Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded,

the following perpetual rights with reference to the said South 5 feet of Lot 33, Redick's Second Addition,

- 1. The right to have, maintain, alter, inspect, repair, replace and repaint one certain painted sign now located on said South wall, which sign now advertises, in combination, Dandy's Drive-In and Pepsi-Cola, but it being the intention not to restrict Grantee in any manner from any proposed use of the said space, but not in any way to enlarge the area of said sign.
- 2. The right to have, maintain, alter, inspect, repair, replace, repaint and use two (2) electric floodlights as now existing on the said South wall, but not to change the use thereof from the use now existing.
- 3. All rights of ingress and egress necessary for the full and complete use, occupancy and enjoyment of the easement hereby granted, and all rights and privileges incident thereto.
- 4. The burdens herein created, and the rights herein granted, shall run with the land, and Grantors do hereby release Grantee from any and all claims for damages from whatsoever cause incidental to the exercise of the rights herein granted.

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DATED this _	<u>/=</u>	5 day of	January, 1965.	
Signali,			David W. Mossman	-
CONNICS CON S	٠		Janice S. Massman	
COUNTY.			/ Janice S. Mossman	•
STATE OF NEBRASKA, COUNTY OF DOUGLAS.)	SS:		
STATE OF NEBRASKA, COUNTY OF DOUGLAS.)	SS:	Janice S. Mossman Janice S. Mossman	

On this /s day of January, 1965, before me, a Notary Public in and for said County, personally came David W. Mossman

and Janice S. Mossman, personally known to me to be the same persons as signed the foregoing instrument, and they acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand seal the day and year last aforesaid.

launello Reed Notary Public.

THOUSE JOHN IN THE PARTY OF THE