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GEORGE J. EUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

### INGRESS AND EGRESS EASEMENT AGREEMENT

This Easement Agreement is made and entered into this 9 day of December, 1996, by and between LANOHA-PACIFIC DEVELOPMENT, INC., a Nebraska corporation (herein "Lanoha"), and VERNON C. SCHMIDT and ELSIE E. SCHMIDT, husband and wife (herein collectively "Schmidt").

#### Preliminary Statement

Lanoha owns real property in Douglas County, Nebraska, legally described as follows (herein the "Lanoha Property"):

Lot 1 and Lot 2, Pacific Springs Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, being a replat of Lot 32, Pacific Springs, a platted and recorded subdivision in Douglas County, Nebraska.

Schmidt is the owner of property in Douglas County, Nebraska, legally described as follows (herein the "Schmidt Property"):

One Acre of Land in the Southwest Corner of the Southwest Quarter of Section Twenty-one (21), Township Fifteen (15), North, Range Eleven (11), East of the Sixth Principal Meridian, described as follows: Beginning at a point 33 feet East and 33 Feet North of the Southwest corner of said Section 21, thence North 208.7 Feet, thence East 208.7 Feet, thence South 208.7 Feet, thence West 208.7 Feet to place of beginning, in Douglas County, Nebraska.

Concurrently herewith, Schmidt has released two (2) twenty-four (24) foot permanent ingress/egress easements as such were reserved in the plat and dedication of Pacific Springs, Lots 1 through 33, filed with the Douglas County Register of Deeds on May 23, 1996, in Book 2833, at Page 102. In connection with the release of the foregoing easements, Lanoha has agreed to grant Schmidt permanent nonexclusive ingress and egress easements along the easement areas which are legally described and pictorially illustrated on Exhibit "A" attached hereto (herein the "Easement Area").

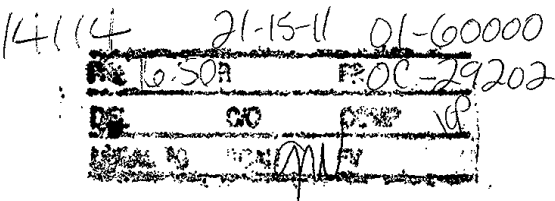
NOW, THEREFORE, in consideration of the foregoing Preliminary Statement, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lanoha and Schmidt do hereby agree as follows:

1. The owner of the Schmidt Property shall have a perpetual nonexclusive right, privilege and easement to come upon and travel across the Easement Area for ingress to and egress from the Schmidt Property to publicly dedicated streets (herein the "Ingress and Egress Easement").
2. The owner of the Lanoha Property may, from time to time, change the location of the Ingress and Egress Easement within the Lanoha Property so long as the new Easement Area provides reasonably direct and unimpeded ingress to and egress from the Schmidt Property to Marcy Street on the North and from the Schmidt Property to 178th Street on the East.
3. Notwithstanding anything to the contrary herein, Lanoha may from time to time grant additional nonexclusive ingress and egress easements on and along the Easement Area and may grant other easements, i.e., for public utilities, on and along the Easement Area without the consent or approval of the owner of the Schmidt Property.
4. The respective owners of the Schmidt Property and the Lanoha Property shall each prohibit and take reasonable action to prevent any parking on and along the Easement Area, or any other blockage of the Easement Area.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement to be effective as of the date and year first above written.

LANOHA-PACIFIC DEVELOPMENT, INC.

David F. Lanoha, President

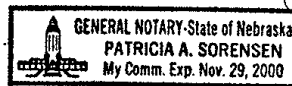


Vernoel C. Schmidt  
Vernoel C. Schmidt

Elsie E. Schmidt  
Elsie E. Schmidt

STATE OF NEBRASKA       )  
                                  ) ss.  
COUNTY OF DOUGLAS     )

The foregoing instrument was acknowledged before me this 9 day of December, 1996, by David F. Lanoha, President of Lanoha-Pacific Development, Inc., a Nebraska corporation, on behalf of the corporation.



Patricia A. Sorensen  
Notary Public

STATE OF NEBRASKA       )  
                                  ) ss.  
COUNTY OF DOUGLAS     )

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The foregoing instrument was acknowledged before me this 9 day of Dec, 1996, by Vernoel C. Schmidt and Elsie E. Schmidt, husband and wife.



Margaret J. Rood  
Notary Public

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REGISTER OF DEEDS

