

EASEMENT AGREEMENT

THIS AGREEMENT made this 30<sup>th</sup> day of July, 1965, between CLARENCE L. LANDEN, JR. and MARY S. LANDEN, husband and wife, (Grantors) and HEAFEY & HEAFEY INC. (Grantee),

## WITNESSETH:

In consideration of the mutual covenants of the parties, it is agreed as follows:

1. The Grantors as owners of more than 75 per cent of the abutting property are in the process of vacating the East-West alley and also the North-South alley between 35th Street and 35th Avenue lying North of Farnam Street in Omaha, Nebraska. The Grantee uses the East-West alley and the Southerly portion of the North-South alley for ingress and egress purposes in order to reach the storeroom located in the structure located on the Northeast corner of the Grantee's property.

2. The Grantee agrees that it will make no objection to the vacation of said alley and will support such vacation on condition that the Grantors will substitute a satisfactory easement as herein specified in order that the Grantee can reach said storeroom building.

3. In consideration of the foregoing, the Grantors do herewith give and grant unto the Grantee a vehicular easement over the following described real estate:

A 15-foot strip of land, the centerline of which is described as follows: Beginning on the East line of Lot 21 which is 7 1/2 feet North of the Southeast corner thereof; thence West 151 feet to a point on the East line of Lot 12 which is 7 1/2 feet North of the Southeast corner thereof; thence West 136 feet to a point on the West line of Lot 12 which is 7 1/2 feet North of the Southwest corner thereof, all in Block 13 West End Addition to the City of Omaha, Douglas County, Nebraska; also a strip of land 7 1/2 feet wide being described as follows: Commencing at the Northwest corner of Lot 20; thence South 40 feet; thence West 7 1/2 feet to the centerline of alley to be vacated; thence North along said Centerline for 40 feet; thence East 7 1/2 feet to the place of beginning, said Lot 20 being in Block 13 West End Addition to the City of Omaha, Douglas County, Nebraska.

4. Said easement shall remain in force and effect and shall constitute a covenant running with the land so long as the Grantee or its assigns shall continue to use such storeroom building

