

FILED SARPY CO. NE.
INSTRUMENT NUMBER

2017-22322

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Sheryl J. Roush

REGISTER OF DEEDS



COUNTER JS
VERIFY JS
FEES \$ 22.00
CHG SFILE
SUBMITTED COX COMMUNICATIONS - OMAH

GPIN/Other#: _____

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Cox Communications

Attn: General Manager

THIS IS A CONVEYANCE OF AN EASEMENT
AND CONSIDERATION IS LESS THAN \$100.00

(space above for recorder's use only)

GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT

THIS GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT is made this 2nd day of August, 2017, by and between Harvest Development III, LLC ("**Grantor**") and Cox Communications Omaha, LLC. Grantor is the owner of certain real property located in Douglas County, Nebraska, which is more particularly described in Exhibit A, attached hereto and incorporated herein (the "**Property**"). Grantor hereby declares, creates, and grants to Cox, its affiliates, successors and assigns, a perpetual, non-exclusive easement and servitude in, on, over, under, across and through the Property and all its improvements, together with all rights of access, ingress and egress for the purposes stated hereafter (the "**Easement**"). Grantor hereby covenants, represents, and warrants to Cox that Grantor, at the time of execution of this Easement, has the right and title to the Property and all requisite authority to grant this Easement. This Easement shall run with the title to the Property, and be binding on Grantor, all subsequent owners of the Property, and others who may claim an interest in the Property.

This Easement is for the purposes of: (a) constructing, installing, operating, maintaining, repairing, replacing, and removing telecommunications and other facilities consisting of, without limitation, conduits, strands, wires, coaxial cables, hardware, wireless access points, backhaul modems, antennas, pedestals, junction boxes, and other equipment (collectively, the "**Facilities**") as Cox may from time-to-time require, and (b) offering, providing, and marketing (on an exclusive or non-exclusive basis) video, entertainment, high-speed data, voice, home security and home automation, and other services (collectively, the "**Services**") to the Property. Cox owns and/or Grantor has granted to Cox the exclusive right to use all or a portion of the Facilities. Any Facilities owned by Cox shall not be deemed a fixture of the Property.

Grantor may grant other easements, servitudes, or rights of access to the Property and use the Property for any purpose that does not restrict or interfere with Cox's use of the Facilities pursuant to this Easement, does not damage the Facilities, and is consistent with Cox's rights under either this Easement or the Agreement (as such term is defined below).

PLEASE TAKE NOTICE that, contemporaneously with this Easement, Grantor and Cox have also entered into that certain Service Agreement, dated 8/2/2017, as such may be amended, extended, renewed or replaced (collectively, the "**Agreement**") which may contain additional information regarding the Facilities and the Services. A copy of relevant provisions of the Agreement will be provided to any properly interested person upon written request.

Grantor shall provide notice to Cox of any pending trustee or foreclosure sale or receivership, bankruptcy or other proceeding affecting the Property, sent to the address above

GRANTOR:

Harvest Development III, LLC

By: _____

Name: _____

Title: _____

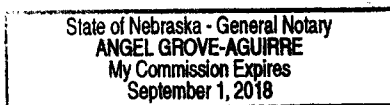
GRANTOR ACKNOWLEDGMENT

STATE OF Nebraska

COUNTY OF Douglas

On 8/3/17 (date) before me, Angel Grove Aguirre (Notary), personally appeared Bret Cain (name of signer), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Nebraska that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

[NOTARY SEAL]



Angel Grove Aguirre

Notary Public

Name: Angel Grove Aguirre

My Commission Expires: September 1 2018

Exhibit A:
Legal Description

LOTS 1284, 1285, 1286,1242, THE NORTH 95.0 FEET OF LOT 1243(also known as LOT 1243 A), THE SOUTH 81.9 FEET OF LOT 1245 (also known as LOT 1245A), AND LOTS 1246,1247,1248, all in La Vista, a city in Sarpy County, Nebraska, in Sarpy County, Nebraska.