

COUNTER <u>DKH</u>
VERIFY <u>DKH</u>
FEE \$ <u>11.00</u>
CHG <u>SFILE</u>
SUBMITTED <u>NEBRASKA TITLE COMPANY</u>

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
  
2010-11767  
  
2010 May 10 12:41:46 PM  
*Sheryl J. Dowling*  
REGISTER OF DEEDS



**SIGN EASEMENT**

Antonio B. Saqueton Jr., M.D., P.C., a Nebraska Professional Corporation (Saqueton) and Main St Properties, LLC (Main St) agree:

**1. PROPERTY:**

Saqueton is the owner of real property described as: Lot 1 Valley View Replat 1, City of Bellevue, Sarpy County, NE (Saqueton Property).

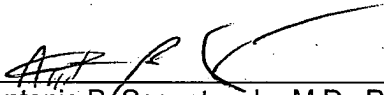
Main St is the owner of real property described as: Lot 2, Valley View Replat 1, City of Bellevue, Sarpy County, NE which is improved as a self service car wash (Main St Property).

- 2. SHARED SIGN:** A pole sign is located in the Northeast corner the Saqueton Property and is used for shared advertising for the Saqueton Property and the Main St Property. Saqueton grants and conveys to Main St an easement upon the Saqueton Property as may be reasonably required for the location, use, maintenance and operation of the sign. The parties agree each shall have equal rights to maintain advertising for the businesses on the Saqueton Property on the sign. All advertising shall be made in a commercially reasonable manner.

The parties shall be responsible for maintaining their own signage on the pole. In the event that both parties are using the pole sign and the common portion of sign requires replacement, each party shall pay one half of the expense to replace the common portion of pole sign with a comparable sign.

The terms and provisions of this easement shall be binding upon the parties and their successors and shall run with the land.

- 3. GENERAL PROVISIONS:** The invalidity of any term or condition of this Agreement shall not prejudice the enforcement of any other term or condition. This Agreement shall not be amended, modified or extended except by a written instrument executed by all parties. This Agreement shall be construed under the laws of the State of Nebraska. This Agreement may be executed in counterparts.

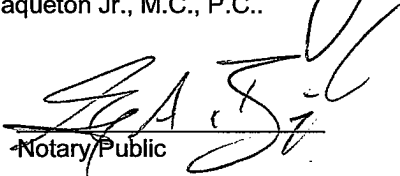
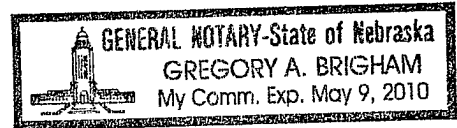
  
\_\_\_\_\_  
Antonio B. Saqueton Jr., M.D., P.C.,  
a Nebraska Professional Corporation

STATE OF NEBRASKA, COUNTY OF DOUGLAS) ss

The foregoing instrument was acknowledged before me this 3 day of May, 2010,  
by Antonio B. Saqueton Jr. as president of Antonio B. Saqueton Jr., M.C., P.C..

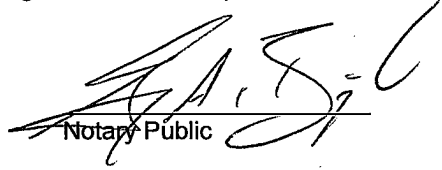


Main St Properties, LLC,  
a Nevada Limited Liability Company  
by Patrick M. Shannon, VP  
Kermit Capital, Inc., Manager

  
Notary Public

STATE OF NEBRASKA, COUNTY OF <sup>Douglas</sup> ~~SARPY~~) ss

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May, 2010,  
by Pat Shannon, VP of Kermit Capital, Inc., the Manager of Main St Properties, LLC.

  
Notary Public