

Line Name: Unadilla to
Lincoln 6"
W.O. # : J79046
Tract #: L-34

EASEMENT AGREEMENT

STATE OF NEBRASKA §
§
COUNTY OF LANCASTER §

The undersigned ("Grantor"), for and in consideration of the sum of TEN DOLLARS and other considerations, paid by HEARTLAND PIPELINE COMPANY ("Grantee"), does hereby sell and convey unto said Grantee, its successors and assigns, an easement to lay, relay, inspect, repair, replace, protect, operate, and maintain, one pipeline together with any equipment or appurtenances necessary or incidental in connection with such pipeline including but not limited to valves, metering equipment, and cathodic protection equipment (said pipeline, equipment, and appurtenances being collectively called the "facilities") over, under, and through the land described on Exhibit "A" attached hereto.

This easement shall include the right of ingress and egress to and from the easement, and the right to use existing roads for the purpose of laying, relaying, inspecting, repairing, replacing, protecting, operating, maintaining, and removing the facilities. During temporary periods Grantee is further granted the use of such portion of the property along and adjacent to said easement as may be reasonably necessary in connection with the exercising of its rights herein granted.

Grantor reserves the right to the use and enjoyment of said property except for the purposes herein granted, but such use shall not hinder, conflict, or interfere with Grantee's surface or subsurface rights hereunder or disturb its facilities. No reservoir, excavation, obstruction, or structure shall be constructed, created, or maintained by Grantor on, over, along, or within 25 feet of the pipeline and Grantor agrees not to increase or decrease the elevation of the earth within the right-of-way without Grantee's prior written consent. Grantee shall, during initial construction, bury the pipeline not less than six feet (6') below the then existing surface of the land, except when rock is encountered, the pipeline may be buried not less than two feet below the surface.

After construction of the pipeline and after any repair, replacement, maintenance, or removal of the pipeline which disturbs the surface of the right-of-way, Grantee will:

- (1) Fill and grade the right-of-way so as to restore the same to condition prior to construction as nearly as practical;
- (2) Remove from the premises all broken or discarded material, machinery, trash, or debris; and
- (3) Replace any fence taken down or removed with like quality and design.

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Grantee shall assume all responsibility for accidents and damages which may arise out of its use of this easement and Grantee hereby agrees to pay any and all claims and damages which may arise from the exercise of its rights herein granted and agrees to pay all costs and expenses, loss and damages, to persons or property, including but not limited to growing crops, cattle, fences, timber, buildings, native or improved grasses, cover, or brush unless caused by the negligence of Grantor.

All fixtures, equipment, and improvements placed on or fixed to the premises by Grantee shall remain the property of Grantee and Grantee shall have the right to remove any and all of its property from the right-of-way on or before six months after the termination of this easement. Any property not removed within six months after termination shall become the property of Grantor.

Grantor represents and warrants (i) that Grantor is the owner of the land described on Exhibit "A", (ii) that Grantor has the legal power and authority to convey this easement, and (iii) that Grantor shall defend this easement against the claims of all persons, subject only to any outstanding mortgages or other liens or encumbrances now of record in said county. In the event of default of Grantor, Grantee shall have the right to discharge or redeem for Grantor, in whole or in part, any mortgage, lien or encumbrance, on said land and thereupon be subrogated to the rights incident thereto.

It is agreed that this easement covers all the agreements between the parties and no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement. The terms and provisions hereof shall inure to the benefit of and be binding upon Grantor and Grantee and their respective heirs, representatives, successors or assigns.

EXECUTED this 25th day of June, 1990.

GRANTOR:

BRANCHED OAK RANCH, INC.
A Nebraska Corporation

By David Ward Ford
Title President

By [Signature]
Title Sec-Treas

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EXHIBIT "A"

A strip of land fifty feet (50') in width extending on, over, under, across, and through the following described land situated in the County of Lancaster and the State of Nebraska, to wit:

The Southwest Quarter (SW $\frac{1}{4}$) of Section 4, Township 8
North, Range 7 East.

Together with an additional strip of land not more than twenty-five feet (25') in width adjacent to Grantee's easement strip, for temporary working space only, for the construction of the proposed pipeline. Said additional 25' shall revert automatically upon completion of construction.

T 8N-R7E
LANCASTER COUNTY, NEBRASKA

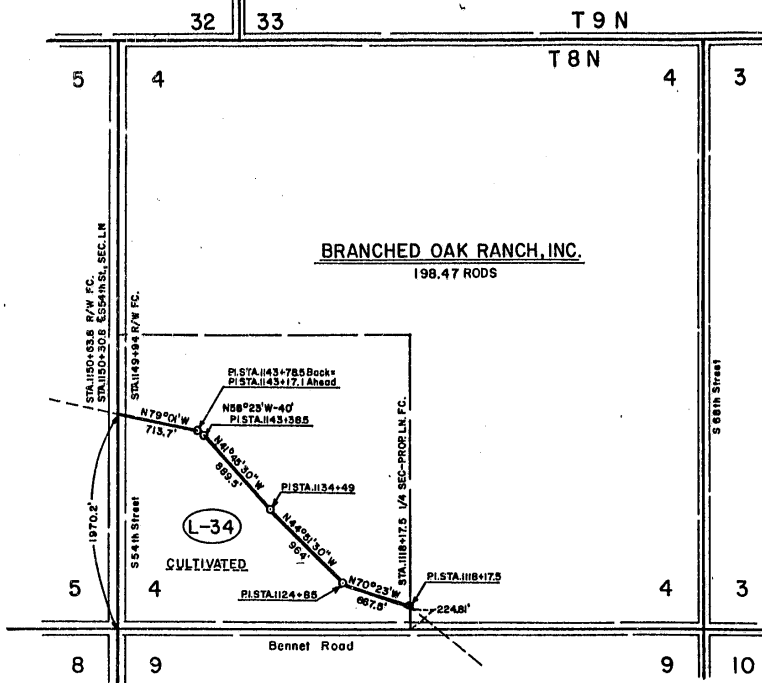


EXHIBIT "A"
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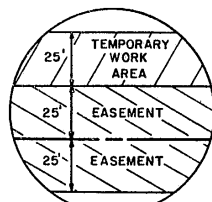
DESCRIPTION

A strip of land 50 feet in width, being 25 feet Northeastly and 25 feet Southwesterly of the following described line of Survey:

Beginning at Survey Station 1118 + 17.5 on the East line of the Southwest Quarter of Section 4, T8N - R7E, Lancaster County, Nebraska from which the Southeast corner of the said Southwest Quarter bears Southerly, along said East line of the Southwest Quarter, a distance of 224.81 feet. Thence N 70° 23'W, a distance of 667.5 feet to Survey Station 1124 + 85. Thence N 44° 51' 30" W, a distance of 964 feet to Survey Station 1134 + 49. Thence N 41° 45' 30"W, a distance of 889.5 feet to Survey Station 1143 + 38.5. Thence N 58° 23', a distance of 40 feet to Survey Station 1143 + 78.5 Back equals 1143 + 17.1 Ahead. Thence N 79° 01'W, a distance of 713.7 feet to Survey Station 1150 + 30.8, the end of survey and the West line of said Section 4, from which the Southwest corner of said Section 4 bears Southerly, along the said West line, a distance of 1970.2 feet.

Said strip of land is 198.47 linear rods in length and contains 3.76 acres, more or less.

The temporary work area shown in the detail below contains 1.88 acres, more or less.



EASEMENT
DETAIL

(6" HEARTLAND PIPELINE)

HEARTLAND PIPELINE COMPANY
Houston, Texas

PROPOSED 6" PIPELINE CROSSING THE
PROPERTY OF BRANCHED OAK RANCH, INC.
IN THE SW/4 SEC-4, T8N-R7E, LANCASTER
COUNTY, NEBRASKA

PLAT 64 (Revised) 4/04/90(2nd Revision 6-21-90)

DRAWN	GEC	DATE	4/04/90	CK	F.S.F.	SCALE	1"=100'
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BLOCK

LANCASTER COUNTY, NEBR.

Don Jels
REGISTER OF DEEDS

90 JUL 20 PM 3:18

\$25.50

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS

INST. NO. 90-22195

*Enron (enw)
Ret # 559*

MC
MC
DATED
CP