

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That PARKFAIR LIMITED PARTNERSHIP, a Nebraska limited partnership, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, received to its full satisfaction from MURDOCK OMAHA LIMITED PARTNERSHIP, a California limited partnership, the Grantee, does hereby grant unto Grantee, its successors and assigns in interest, an irrevocable, non-exclusive easement under the surface of the easterly one-half (1/2) foot of the following described parcel of land:

All of Block 118, Original City of Omaha, Douglas County, Nebraska, together with the vacated East-West alley in said block, except the East 154.45 feet of said Block 118 and of said vacated East-West alley,

for the purpose of encroachment of the column footings for improvements now known as the Central Park Plaza office building constructed by Grantee on land contiguous to the easterly boundary of the land described above and more particularly described as follows:

The East 154.45 feet of Block 118, Original City of Omaha, Douglas County, Nebraska, together with the East 154.45 feet of the vacated East-West alley in said Block 118.

According to a location survey dated February 11, 1983 prepared by Ronald F. Kratochvil, License No. LS 363, Leo A. Daly Company, and identified as File No. 060483, copies of which are on file with Grantor and Grantee, the said column footings extend a maximum of ~~0.00~~ 5.25 inches into the above-described easement area.

The easement and rights herein granted are subject to the right of Grantor to use or grant the right to use the easement area for other purposes provided such use does not interfere with the rights of Grantee herein granted.

This easement is and shall be deemed an appurtenance running with title to the improvements of Grantee as described above and now known as Central Park Plaza for so long as said improvements shall exist (including restoration thereof in event of damage or destruction) and with title to the land upon which said improvements are situate for so long as said improvements shall so exist.

To have and to hold the said easement to Grantee, its successors and assigns in interest, forever except as limited above.

