

EASEMENT AGREEMENT

THIS AGREEMENT made and entered into this 19<sup>th</sup> day of October, 1984, by and between the owners of Lots 104 and 106, Crescent Oaks Replat, a subdivision in Douglas County, Nebraska,

W I T N E S S E T H:

1. The owner of Lot 104 is B & H, Ltd., a partnership, and is hereinafter referred to as Lot 104 Owner.
2. The owner of Lot 106 is Robert P. Pettegrew, and is hereinafter referred to as Lot 106 Owner.
3. Lot 104 Owner hereby grants to Lot 106 Owner and his successors in interest an easement over the East 33 feet of the South 15 feet of Lot 104 for the purpose of ingress from and egress to 148th Avenue which abuts Lots 104 and 106 on the East.
4. Lot 106 Owner hereby grants to Lot 104 Owner and its successors in interest an easement over the East 33 feet of the North 15 feet of Lot 106 for the purpose of ingress from and egress to 148th Avenue which abuts Lots 104 and 106 on the East.
5. The existing building located on Lot 104 includes a garage, the entrance to which is on the South side of said building near the Southwest corner of said building. A driveway to said garage is located on the East 12 feet 4 inches of the West 36 feet 10 inches of Lot 104, South of said building. For purposes of access to said garage in said building on Lot 104, over said driveway, Lot 106 Owner hereby grants to Lot 104 Owner, and its successors in interest, a nonexclusive easement across a motor vehicle parking lot and driveway area to be constructed on Lot 106 by Lot 106 Owner, which motor vehicle parking lot and driveway area will be located on the North 60 feet of Lot 106, and will abut the above-described driveway located on Lot 104. Such easement rights shall not prevent the use by others of such part of said parking lot as shall abut said driveway area, for the purpose of parking motor vehicles, except that Lot 106 Owner grants to Lot 104 Owner, and its successors in interest, an easement over a parcel of land not less than 9 feet wide, measured from east to west and not less than 18 feet long, measured from North to South, abutting said driveway area on said Lot 104, for the exclusive use of Lot 104 Owner, its successors in interest, and its tenants and invitees, for the purpose of access to said garage.
6. Parties contemplate that there will be located on the West 10 feet of the East 42.5 feet of the North 18 feet of Lot 106 a pad or foundation for the support of a trash container, sometimes referred to as a dumpster, which trash container shall be for the use of the occupants of both Lots 104 and 106. The parties agree that the cost of the pad for said trash container and the fence surrounding the same shall be borne by Lot 106 Owner. All other expenses in connection therewith, including maintenance, shall be shared equally between Lot 104 Owner and Lot 106 Owner. Whenever any repairs shall be necessary, the Owners shall mutually agree on the manner of making the same and on the arrangements for payment of the costs of same, but if no such agreement is made, from time to time, then either owner may make such repairs or carry out such maintenance, and shall be entitled to be reimbursed by the other owner. The use of said trash container shall be available to Lot 104 Owner and Lot 106 Owner, and their tenants, and Lot 106 Owner hereby grants an easement to all parties concerned for access thereto.

7. This agreement shall be binding on the parties hereto and their respective successors and assigns and shall run with the land.

B & H, Ltd., a partnership

By: Stanley J. Harrison  
General Partner

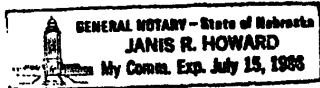
Robert P. Pettegrew  
Robert P. Pettegrew

Ginger K. Pettegrew  
Ginger K. Pettegrew

STATE OF NEBRASKA )  
                              ) ss.  
COUNTY OF DOUGLAS )

The undersigned, a Notary Public in and for said county and state hereby certifies that STANLEY J. HARRISON, a general partner in B & H, Ltd., a partnership, owner of Lot 104, to me personally known to be the person who executed the above easement, acknowledged the execution thereof to be his voluntary act and deed as such partner and the voluntary act and deed of said partnership, on October 19, 1984.

WITNESS my hand and notarial seal the day and year last above written.

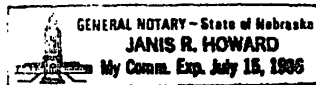


Janis R. Howard  
Notary Public

STATE OF NEBRASKA )  
                              ) ss.  
COUNTY OF DOUGLAS )

The undersigned, a Notary Public in and for said county and state hereby certifies that Robert P. Pettegrew, owner of Lot 106, and Ginger K. Pettegrew, his spouse, to me personally known to be the persons who executed the above easement, acknowledged the execution thereof to be their voluntary acts and deeds, on October 19, 1984.

WITNESS my hand and notarial seal the day and year last above written.



Janis R. Howard  
Notary Public

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REGISTRAR OF DEEDS  
COUNTY OF DOUGLAS  
STATE OF NEBRASKA

Book 721  
Page 714  
of 113

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