

Inst # 2008008246 Tue Feb 26 13:06:51 CST 2008
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Lancaster County, NE Assessor/Register of Deeds Office
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EASEMENT FOR ELECTRIC LINES AND/OR UNDERGROUND ELECTRIC FACILITIES

KNOW ALL MEN BY THESE PRESENTS:

That F T Development Company, Inc., of Lancaster County, Nebraska, in consideration of \$ 1.00, receipt of which is hereby acknowledged, and the further payment of a sum to make total payment of \$ 1.00 do hereby grant and convey unto the LINCOLN ELECTRIC SYSTEM (hereinafter referred to as Grantee, whether one or more) Windstream Nebraska, Inc. its (their) lessees, successors and assigns, the permanent right, privilege and easement of a right-of-way to construct, operate and remove all underground electric facilities on and across the following property situated in Lancaster County, Nebraska, more particularly described as follows:
Lots Eight (8) Nine (9), Twelve (12) and Thirteen (13), Block One (1), Firethorn 27th Addition, Lincoln, Lancaster County, Nebraska.

The electric line and underground electric facilities herein contemplated shall be located on the property approximately as follows:
The Southwest Five (5) feet of Lot Eight (8) AND: The Northeast Five (5) feet of Lot Nine (9) AND: The Northeast Five (5) feet of Lot Twelve (12) AND: The Southwest Five (5) feet of Lot Thirteen (13).

The Grantee shall also have the privilege and easement of ingress and egress across the property to its (their) officers and employees for any purpose necessary in connection with the construction, operation, maintenance, inspection and removal of said line and underground electric facilities.

The Grantee shall also have the right at any time to trim or remove such trees and underbrush as may in any way endanger or interfere with the safe operation of the underground electric facilities.

The Grantee shall also at all times exercise all due care and diligence to avoid injury or damage to the crops, livestock and other personal property of the Grantor, and the Grantee shall indemnify and save harmless the Grantor from any such damage and loss arising or occurring to such property solely by reason of the construction, operation, maintenance and removal of any overhead electric lines, however, in the event that all or part of the underground electric facilities which may be installed on said easement right-of-way becomes defective or unserviceable in the sole judgement of the Grantee, the Grantee shall have the right, without additional payment or consideration to the Grantor or their successors in title for any damage or loss occasioned thereby, to maintain, repair or replace such underground facilities; provided, if improvements to the property make the installation of such replacements impractical at the location of the original easement granted hereby, the Grantor or their successors in title shall grant and convey to the Grantee, for the same consideration as given herein, an easement for such further installation at a location on said property which is mutually satisfactory to the parties. If the parties fail to agree upon any such new location for the underground electric facilities, the Grantee shall have the right to determine the most suitable location for the easement therefore and the Grantor agrees to convey such easement; and if the parties fail to agree upon any such new location for underground electric facilities, the Grantee shall have no obligation to replace or provide the underground electric facilities across or to any such property. In determining the locations for further installation the Grantee shall at all times exercise due care and diligence to avoid injury or damage to the property of the Grantor or their successors.

The Grantee agrees that should the underground electric facilities constructed hereunder be abandoned for a period of five years, the right-of-way or easement hereby secured shall then cease and terminate, and this contract shall be of no further force and effect.

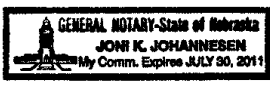
Signed the 18th day of February, A.D., 20 08.

F T Development Company, Inc

By Mark A. Wible
Mark A. Wible, President

STATE OF NEBRASKA }
COUNTY LANCASTER } ss.

The foregoing instrument was acknowledged before me this 18th day of February, 20 08, by Mark A. Wible the President (title) of F T Development Company, Inc., a Nebraska corporation, on behalf of the corporation.



Joni K. Johannesen
Notary Public

Sharon L. Edner