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E A S E M E N T

AGREEMENT made the 22<sup>nd</sup> day of December, 1970,  
between VALLEY FEED YARDS, INC., Grantor, and RAY'S VALLEY  
LAKES, INC., Grantee,:

WHEREAS, Grantor is the fee simple owner of certain lands  
in Douglas County, Nebraska located in Sections Thirty-Five (35)  
Township Sixteen North (16N), Range Nine East (9E), across which  
has been constructed a private road running between certain land  
in which Grantee herein holds a Lessee's interest and State  
Highway # 64, and

WHEREAS, Grantee's leasehold interest in said land was  
obtained under a lease agreement between Grantor herein as Lessor  
and Grantee herein as Lessee and dated the 22<sup>nd</sup> day of April,  
1967, and

WHEREAS, said lease agreement contemplates without mention  
that Grantee herein will be given the use of the above described  
private road during the term of said lease, and

WHEREAS, the use of the private roadway is essential to  
the value of Grantee's leasehold in that it provides the only  
access to and from the property, and

WHEREAS, it is the intention of the parties to this agree-  
ment to clarify and make certain the rights given Grantee under  
said lease agreement by the granting of an easement and right-of-  
way over said private road for the purposes and in the manner  
hereinafter expressed:

NOW THIS INDENTURE WITNESSETH that in consideration of  
the lease agreement between the parties and for the additional  
consideration of \$10.00 paid by Grantee to Grantor, the receipt  
of which is hereby acknowledged, Grantor hereby grants unto  
Grantee, its successors and assigns:

Full and free right and liberty for it or its  
agents, its or their tenants, servants, visitors,  
sublessees, patrons and the public generally, and  
vehicles of any description, for all purposes  
connected with the use and enjoyment of Grantee's  
leasehold and for whatever purpose the said  
leasehold may be from time to time lawfully used  
and enjoyed, to pass and repass along the said  
private road which is described as follows:

Exhibit "A"

