

LICENSE AND EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RITUMS REALTY, INC., a Nebraska Corporation, hereinafter referred to as "Grantor" is the owner of that part of the Northeast 1/4 of the Northwest 1/4 of Section 34, T-15 N, R-12 E of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4 of Section 34; thence S 89° 54' 55" W on the South line of said Northeast 1/4, 878.56 feet; thence N 37° 08' 50" E, 324.92 feet to the point of beginning; thence S 52° 51' 10" E, 122.00 feet to a point of curve; thence on a curve to the right (radius being 39.22 feet) an arc distance of 45.86 feet; thence S 14° 08' 50" W, 25.00 feet to a point of curve; thence on a curve to the right (radius being 98.00 feet) an arc distance of 30.22 feet; thence S 0° 05' 05" E, 54.09 feet; thence N 89° 54' 55" E, 28.02 feet; thence N 0° 05' 05" W, 36.65 feet to a point of curve; thence on a curve to the left (radius being 131.00 feet) an arc distance of 40.39 feet; thence N 14° 08' 50" W, 25.00 feet to a point of curve; thence on a curve to the left (radius being 72.52 feet) an arc distance of 84.80 feet; thence N 52° 51' 10" W, 122.00 feet; thence S 37° 08' 50" W, 33.00 feet to the point of beginning. (The North line of said Northwest 1/4 assumed East-West in direction.)

said property, for convenience, shall be referred to herein as Parcel "A"; and

WHEREAS, RITUMS REALTY, INC., a Nebraska Corporation, hereinafter referred to as "Grantee" is the owner of that part of the Northeast 1/4 of the Northwest 1/4 of Section 34, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska described as follows:

Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4 of Section 34; thence S 89° 54' 55" W on the South line of said Northeast 1/4, 549.00 feet to the point of beginning; thence continuing S 89° 54' 55" W on the South line of said Northeast 1/4, 329.56 feet; thence N 37° 08' 50" E, 324.92 feet; thence S 52° 51' 10" E, 122.00 feet to a point of curve; thence on a curve to the right (radius being 39.22 feet) an arc distance of 45.86 feet; thence S 14° 08' 50" W, 25.00 feet to a point of curve; thence on a curve to the right (radius being 98.00 feet) an arc distance of 30.22 feet; thence S 0° 05' 05" E, 54.09 feet; thence N 89° 54' 55" E, 39.49 feet; thence S 0° 05' 05" E, 38.00 feet to the point of beginning. (The North line of said Northwest 1/4 assumed East-West in direction.)

said property, for convenience, shall be referred to as Parcel "B".

WHEREAS, the improvements on Parcel "A" owned by Grantor include driveway facilities; and

WHEREAS, it is the desire of Grantor herein to grant and convey to Grantee and to its successors and assigns (1) a permanent nonexclusive license to permit future tenants of Grantee who shall reside in the improvements to be located on Parcel "B" from time to time to use said driveway facilities belonging to Grantor located on Parcel "A", and (2) a permanent nonexclusive easement over, through and across Parcel "A" to allow said tenants the right of ingress and egress to and from said driveway facilities.

NOW, THEREFORE, for and in consideration of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, and for the other valuable consideration hereinafter set forth, Grantor does hereby grant and convey unto Grantee, its successors and assigns, (1) a permanent nonexclusive license to permit future tenants of Grantee who shall reside in the improvements located on Parcel "B" from time to time to use the driveway facilities located on Parcel "A", and (2) a permanent nonexclusive easement over, through and across Parcel "A" to allow said tenants the right of ingress and egress to and from said driveway facilities.

TO HAVE AND TO HOLD the same unto Grantee and to its successors and assigns as appurtenant to said Parcel "B". The license and easement granted herein shall vest exclusively in Grantee and to its successors and assigns and nothing herein contained shall be construed to vest any right, title or interest in any individual tenant who now or shall in the future reside in the improvements located on Parcel "B".

The easement and license herein granted shall each terminate upon abandonment of either said easement or license by Grantee.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and affixed their corporate seals this 16th day of November, 1970.

RITUMS REALTY, INC., a Nebraska Corporation

BY [Signature]
John Ritums, President

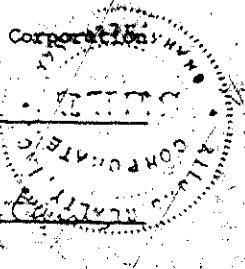
By [Signature]
Ingeborga A. Ritums, Secretary



RITUMS REALTY, INC., a Nebraska Corporation

By [Signature]
John Ritums

By [Signature]
Ingeborga A. Ritums, Secretary

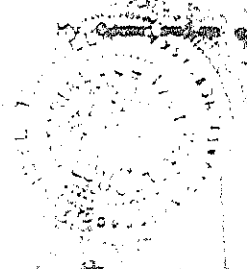


STATE OF NEBRASKA)
)SS
COUNTY OF DOUGLAS)

on this 16th day of November, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally John Ritums, President and Ingeborga A. Ritums, Secretary of Ritums Realty, Inc., a corporation, to me known to be the identical persons who executed the foregoing instrument, and they acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

[Signature]
Notary Public

My Commission expires 10/16/71



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STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 16th day of November, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Ritums, President and Ingeborga A. Ritums, Secretary of Ritums Realty, Inc., a corporation, to me personally known to be the identical persons who executed the foregoing instrument and they acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

[Signature]
Notary Public

My Commission expires _____



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Muel

REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA
C. H. H. O. O. S. I. L. L. E. R.

RECEIVED
NOV 24 PM 4 17

THE STATE OF NEBRASKA
Douglas County
Entered in Numerical Index and filed
in Record in the office of the Register of
Deeds of said County and recorded in
Book 494 of *Diode*
Page 515

REGISTER OF DEEDS
by *[Signature]* Deputy
Moll
34-15-128 PM 42
RECORDED Nov 25

NOV 28
15-23 5-12