

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, T15N, R12E of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence S 89° 54' 55" W, on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 34, 878.56 feet to the Easterly line of Paddock Road; thence N 37° 08' 50" E, on said Easterly line, 563.72 feet to a point of curvature; thence continuing on said Easterly line on a curve to the left (said curve having a radius of 233.00 feet; chord bearing N 26° 04' 53" E, a chord distance 89.44 feet) an arc distance of 90.00 feet to the point of beginning; thence S 78° 30' 00" E, 33.00 feet to a point of curvature; thence on a curve to the right (said curve having a radius of 183.55 feet, chord bearing S 59° 00' 00" E, chord distance 122.54 feet) an arc distance of 124.94 feet; thence on a curve to the left (said curve having a radius of 458.24 feet, chord bearing S 50° 15' 00" E, chord distance 170.94 feet) an arc distance of 171.95 feet to a point of tangency; thence S 61° 00' 00" E, 186.23 feet; thence S 0° 11' 20" W, 95.16 feet; thence N 89° 54' 55" E, 68.00 feet to the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 34, thence N 0° 11' 20" E, on said East line, 135.00 feet; thence S 89° 54' 55" W, 47.19 feet; thence N 61° 00' 00" W, 185.23 feet to a point of curvature; thence on a curve to the right (said curve having a radius of 413.24 feet, chord bearing N 50° 15' 00" W, Chord distance 154.16 feet) an arc distance of 155.07 feet; thence S 50° 30' 00" W, 25.00 feet; thence Northwesterly on a curve to the left (said curve having a radius of 203.55 feet, chord bearing N 59° 00' 00" W, chord distance 135.89 feet) an arc distance of 138.55 feet to a point of tangency; thence N 78° 30' 00" W, 32.97 feet to the Easterly line of Paddock Road; thence Southwesterly, on said Easterly line, on a curve to the right (said curve having a radius of 233.00 feet, chord bearing S 12° 33' 19" W, chord distance 20.00 feet) an arc distance of 20.01 feet to the point of beginning.

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 30.25 feet; thence S 0° 05' 05" E, 54.09 feet; thence S 40° 34' 33" E, 20.00 feet; thence S 0° 05' 05" E, 38.00 feet to the point of beginning. (The North line of said Northeast 1/4 of the Northwest 1/4 of said Section 34 runs 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 swimming pool 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 swimming pool 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 swimming pool facilities.

NOW, THEREFORE, for and in consideration of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, and for other valuable consideration hereinafter set forth, Grantor does hereby grant and convey into 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 swimming pool 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 swimming pool 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

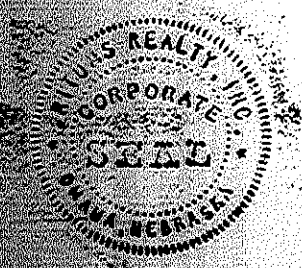
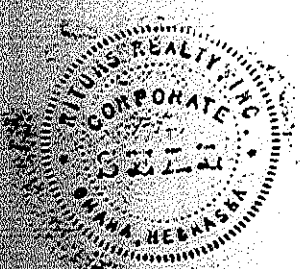
By [Signature]
John Ritums, President

By [Signature]
Ingeborga A. Ritums, Secretary

RITUMS REALTY, INC., a Nebraska Corporation

By [Signature]
John Ritums, President

By [Signature]
Ingeborga A. Ritums, Secretary



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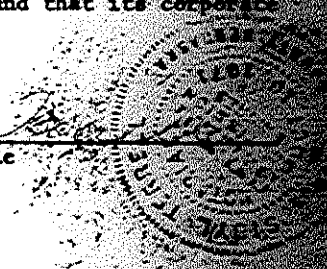
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STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

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 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.



Notary Public



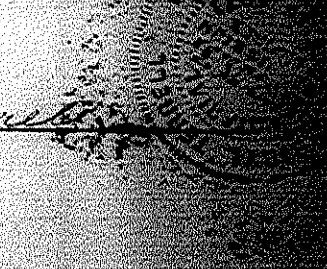
My Commission Expires: October 16, 1971

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 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.



Notary Public



My Commission Expires: October 16, 1971

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE OFFICE OF PUBLIC OFFICE IN DOUGLAS COUNTY, NEBRASKA
20 DAY OF August 1970 202-248