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AMENDED GRANTS AND RESERVATIONS OF EASEMENTS

Regis Partnership, a Nebraska partnership, being the owner of the following-described parcels of real estate, legally described as follows to-wit:

All that part of Lot 8 together with the East 1.0 foot of Lot 7, Block 140, Original City of Omaha as surveyed and lithographed in Douglas County, Nebraska, lying below elevation 1196.46 feet (USGS Datum) as per plan recorded in the office of the Douglas County Register of Deeds, hereinafter referred to as Parcel "A".

All that part of Lot 8, together with the East 1.00 foot of Lot 7, all in Block 140, Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska lying above elevation 1196.46 feet (USGS Datum) as per plan recorded in the office of the Douglas County Register of Deeds, hereinafter referred to as Parcel "B".

The East 44 feet of Lot 6 together with Lot 7, except the East 1.00 foot of Lot 7, all in Block 140, Original City of Omaha, as surveyed and lithographed in the City of Omaha, Douglas County, Nebraska, hereinafter referred to as Parcel "C".

and collectively referred to herein as the total property,

on behalf of itself, its successors and assigns does hereby amend the grants and restrictions of easements dated the 28th day of November, 1984 and recorded in the office of the Register of Deeds of Douglas County, Nebraska on the 17th day of December, 1984 in Book 726 at Page 346 of the miscellaneous records of said county, said amended grants and reservations of easements to run with the land for so long as improvements exist or are under construction or restoration upon the total property.

1. SHARING OF REAL ESTATE TAXES UPON LAND (EXCLUDING IMPROVEMENTS). Notwithstanding the manner in which the value of land beneath Parcel "A" and Parcel "B" (excluding improvements thereon) shall from time to time be assessed by the Douglas County Assessor, or his successor, or the manner in which various

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governmental subdivisions shall tax said land based upon said assessment, the owners of the Condominium Units in Parcel "A" and Parcel "B" shall pay such taxes in the proportion to the square footage that said owner's Condominium Unit bears to all of the Condominium Units of Parcel "A" and Parcel "B". In the event that taxes upon said land (excluding improvements) are assessed and taxed other than in the proportions as provided herein, the owners of the condominium units in the Parcel undertaxed shall pay to the condominium owners association of the owners of the units in the Parcel overtaxed, or to such condominium owners association successors or assigns, an amount equal to said difference and the same shall be paid by said condominium unit owners in accordance with the proportions as provided herein.

2. ADDITIONAL EASEMENTS FOR INGRESS AND EGRESS TO AND FROM PARCEL "C". In addition to the easements for ingress and egress to and from Parcel "C" contained in Paragraph 6. of the above-described Grants and Reservations of Easements grantor grants to the owners or occupants of Parcel "B" and their invitees the following easement:

(a) For the installation, maintenance and service of heat pumps or other heating and air-conditioning equipment serving Parcel "A", said easement area described as a part of that portion of Parcel "C" commonly known as the roof over the elevator and stairwell on the roof top level of Parcel "C", said roof above elevator and stairwell particularly described as:

Commencing at the Southeast corner of said roof over stairwell and elevator; thence North 17 feet; thence West 17 feet; thence South 17 feet; thence East 17 feet; to a point of beginning.

(b) For entry upon an ingress and egress to and from the roof over the elevator and stairwell immediately above described for the purposes of service, maintenance, repair or replacement of the heat pumps or other heating or air-conditioning mechanical units serving Parcel "A" and located upon that portion of Parcel "C" described above.

