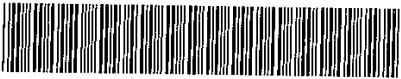


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Date	
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By	

RICHARD J. DANIEL
REGISTER OF DEEDS
DOB: CLAS COUNTY, NE

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BKUG
May 8, 2000

RIGHT-OF-WAY EASEMENT

TED GRACE DEVELOPMENT LLC

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots One (1), Two (2), Twenty-one (21), and Twenty-three (23) of Altech Business Park,
Lot Two (2) of Altech Business Park Replat One (1) and Lot Two (2) of Altech Business
Park Replat Three (3), as surveyed, platted and recorded in Douglas County, Nebraska.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, ~~over~~, along and under the following described real estate, to wit:

TUG 8 June 00

(See Exhibit "A" on the reverse side hereof for easement location.)

CONDITIONS:

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. ~~The Grantor understands that a single pole and appurtenances may be used to provide service to this property.~~ *TUG 8 June 00*

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 8th day of June, 2000.

OWNERS SIGNATURE(S)

Ted Grace Development LLC Twenty-five A L.L.C
by Ted V. Grace by Ted V. Grace manager

< COMPLETE ACKNOWLEDGEMENT ON REVERSE SIDE HEREOF >

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 8 day of JUNE, 2000, before me the undersigned, a Notary Public in and for said County, personally came

TED V. GRACE
OF TWENTY FIVE A LLC
MANAGER AND

President of TED GRACE DEVELOPMENT LLC personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be HIS voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Cheryl A. Lumbard
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____

personally to me known to be the identical person(s) and who acknowledged the execution thereof to be _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

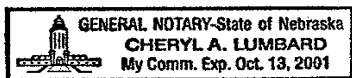
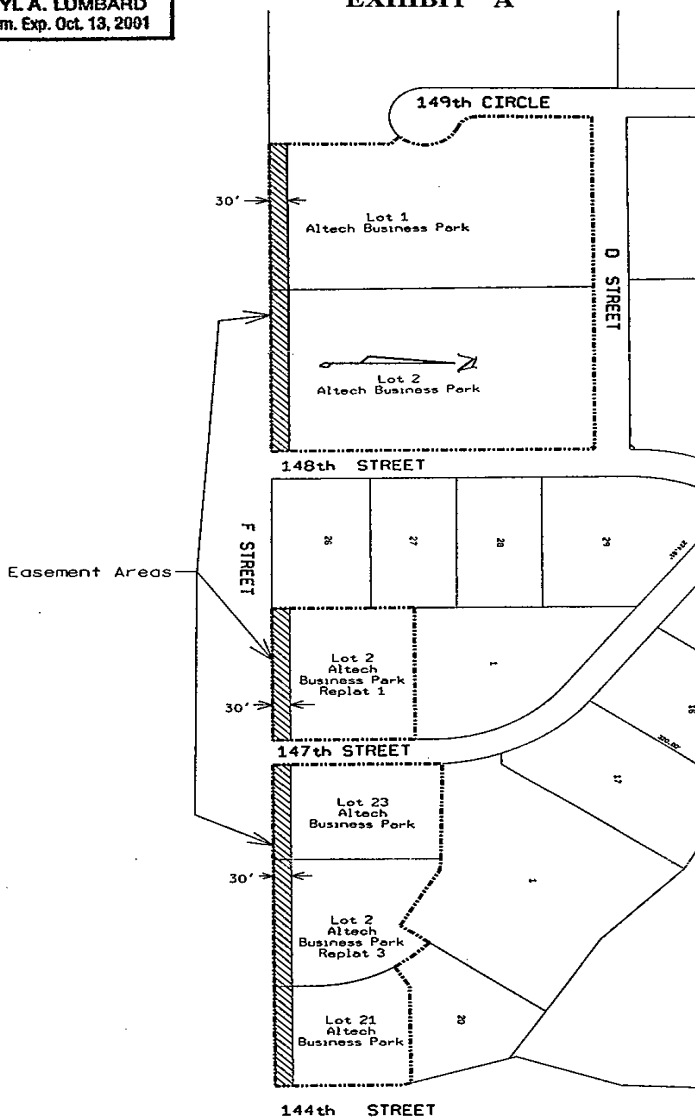


EXHIBIT "A"



SE 1/4, Section 35, T 15 N, R 11 E, County Douglas ROW RAM Date 5/8/2000
Customer Rep. Wilkins Engineer Gabriel Srvc Req. # _____ W.O.# 0001958801