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MODIFICATION AND AMENDMENT OF EASEMENT GRANT

This instrument made and entered into this 23 day of February, 19 65, by and between NORTHERN NATURAL GAS COMPANY, a Delaware Corporation, (hereinafter referred to as "Northern") and BLUE RIDGE LAND CO.

(hereinafter referred to as "Owners").

WITNESSETH THAT:

WHEREAS, Northern is the holder of an Easement Grant covering the following described premises in Sarpy County, Nebraska: Tax Lot 8 in Section 21, Township 14 North, Range 13 East

which Easement Grant has been recorded in Book 9 of Miscellaneous Records at Page 667 in the Office of the Register of Deeds for Sarpy County, Nebraska; and

WHEREAS, pursuant to the authority contained in said Easement Grant, Northern has constructed and currently operates and maintains a 4-inch pipeline through and across the premises above-described; and

WHEREAS, of the premises described in said Easement Grant, Owners are present owners of the following described premises:

Tax Lot 8 which includes Blue Ridge Addition

First, Second and Third plattings as surveyed, platted and recorded and the remaining unplatted areas in Tax Lot 8 of Section 21, Township 14 North, Range 13 East, Sarpy County, Nebraska.

WHEREAS, the parties hereto desire to more clearly define their rights under such Easement Grant and further desire to modify and amend said Easement Grant in certain respects,

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. That Northern shall, and by these presents does, hereby limit its right-of-way under the aforescribed Easement Grant, to a strip of land 20 feet in width across the property of the Owners as last described above, the centerline of which strip shall be the present location of Northern's 4-inch pipeline. A plat showing the location of said strip of land is attached hereto as Exhibit "A" and is, by this reference, made a part hereof.
2. That Northern shall, and by these presents does, hereby release from its said Easement Grant all of the above-described property of the owners except the strip of land described in Paragraph 1 above, upon which strip said Easement Grant is retained as herein modified.
3. That Grantor shall not build, create, construct, nor allow to be built, created or constructed, any hard surface road, building, or other structure, nor alter the grade or permit such alteration anywhere on the land upon which Grantee has reserved its Easement rights without the written consent of the Grantee.

FILED FOR RECORD IN SARPY COUNTY NEBR. Met 26 19 65 AT 9 O'CLOCK AM

AND RECORDED IN BOOK 35 OF DEEDS PAGE 68 Atkinson REGISTER OF DEEDS

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This instrument and the covenants and agreements herein contained, shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

"NORTHERN"

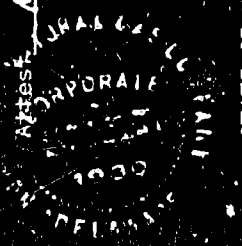
"OWNERS"

By W. S. Masiers
Vice President

BLUE RIDGE LAND CO.

Attest: W. S. Masiers
Assistant Secretary

W. S. Masiers President
W. S. Masiers Secy-Treas.



STATE OF NEBRASKA)
COUNTY OF DOUGLAS) S.S.

On this 23rd day of February A.D., 1965, before me a Notary Public duly commissioned and qualified in and for said county and state, personally came W. S. Masiers, Vice President, and W. S. Masiers, Assistant Secretary of NORTHERN NATURAL GAS COMPANY, who are personally known to me to be the identical persons whose names are affixed to the above instrument as Vice President and Assistant Secretary of said corporation, and they acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said corporation.

WITNESS my hand and official seal in Omaha, Nebraska, this 23rd day of February, 1965.

WITNESS my hand and official seal in Omaha, Nebraska, this 23rd day of February, 1965.

WITNESS my hand and official seal in Omaha, Nebraska, this 23rd day of February, 1965.

On this 23rd day of February A.D., 1965, before me a Notary Public duly commissioned and qualified in and for said county and state, personally came W. S. MASIERS, President and W. S. MASIERS, Secretary-Treasurer

of said corporation, and they acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said corporation.

WITNESS my hand and official seal in Omaha, Nebraska, this 23rd day of February, 1965.

W. S. Masiers

Notary Public, State of Nebraska, Commission Expires 11-15-66