

EASEMENT

This indenture made the 27th day of MAY, 1981, by and between Wayne B. Kocic and Jayne B. Kocic, husband and wife, the "Grantors", and Omni-view Cable Television, a Nebraska Corporation, the "Grantee".

WHEREAS, Grantors are the owners of a fee simple estate in certain lots located in Chapel Hills Subdivision, Douglas County, Nebraska and

WHEREAS, Grantors desire to grant a certain easement to the Grantee upon a 5' wide strip of land adjoining the rear lot lines of certain lots in said Chapel Hills Subdivision, solely for the purpose of installing and maintaining cable television wire and cable, and all accessories and appurtenances thereto for the carrying and transmission of cable television signals.

NOW THEREFORE, Grantors hereby grant to Grantee an easement for the installation and maintenance of cable television wire and cable, and all accessories and appurtenances thereto for the carrying and transmission of cable television signals over, under, ~~on~~ upon and through the following described property:

A 5' wide strip of land adjoining the rear lot lines of the following lots:

Lots ~~360~~, ~~361~~, ~~362~~, ~~449~~, ~~448~~, ~~417~~, ~~414~~, ~~413~~, ~~412~~, ~~407~~, ~~408~~, ~~407~~, ~~483~~, ~~478~~, ~~477~~, ~~463~~, ~~462~~, ~~461~~, ~~485~~, ~~497~~, ~~450~~, ~~488~~, ~~489~~, ~~456~~, ~~513~~, 100, 95, and 94, in Chapel Hill, a subdivision in Douglas County, Nebraska.

Said easement granted to the Grantee shall in no manner restrict the use of said property by the Grantors, their successors or assigns, and shall not entitle Grantee to construct any structure, of whatsoever nature, above ~~ground~~ ground.

It is further understood that the Grantors, their successors and assigns will be in no way bound to construct, maintain or to keep said easement in repair; nor do the Grantors, their successors or assigns, assume any liability or responsibility to the Grantee, its successors or assigns, or any person using the said easement by invitation expressed or implied, or by reason of any business conducted with the Grantee, its successors or assigns, or otherwise.

Grantee acknowledges that the area within the easement granted herein is also the subject of certain other easements which are contained in the protective covenants for Chapel Hills Subdivision, which covenants are recorded in Book 522, Page 471 of the Miscellaneous Records of the Register of Deeds of Douglas County, Nebraska.

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Grantee agrees to do nothing which would disturb the use or maintenance of such previously granted easements, and to hold Grantors harmless from any liability occasioned by Grantee's interference with or damage of any utility lines in said easement; It is further understood and agreed that the Grantee shall hold the Grantors harmless from any liability and pay any damages which may arise from the Grantee's use of said easement or from the maintenance, repair, or replacement of the cable television wire and cables.

It is further understood and agreed that this easement, shall be non-exclusive; that Grantors shall have the right to grant a similar easement over the same property to other cable television companies, provided, however, that Grantors shall have no liability to Grantees for any damages arising from other cable television companies installing and maintaining their lines, or damaging Grantee's lines.

It is further understood and agreed that should the use of said easement ever be abandoned by Grantee or its successors or assigns, then this easement shall terminate and all right, title and interest therein shall revert to Grantors, or their successors or assigns.

IN WITNESS WHEREOF, the said Grantors have caused this instrument to be executed on the day and year first above written.

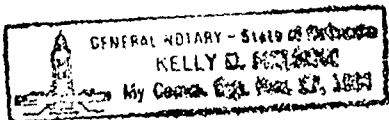
Wayne P. Pecic
Wayne P. Pecic

Jayne D. Pecic
Jayne D. Pecic

Steve Gross

STATE OF NEBRASKA)
) ss.
County of Douglas)

The foregoing instrument was acknowledge before me on
May 27, 1981, by Wayne P. and Jayne D. Rodic



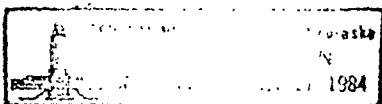
Kelly D. Peterson
Notary Public

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STATE OF NEBRASKA)
) ss.
County of Douglas)

On this 27 of May, 1981, before me, the undersigned
a Notary Public in and for said County, personally saw Steve Cross
Officer, of Omaha Police Department
a Nebraska Corporation, to me personally known to be the
the identical person whose name is affixed to the above instrument and
acknowledged the execution thereof to be his ~~xxxix~~ voluntary act and deed as
such officer, and the voluntary act and deed of said Corporation.

WITNES my hand and seal at Omaha, Nebraska, in said County the day
and year last above ~~xxxxxx~~ written.



Kelly D. Peterson
Notary Public

Handwritten notes:
with...
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1981 JUN -3 AM 10:07
STATE OF NEBRASKA
COUNTY OF DOUGLAS

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