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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

10773

FEE 35.50 FB 60-29140

BKP WPA/LL C/O _____ COMP W

DEL _____ SCAN dc FV _____

Site Name: OMABOB

ORIGINAL

LICENSE AGREEMENT

Omaha Cellular Telephone Company, a Delaware general partnership ("Grantor"), for and in consideration of and as a condition of the granting of a special use permit by the City of Omaha, Nebraska ("Grantee"), grants a nonexclusive license to Grantee, to allow the Grantee access to and use of the Grantor's monopole located upon the properly described on Exhibit "A" attached hereto (the "Property"), for Grantee's emergency broadcast system, provided that the monopole has the structural integrity to accommodate Grantee's telecommunications equipment, such equipment will not cause any signal interference with the existing equipment on the monopole, and Grantee's plans are approved by Grantor in advance.

The License granted herein to the Grantee shall last only so long as (i) Grantor has the right to operate the communications facility mounted upon the monopole pursuant a lease with the Owner or Lessor of the Property; (ii) Grantor operates the communication facility on the monopole; (iii) Grantor has access and utility easements to the Property; (iv) the operation of the communications facility upon the monopole is in compliance with applicable federal, state and local laws, regulations and ordinances; and (v) the special use permit granted by Grantee to Grantor to erect and maintain the monopole on the Property and the communications facility thereon shall be in effect. The License shall terminate if, as and when, all of the foregoing conditions occur, including without limitation, Grantee or its successors or assigns shall cease to use the Property as a communications facility or the special use permit expires or is withdrawn, or if there is signal interference which is not cured within five days of notice thereof.

This instrument contains the entire agreement of the parties and the Grantor, and may not be amended except in writing, signed both parties.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed this 28 day of July 1997.

GRANTOR: Omaha Cellular Telephone Company, a Delaware general partnership

By: U S WEST NewVector Group, Inc., its Managing General Partner

By: David V Smith

Its: Corporate Real Estate Manager 7/28/97

GRANTEE: The CITY OF OMAHA, NEBRASKA, a municipal corporation

By: Hal Daub Title: Mayor

After recording, please return original document to:

Walsh, Fullenkamp & Doyle
11440 West Center Road
Omaha, Nebraska 68144

Attn: Dan Walsh

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

The above and foregoing instrument was acknowledged before me this 28th day of July, 1997, by Ronald V. Smith as the Corporate Real Estate Manager of U S WEST NewVector Group, Inc., the Managing General Partner of Omaha Cellular Telephone Company, on behalf of the partnership, as Grantor.

[Handwritten Signature]

Notary Public in and for the State of Washington
County of King
My Commission expires: 4/29/2000



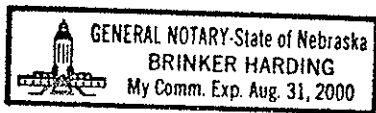
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

The above and foregoing instrument was acknowledged before me this 11 day of August, 1997, by Hal Danks as the Mayor of the City of Omaha, Nebraska, a municipal corporation, on behalf of the City of Omaha, as Grantee.

[Handwritten Signature]

Notary Public in and for the State of Nebraska
County of Douglas
My Commission expires: August 31, 2000



OMA BOB-1

EXHIBIT A

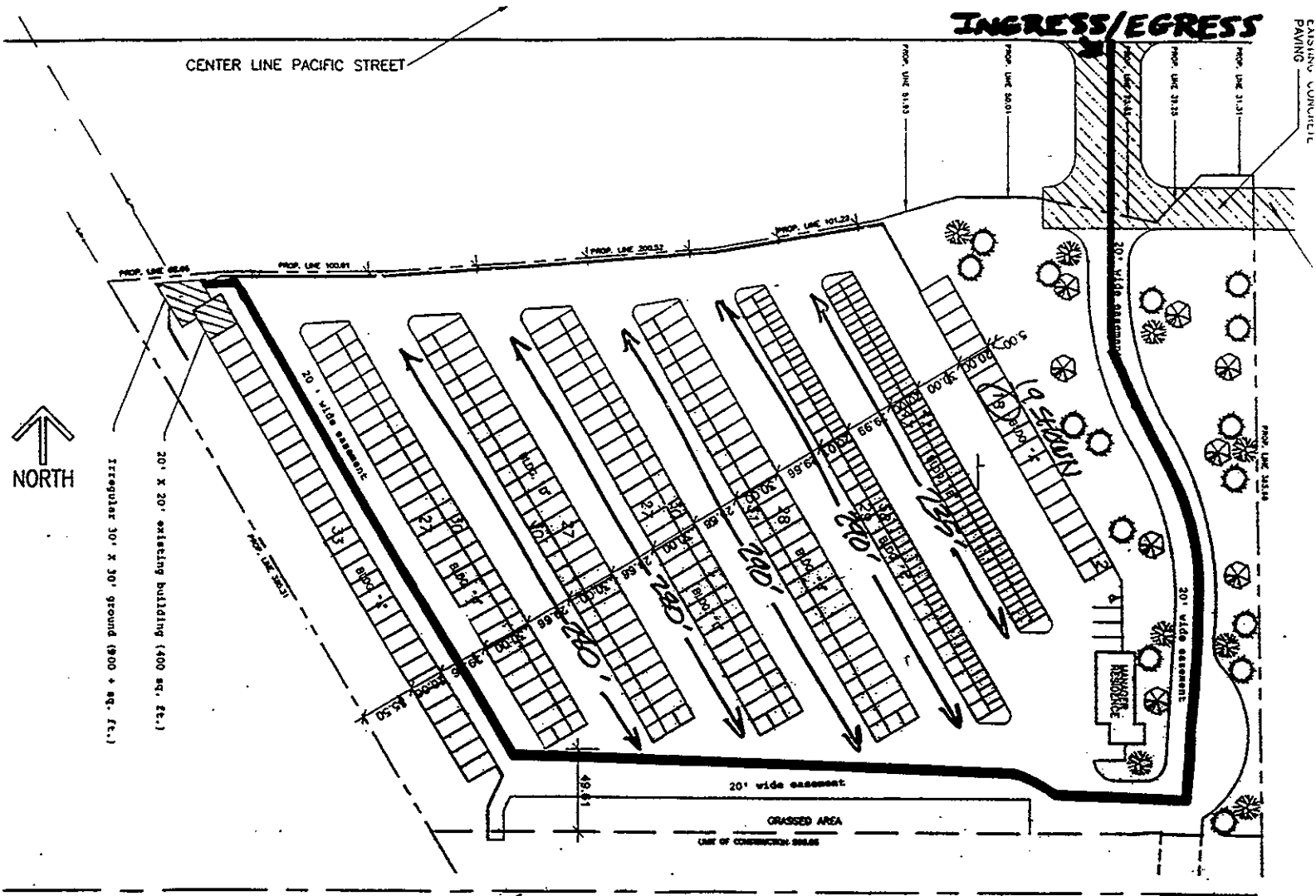
Property Description:

Lot 1, Block 28, Pacific Heights, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, Except that part deeded to the County of Douglas, Nebraska, described as follows: Referring to the Northeast corner of said Lot; thence South $02^{\circ}55'25''$ East (assumed bearing) along the East line of said Lot 1, a distance of 69.01 feet; thence South $87^{\circ}46'40''$ West a distance of 31.31 feet; thence South $42^{\circ}16'16''$ West, a distance of 39.24 feet; thence North $81^{\circ}17'33''$ West, a distance of 73.84 feet; thence South $87^{\circ}46'40''$ West, a distance of 50.0 feet; thence South $72^{\circ}08'08''$ West a distance of 51.92 feet; thence South $78^{\circ}41'15''$ West, a distance of 101.27 feet; thence South $83^{\circ}46'40''$ West, a distance of 200.49 feet; thence South $87^{\circ}46'40''$, a distance of 100.0 feet; thence South $83^{\circ}12'14''$ West, a distance of 68.05 feet to a point on the West line of said Lot 1; thence North $32^{\circ}40'20''$ West along said West lot line, a distance of 153.61 feet to a point on the South right of way line of Pacific Street; thence North $87^{\circ}46'40''$ East along said South right of way line, a distance of 776.15 feet to the point of beginning.

OMA BOB-1

EXHIBIT B

Premises Description:



OMA BOB-1

EXHIBIT B

Premises Description:

LEGAL DESCRIPTION
LEASE AREA

Part of Lot 1, Block 28, Pacific Heights, a subdivision located in the NE ¼ of Section 27, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Lot 1, Block 28, Pacific Heights; thence S32°40'00"E (assumed bearing) along the West line of said Lot 1, Block 28, Pacific Heights, said line also being the East right-of-way line of the Union Pacific Railroad, a distance of 153.61 feet to the point of intersection on the South right-of-way line of Pacific Street and said East right-of-way line of the Union Pacific Railroad; thence N83°11'19"E along said South right-of-way line of Pacific Street, a distance of 18.66 feet to the point of beginning; thence continuing N83°11'19"E along said South right-of-way line of Pacific Street, a distance of 33.34 feet; thence S32°40'00"E, a distance of 18.93 feet; thence N57°36'21"E, a distance of 9.88 feet; thence S32°34'23"E, a distance of 20.00 feet; thence S57°36'20"W, a distance of 19.79 feet; thence N32°29'51"W, a distance of 10.35 feet; thence S57°20'00"W, a distance of 20.09 feet; thence N32°40'00"W, a distance of 43.07 feet to the point of beginning.

EXHIBIT B

Premises Description:

LEGAL DESCRIPTION
EGRESS & INGRESS EASEMENT

An Ingress and Egress Easement located in part of Lot 1, Block 28, Pacific Heights, a subdivision located in the NE ¼ of Section 27, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Lot 1, Block 28, Pacific Heights; thence S87°45'59"W (assumed bearing) along the North line of said Lot 1, Block 28, Pacific Heights, a distance of 78.37 feet; thence S02°14'01"E, a distance of 93.06 feet to a point on the South right-of-way line of Pacific Street, said point also being the point of beginning; thence Southeasterly on a curve to the left with a radius of 2633.64 feet, a distance of 23.57 feet, said curve having a long chord which bears S08°12'56"E, a distance of 23.57 feet; thence S03°35'25"E, a distance of 23.86 feet; thence Southeasterly on a curve to the left with a radius of 187.27 feet, a distance of 113.57 feet, said curve having a long chord which bears S15°09'35"E, a distance of 111.84 feet; thence Southeasterly on a curve to the right with a radius of 187.70 feet, a distance of 97.95 feet, said curve having a long chord which bears S15°51'44"E, a distance of 96.84 feet; thence Southwesterly on a curve to the right with a radius of 121.97 feet a distance of 95.98 feet, said curve having a long chord which bears S04°27'32"W, a distance of 93.52 feet; thence Southwesterly on a curve to the right with a radius of 59.67 feet, a distance of 54.03 feet, said curve having a long chord which bears S75°01'21"W, a distance of 52.20 feet; thence N79°36'38"W, a distance of 44.70 feet; thence S87°49'33"W, a distance of 315.66 feet; thence N32°35'06"W, a distance of 333.52 feet; thence S57°25'37"W, a distance of 4.56 feet; thence N32°34'23"W, a distance of 14.63 feet; thence S57°36'21"W, a distance of 9.88 feet; thence N32°40'00"W, a distance of 18.93 feet to a point on said South right-of-way line of Pacific Street; thence N83°11'19"E along said South right-of-way line of Pacific Street, a distance of 16.06 feet; thence N87°45'54"E along said South right-of-way line of Pacific Street, a distance of 23.18 feet; thence S32°35'06"E, a distance of 336.97 feet; thence N87°49'33"E, a distance of 304.20 feet; thence S80°09'27"E, a distance of 50.01 feet; thence Northeasterly on a curve to the left with a radius of 39.67 feet, a distance of 31.45 feet, said curve having a long chord which bears N77°09'07"E, a distance of 30.64 feet; thence Northeasterly on a curve to the left with a radius of 101.97 feet, a distance of 79.06 feet, said curve having a long chord which bears N02°27'20"E, a distance of 77.09 feet; thence Northwesterly on a curve to the left with a radius of 167.70 feet, a distance of 90.30 feet, said curve having a long chord which bears N15°17'18"W, a distance of 89.22 feet; thence Northwesterly on a curve to the right with a radius of 207.27 feet, a distance of 124.35 feet, said curve having a long chord which bears N15°15'35"W, a distance of 122.49 feet; thence N03°35'25"W, a distance of 22.02 feet; thence Northwesterly on a curve to the right with a radius of 2653.64 feet, a distance of 28.87 feet, said curve having a long chord which bears N08°08'31"W, a distance of 28.87 feet to a point on said South right-of-way line of Pacific Street; thence S81°18'25"E, along said South right-of-way line of Pacific Street, a distance of 20.87 feet to the point of beginning.