

Me. Robert W. Leslie, Pres. & Don C. Lein, Sec. of Jostens, Inc. Owner(s)
of the real estate described as follows, and hereafter referred to as "Grantor":

A tract of land in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section One (1); Township Fourteen (14) North; Range Twelve (12) East of the Sixth (6th) Principal Meridian; in Douglas County, Nebraska, and more particularly described as follows:

In the following description, the North line of Section One is assumed to be true East and West. Commencing at the Northeast corner of the Northwest Quarter (NW¼) of Section One (1), Township Fourteen (14) North Range Twelve (12) East of the Sixth (6th) Principal Meridian in Douglas County, Nebraska, West three hundred and fourteen and two tenths feet (314.2'); thence S 0°-03' W Two Hundred and Thirty-three feet (233') to the point of beginning, this point being on the East line of the street presently known as 67th Street and Two Hundred and Thirty-three Feet South of the center line of F Street; thence, S 0°-03' W Two Hundred and Fifty Feet (250'); thence S 89°-57' E One Hundred and Eighty Feet (180'); thence N 0°-03' E Two Hundred and Fifty Feet (250'); thence North 89°-57' West One Hundred and Eighty Feet (180') to the point of beginning; containing 1.03 Acres more or less.

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, and the NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, its successors and assigns, collectively referred to as "Grantees", a permanent right of way easement to install, operate, maintain, repair, replace, and renew its electric and telephone facilities over, upon, above, along, under, in and across the following described real estate, to wit:

See sketch on reverse side of document for easement area.

POOR INSTRUMENT FILED

CONDITIONS:

- (a) Where Grantee's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities within a strip of land as indicated above, together with the right to trim or remove any trees along said line so as to provide a minimum clearance from the overhead facilities of at least Twelve feet (12').
- (b) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (c) Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (d) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/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 parties hereto have signed their names and caused the execution of this instrument this 28th day of February, 1978.

Don C. Lein
Robert W. Leslie

STATE OF MINNESOTA
COUNTY OF HENNEPIN

On this 28 day of February, 1978,
before me the undersigned, a Notary Public in and for said

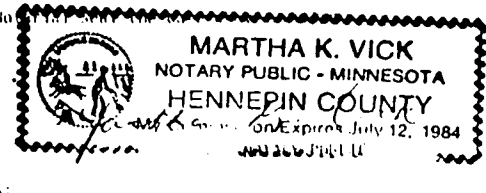
County, personally seen Robert W. Leslie
President of Jostens, Inc.
personally to me known to be the identical person who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

STATE OF MINNESOTA
COUNTY OF HENNEPIN

On this 28 day of February, 1978,
before me the undersigned, a Notary Public in and for said County and State, personally appeared

Don C. Lein, Secretary
Jostens, Inc.
personally to me known to be the identical person(s) and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

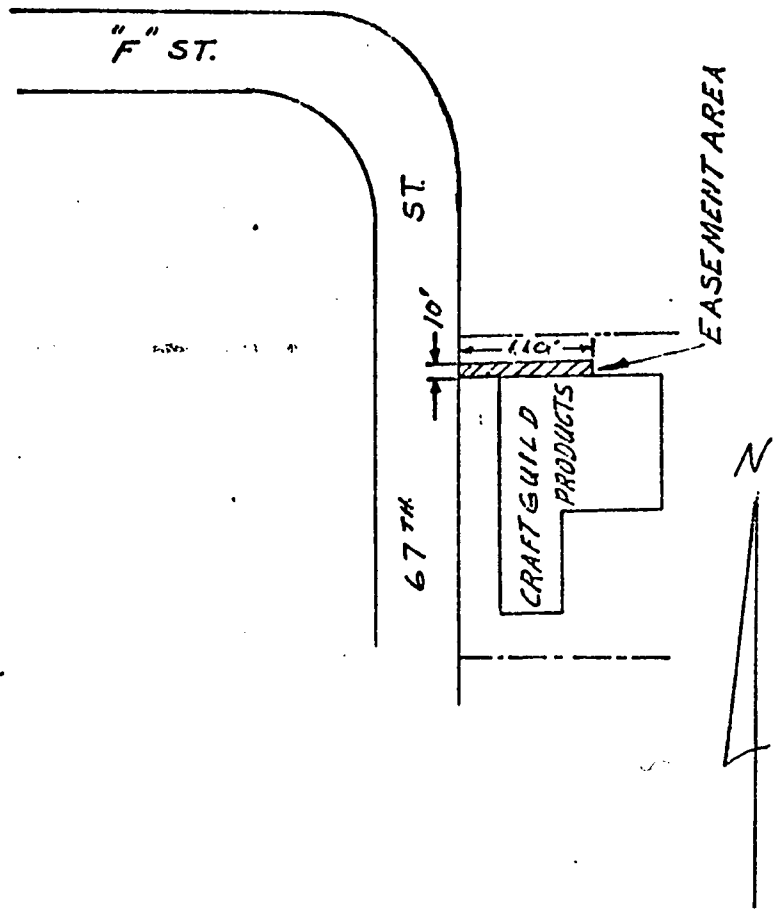
Witness my hand and Notarial Seal at said County the day and year first above written.


Witness my hand and Notary Seal at said County the day and year first above written.


Transmission Engineer SH Date 3/21/78; Contract and Specifications Engineer RWP Date 3/20/78

Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 1978

Section 1, Township 14 North, Range 12 East
41.9 North 67th Street
Salesperson Hendrickson Engineer Hullman Est. 29116, W.O. 7780



14 paid.

RECEIVED
 1978 APR -6 AM 8:59
 C. HAROLD OSTLER
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBR.

Book 595
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 of 1000

Fee 6.25
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Comped 1-14-78

O. J. P. D.
 1623 Harvey

1-14-78

