

WAIVER AND RELEASE OF PROTECTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on April 1, 1964, Herman Cohen and Rosalie Cohen, husband and wife, and Pennie Z. Davis and Florence C. Davis, husband and wife, then owners of the following described real estate situated in Douglas County, Nebraska, to-wit:

The Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-Six (26), Township Fifteen (15) North, Range Twelve (12), East of the 6th P. M., except the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Twenty-Six (26), and excepting that portion taken for streets and highways;

executed a Declaration of Protective Covenant providing in part that no building shall be constructed upon that portion of the above described real estate as shall be zoned "Ninth Residence District" which shall exceed six (6) stories in height, which Declaration of Protective Covenant was duly filed in the Office of the Register of Deeds of Douglas County, Nebraska on July 23, 1964 and recorded in Book 415 of Misc. Records at Page 75, and

WHEREAS, said Declaration of Protective Covenant expressly runs with the land and is binding upon and inures to the benefit of the present and future owners of said real estate, and The Archbishop Bergan Mercy Hospital and Sisters of Mercy Provincial House, and

WHEREAS, the undersigned own a tract of land within aforesaid restricted area, legally described in Exhibit "A" hereto attached and made a part hereof by reference, and

WHEREAS, Carl W. Renstrom et al now desire to construct an Office Tower building fifteen (15) stories in height, with separate parking garage, on a 5.09 acre tract of land on the Northwest corner of 72nd and Mercy Road, Omaha, Nebraska, which is within aforesaid restricted area, legally described in Exhibit "B" hereto attached and made a part hereof by reference, and

WHEREAS, the undersigned have examined the layout of said Office Tower building and have no objections to its construction, even though it will be constructed in an area zoned "Ninth Residence District",

NOW, THEREFORE, the undersigned hereby forever waive and release aforesaid Declaration of Protective Covenant only as to Paragraph 1 thereof which limits building height to six (6) stories, and only as to the real estate described in Exhibit "B" hereto attached.

It is understood that this Waiver and Release of Protective Covenant shall become operative and effective only upon the filing of similar Waivers and Releases relating to said Office Tower project, executed by all landowners in aforesaid restricted area, and by The Archbishop Bergan Mercy Hospital and Sisters of Mercy Provincial House.

The undersigned all agree to execute and deliver any additional instruments or documents reasonably required to fully release said restrictive covenant of six (6) stories in height for the real estate described in Exhibit "B".

Dated this 17<sup>th</sup> day of August, 1974.

Ramona Slosburg Pepper, Trustee  
Ramona Slosburg Pepper, Trustee

Stanley J. Slosburg, Trustee  
Stanley J. Slosburg, Trustee

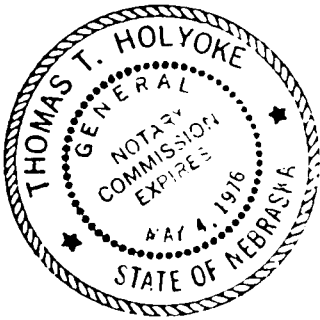
Majority Trustees under Paragraph VII of the Last Will and Testament of Jacob Slosburg, Jr., deceased

Ramona Slosburg Pepper  
Ramona Slosburg Pepper,  
Beneficiary of said Trust

STATE OF NEBRASKA )  
                                      ) SS.  
COUNTY OF DOUGLAS )

Before me, a Notary Public qualified for said County,  
personally came Ramona Slosburg Pepper and Stanley J. Slosburg  
Majority Trustees under Paragraph VII of the Last Will and  
Testament of Jacob Slosburg, Jr., deceased, and Ramona Slosburg  
Pepper, Beneficiary of said Trust, known to me to be the iden-  
tical persons who signed the foregoing instrument, and acknowl-  
edged the execution thereof in their respective capacities, to  
be their voluntary acts and deeds.

Witness my hand and Notarial Seal on August 17<sup>th</sup>, 1974.



*Thomas T. Holyoke*  
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Notary Public

That part of the NE 1/4 of the SE 1/4 of Section 26, T 15 N, R 12 E of the 6th P. M., Douglas County, Nebraska, more particularly described as follows (East line of said NE 1/4 of the SE 1/4 of Section 26 assumed North-South in direction): Beginning at a point which is N 89° 54' 40" W, 428.04 feet from the Southeast corner of said NE 1/4 of the SE 1/4 and 68.0 feet N 0° 05' 20" E (measured perpendicular to the South line of said NE 1/4 of the SE 1/4), thence North 300.00 feet; thence West 173.0 feet; thence South 228.39 feet along the East line of dedicated street; thence S 20° 06' 02" E, 76.30 feet along the East line of dedicated street; thence S 89° 54' 40" E, 146.78 feet along a line 68.0 feet North of and parallel with the South line of said NE 1/4 of the SE 1/4 of Section 26 to the point of beginning.

EXHIBIT "A"

Legal Description 1.

That part of the NE 1/4 of the SE 1/4 of Section 26, T 15 N, R 12 E, of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: (East line of said 1/4 Section assumed North-South in direction.) Beginning at a point which is 485.00 feet South of and 122.31 feet West of the East 1/4 corner of said Section 26; thence S 02° 58' 52" W for 85.00 feet; thence N 90° 00' 00" E for 43.00 feet; thence S 02° 58' 52" W for 149.68 feet; thence along a curve to the right (having a radius of 1216.50 feet and long chord bearing S 09° 01' 04" W for 256.03 feet ) for an arc distance of 256.51 feet; thence along a curve to the right (having a radius of 472.91 feet and long chord bearing S 18° 56' 55" W for 64.18 feet) for an arc distance of 64.23 feet; thence S 22° 50' 23" W for 36.61 feet; thence along a curve Left (having a radius of 308.58 feet and long chord bearing S 17° 03' 50" W for 62.11 feet) for an arc distance of 62.22 feet; thence S 11° 17' 16" W for 78.81 feet; thence along a curve to the Right (having a radius of 42.05 feet and long chord bearing S 47° 46' 45" W for 50.02 feet) for an arc distance of 53.58 feet; thence along a curve to the right (having a radius of 662.22 feet and long chord bearing S 87° 11' 38" W for 66.94 feet) for an arc distance of 66.97 feet; thence N 89° 54' 32" W for 113.74 feet; thence North for 415.87 feet; thence West 173.00 feet to the East R.O.W. line of 73rd Street; thence North for 53.94 feet; thence along a curve to the Right (having a radius of 175.00 feet and long chord bearing N 12° 47' 40" E for 77.51 feet) for an arc distance of 78.16 feet; thence N 25° 35' 19" E for 133.66 feet; thence South 120.91 feet; thence East 200.00 feet; thence North 210.00 feet; thence East 193.79 feet to the point of beginning, containing 5.09 acres more or less.

EXHIBIT "B"

26  
 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
 22 DAY OF August 19 24 AT 3:15 P. C. HAROLD OSTLER, REGISTER OF DEEDS 1525