

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made and entered into this 31st
day of October, 1984 by and between Midway Development
Company

hereinafter referred to as "Grantors", and K. V. COMPANY, a
Nebraska general partnership, hereinafter referred to as
"Grantee",

WITNESSETH THAT:

WHEREAS, Grantor is the owner of the property known as
Lots 34 and 37, Empire Park Replat II, as surveyed, platted and
recorded in Douglas County, Nebraska, except the east 6 feet
thereof which are owned by Grantee; and

WHEREAS, Grantee is the owner of Lots 35 and 36
adjoining said east 6 feet of Lots 34 and 37 on the east; and

WHEREAS, Grantee requires for driveway purposes the use
of two small triangular parcels of Grantor's property, being
situated at the northeast corner and the southeast corner
thereof, and Grantor is willing to grant an easement to Grantee
for such use,

NOW, THEREFORE, in consideration of the mutual covenants
herein and other good and valuable consideration, the Grantor
hereby grants to the Grantee and to its successors and assigns, a
perpetual nonexclusive easement for driveway, ingress and egress,
and access purposes upon, over and across the portions of Lots 34
and 37 as shown on Exhibit "A", which by specific reference is
incorporated herein.

Grantee shall maintain such easement area, keep it free
from snow and ice, and indemnify and hold Grantor harmless from
any and all claims, demands and liability in connection with such
easement area.

The rights, benefits and obligations created by this
Easement Agreement shall run with the land, viz: Lots 35 36 and
the East 6 feet of Lots 34 and 37 in Empire Park Replat II as
surveyed, platted and recorded, shall benefit the Grantee, its
successors and assigns, and shall be binding upon the successors
and assigns of the Grantor.

IN WITNESS WHEREOF the parties hereto have executed this
Easement Agreement at Dallas, Texas this 31st day of October
1984.

GRANTOR:

[Signature]
MIDWAY DEVELOPMENT COMPANY

GRANTEE:

K. V. COMPANY, a Partnership

By

[Signature]
Partner

STATE OF TEXAS)

ss.

County of Dallas)

The foregoing instrument was acknowledged before me on
October 31, 1984 by James A. Moran

[Signature]
Notary Public

STATE OF NEBRASKA)

ss.

County of Douglas)

The foregoing instrument was acknowledged before me on
January 18, 1984, by Alfred J. Vacanti
on behalf of K. V. Company, a partnership.

[Signature]
Notary Public

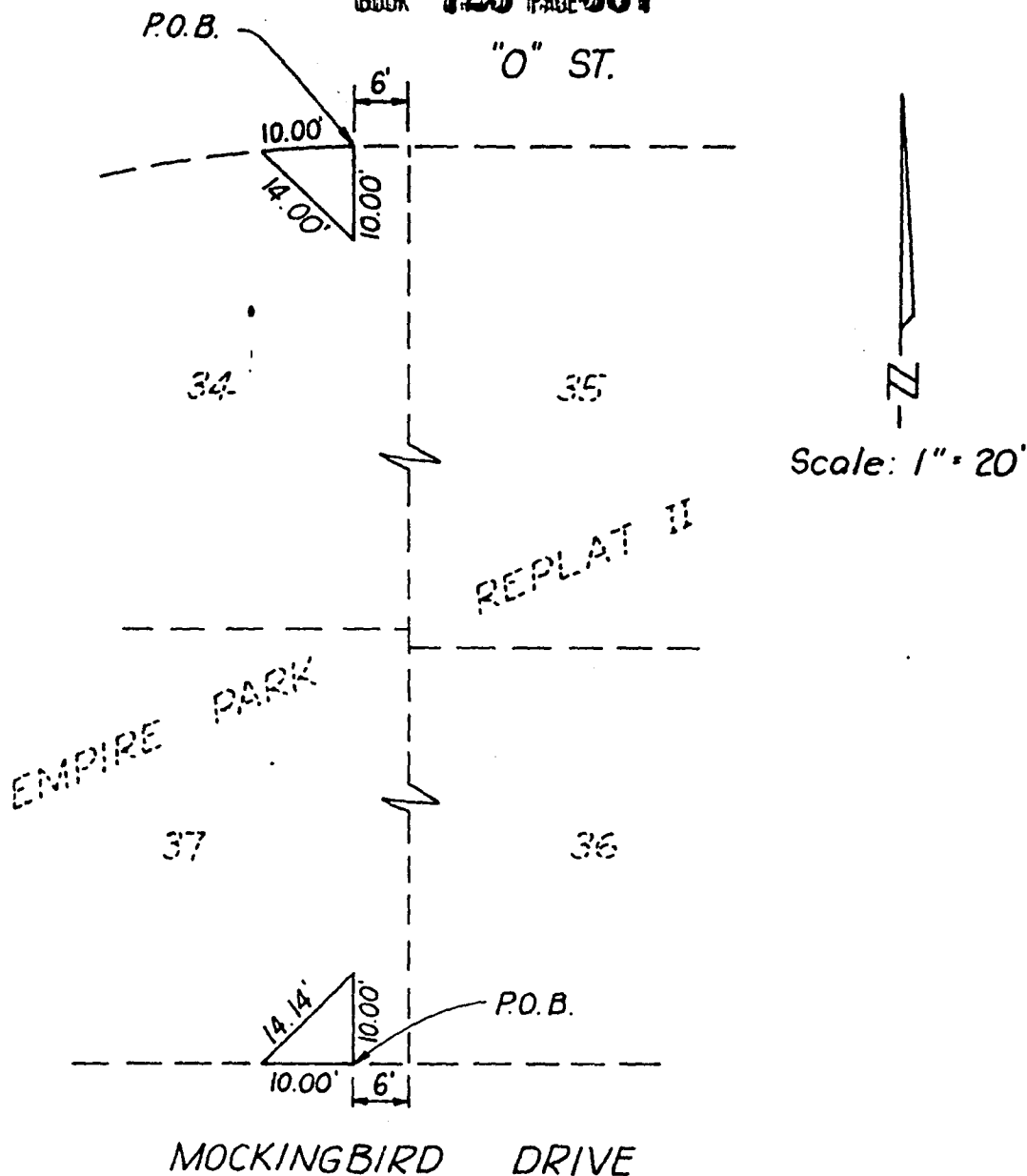
EXHIBIT "A"

BOOK

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LEGAL DESCRIPTION

Part of Lot 34, Empire Park Replat 11, as surveyed,platted and recorded in Douglas County, Nebraska; more particularly described as follows:

Commencing at the Northeast corner of said Lot 34; thence westerly along the north line of said Lot 34 on a curve to the left having a radius of 375.0 feet and a distance of 6.00 feet to the Point of Beginnnig; thence south and parallel to the east line of said Lot 34 a distance of 10.00 feet; thence northwesterly a distance of 14.00 feet to a point on the north line of Lot 34; thence easterly along said north line of Lot 34, on a curve to the right having a radius of 375.0 feet and a distance of 10.00 feet to the Point of Beginning.

LEGAL DESCRIPTION

Part of Lot 37, Empire Park Replat 11, as surveyed, platted and recorded in Douglas County, Nebraska; more particularly described as follows:

Commencing at the Southeast corner of said Lot 37; thence west along the south line of said Lot 37, a distance of 6.00 feet to the Point of Beginning; thence continuing west along said south line of Lot 37, a distance of 10.00 feet; thence northeast a distance of 14.14 feet; thence south and parallel to the east line of said Lot 37 a distance of 10.00 feet to the Point of Beginning.

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DOUGLAS COUNTY
RECORDERS OFFICE

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JLF & ASSOC., INC.
10040 REGENCY CIR.
SUITE 190
OMAHA, NE. 68114