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FILED FOR RECORD 11.96 AT 2:40 P. M.
IN BOOK 49 OF Mid PAGE 186
REGISTER OF DEEDS, CASS CO., NE Patricia Masing
Doc # 24 *3050

Site Name: Kennedy (Greenwood 2)

Site I.D.: 308-A

GRANT OF ACCESS EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

That Millard A. Kennedy (hereinafter the "Grantor"), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer and convey unto Sprint Spectrum L.P., a Delaware limited partnership, (hereinafter the "Grantee") permanent access easement over the property described on Exhibit "B" attached hereto for the purpose of ingress and egress, seven (7) days a week, twenty-four (24) hours a day, by foot or motor vehicle, to and from the property described on Exhibit "A" attached hereto.

Grantor hereby covenants with said Grantee that: (i) Grantor and its successors and assigns will not take any actions which would interfere with the Easement herein granted; (ii) Grantor has good and lawful authority to grant, transfer and convey the Easement herein granted; (iii) Grantor is the owner of the property described on Exhibit "B" attached hereto in fee simple; and (iv) if Grantor decides to sell all or any part of the property described on Exhibit "B" attached hereto to a purchaser other than Grantee, such sale shall be under and subject to the Easement herein granted and the rights of the Grantee hereunder.

The Easement herein granted and conveyed to the Grantee and the covenants herein contained, shall be Easements and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective agents, contractors, successors and assigns, but shall terminate if, as and when, Grantee or its successors or assigns shall cease to use the property described on Exhibit "A" attached hereto as a Communications Facility location.

This instrument contains the entire agreement of the parties and the Grantor, in executing and delivering this instrument, has not relied upon any promises, inducements or reservations of the Grantee, its agents or employees, except as set forth herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed this 25th day of October, 1996.

M.A. Kennedy
Grantor

By: M.A. Kennedy

Title: owner

PLEASE RETURN RECORDED DOCUMENT TO:
Sprint Spectrum (Property Department)
3078 South 111th Street
Omaha, NE 68137-2338
(402)597-5660

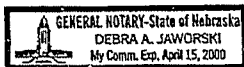
STATE OF NEBRASKA

COUNTY OF SARCY

The foregoing instrument was acknowledged before me this 25th day of OCTOBER, 1996 by

MILLARD A. KENNEDY

(AFFIX NOTARIAL SEAL)



My commission expires:

Debra A. Jaworski
(OFFICIAL NOTARY SIGNATURE)
NOTARY PUBLIC - STATE OF NEBRASKA

DEBRA A. JAWORSKI
(PRINTED, TYPED OR STAMPED NAME OF NOTARY)

Acknowledgment: For use in the case of natural persons acting in their own right (Nebraska))

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EXHIBIT "A"
(Communications Facility Location)

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 26;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW1/4), 50.00 FEET;

THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER (SW1/4), 1334.5 FEET TO THE SOUTHWEST CORNER OF OWNER'S (LESSOR'S) PROPERTY.

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF OWNER'S (LESSOR'S) PROPERTY, 265.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 10.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 30.00 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 40.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 1200 SQUARE FEET (0.028 ACRES) MORE OR LESS.

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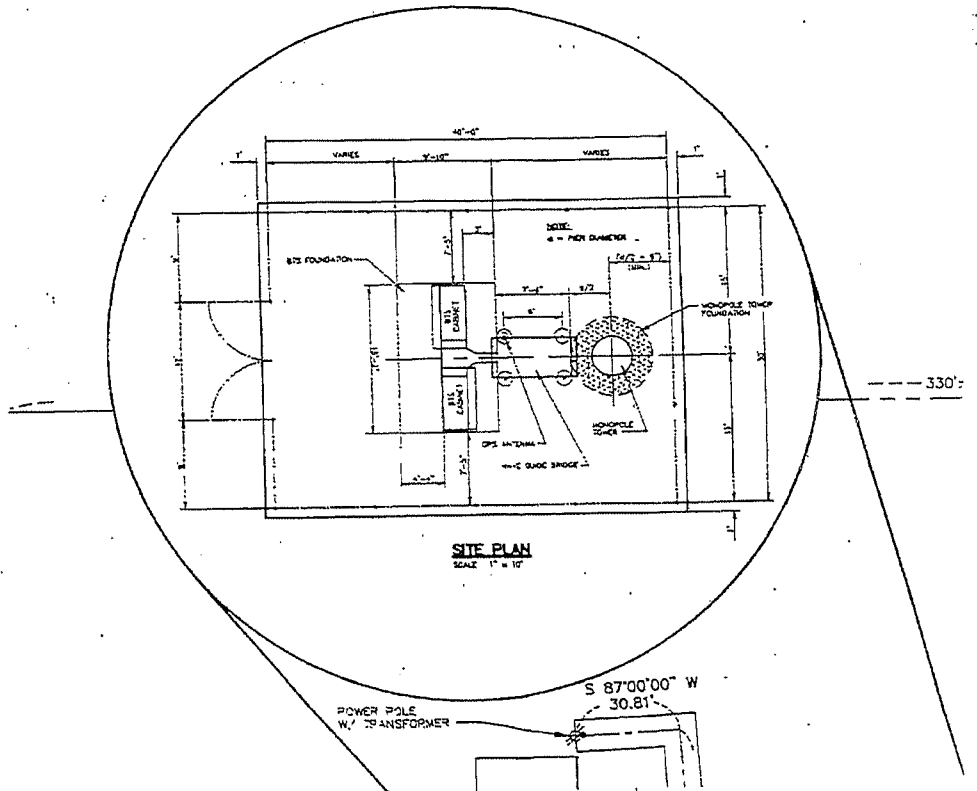
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EXHIBIT "A"
(Communications Facility Location)

Sketch



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Site Name: Kennedy (Greenwood 2)

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EXHIBITS "B-"
(Access Easement)

A STRIP OF LAND, 20.00 FEET IN WIDTH, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CASS COUNTY, NEBRASKA, SAID STRIP BEING ALL OF THAT LAND LYING BETWEEN LINES THAT ARE PARALLEL WITH AND 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND SAID CENTERLINE PROLONGED:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 26;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW1/4), 50.00 FEET;

THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER (SW1/4), 1334.5 FEET TO THE SOUTHWEST CORNER OF OWNER'S (LESSOR'S) PROPERTY;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF OWNER'S (LESSOR'S) PROPERTY, 265 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 25.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 00 MINUTES 00 SECONDS WEST, 170.00 FEET;

THENCE NORTH 68 DEGREES 48 MINUTES 51 SECONDS WEST, 102.14 FEET TO A POINT THAT IS 50.00 FEET EASTERLY FROM THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) AND THE TERMINUS OF SAID CENTERLINE.

SAID STRIP CONTAINS AN AREA OF 5540 SQUARE FEET (0.127 ACRES) MORE OR LESS.

