

EASEMENT FOR PIPE LINE RIGHT OF WAY

This Indenture, made and entered into this 28th day of March, 1949, by and between Falstaff Brewing Corporation, a corporation organized under the laws of the State of Delaware with its principal place of business in the city of St. Louis, Missouri, hereinafter called the grantor, and Metropolitan Utilities District of Omaha, a quasi municipal corporation of the State of Nebraska, hereinafter called the grantee.

WHEREAS, the parties hereto did on June 14, 1946 enter into a written contract relating to changes in the location of certain of the facilities of said grantee then on the premises of said grantor, including the partial relocation of a 30-inch water main existing on premises of grantor and partial abandonment of old route thereof by grantee as shown by separate instrument executed this date; and

WHEREAS, grantee herein has fully performed its part of said contract;

NOW, THEREFORE, in consideration of the mutual promises of the parties contained in said written contract and in the performance thereof, grantor does by these presents grant and convey to said grantee, its successors and assigns, an exclusive perpetual easement for a 30-inch trunk water main in, over and upon the following described real estate:

A strip of land ten (10) feet wide, five (5) feet on each side of a center line, the course of which center line is shown by a red line on the plat, marked Exhibit A, attached hereto and made a part hereof and is described by metes and bounds as follows:

Beginning at a point on the West property line on 25th Street, twenty-one (21) feet south of the North property line of vacated Krug Avenue originally dedicated as "Boulevard Street" in the original plat and dedication of Sherman's Addition to the City of Omaha, Douglas County, Nebraska, and from said point of beginning running west parallel to the North property line of said Krug Avenue, a distance of eighty-eight (88) feet; thence at ninety (90) degrees south and parallel to the West property line of said 25th Street, a distance of two hundred four (204) feet, to a point ten (10) feet north of the South property line of Lot 8, Block 2, in the second replat of Sherman's Addition to the City of

43

Omaha, Douglas County, Nebraska; thence at ninety (90) degrees to the west and parallel more or less to the south line of said Lot 8, a distance of six hundred eighty-five (685) feet, to a point which is one (1) foot east of the West property line of said Lot 8, and ten (10) feet north of the South property line of said Lot 8.

Said easement and right of way is for the purpose of constructing, reconstructing, altering, repairing, inspecting, maintaining, changing, substituting, renewing or removing a 30-inch water main which is a part of the water utility system, serving the City of Omaha and adjacent territory, now operated by grantee.

Grantee, in performing any work on the granted premises, will not unnecessarily obstruct Grantor's access to its plant, and whenever grantee excavates on the granted premises it will restore the surface of same without cost to the grantor.

Grantor covenants that it will erect no structures in or over said right of way herein granted and will carry on no activities in or over same which will, in the free discretion of the grantee, its successors and assigns, in any way endanger the grantee's installations in or use of said right of way or its access thereto, at all times, for the purposes for which this easement is granted.

Signed, sealed and delivered this 28th day of March, 1949.

FALSTAFF BREWING CORPORATION,
A Corporation,

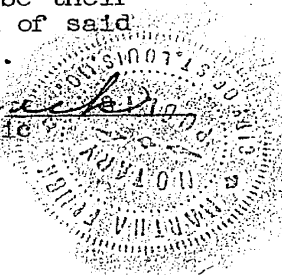
By Harvey Belfa
First Vice-President



STATE OF MISSOURI }
CITY OF ST. LOUIS } ss.

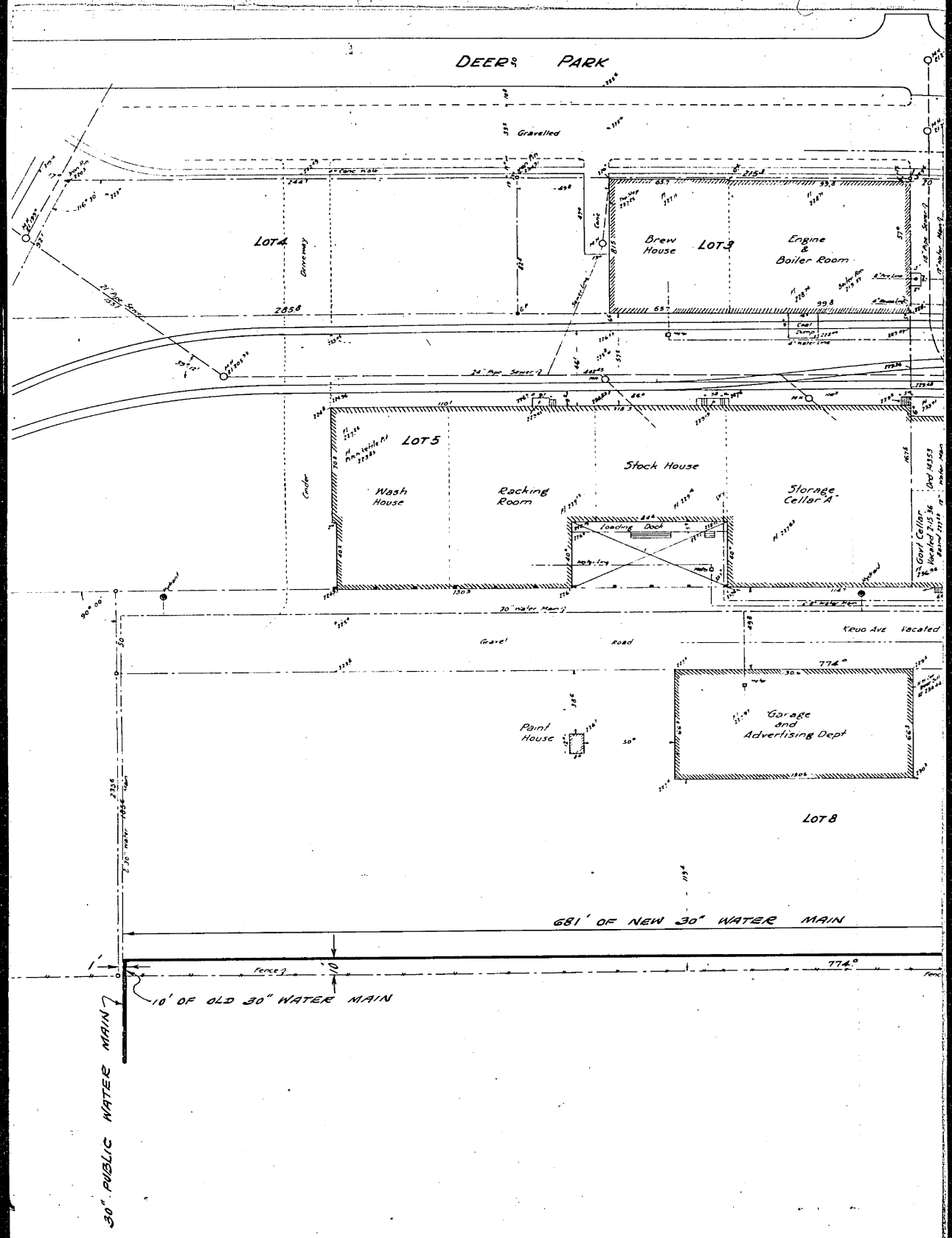
On this 28th day of March, 1949, personally appeared before me, a Notary Public in and for the City of St. Louis, Missouri, the above named Harvey Belfa and Henry Kemper who are personally known to me to be respectively the First Vice-President and Secretary of the Falstaff Brewing Corporation, and who individually executed the foregoing grant of easement in my presence and acknowledged the same to be their voluntary act and deed and the voluntary act and deed of said Falstaff Brewing Corporation.

Wanda Fischer
Notary Public

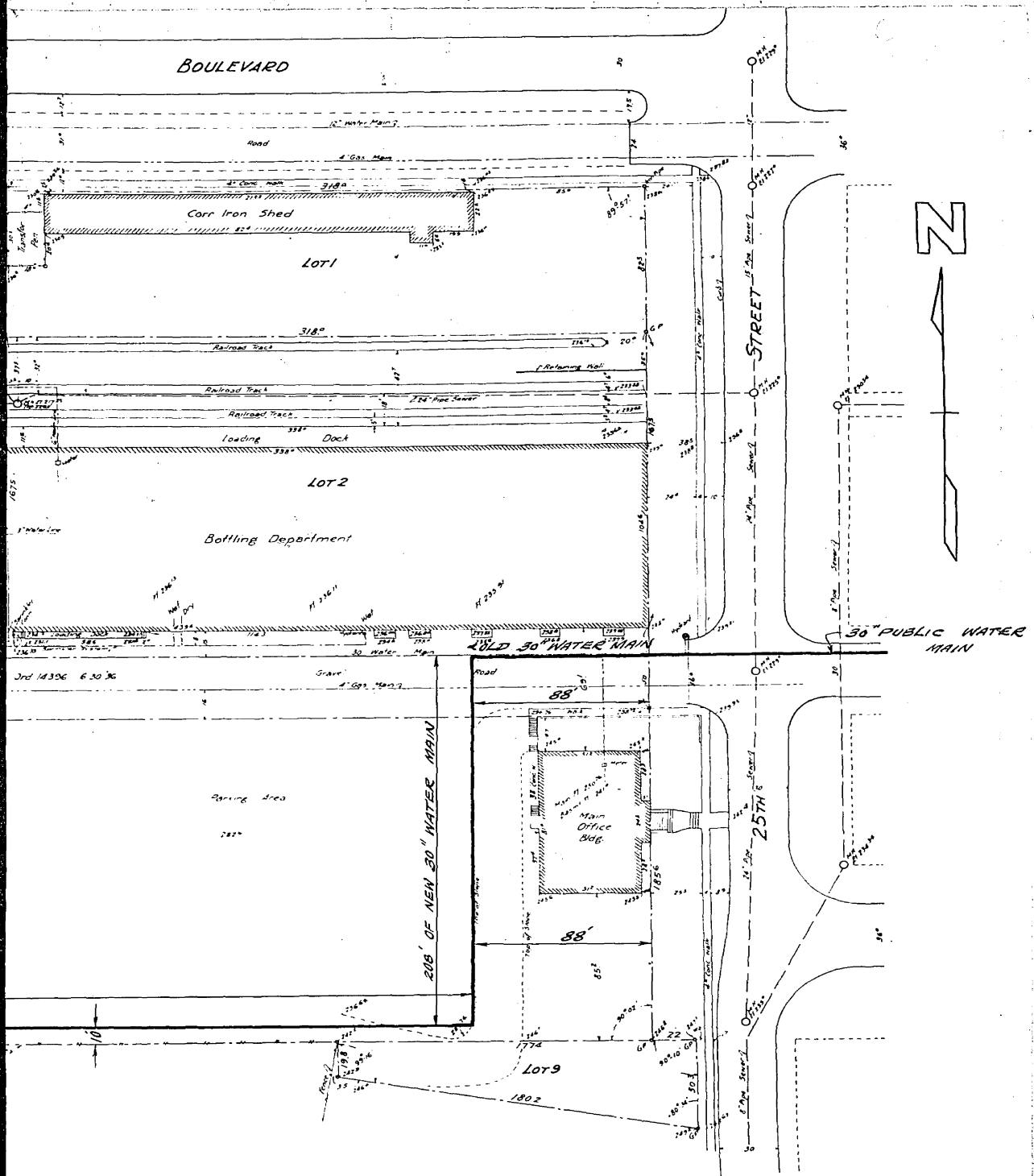


My commission expires:
Oct. 5, 1951
-2-

BOOK 242 PAGE 139



BOOK 242 PAGE 140



OMAHA, NEBRASKA
FALSTAFF BREWING CORPORATION
 BUILDINGS AND IMPROVEMENTS
 Scale 1" = 30' July, 1945
 Book 641 Page 36
 Howard F. Thomas
 Licensed Engineer & Surveyor

EXHIBIT A

2. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 15 APR 19 1949 AT 9:55 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 320