



Return to: John C. Hurd  
1248 O Street, Suite 800  
Lincoln, NE 68508

COMMON ACCESS EASEMENT  
AND COVENANTS

News Link, Incorporated, a Nebraska corporation ("News Link"), as the titleholder of the two parcels described below (together the "Property" and individually a "Parcel"), hereby establishes a common access easement and covenants ("Easement") for the benefit of the Property, described as follows:

North Parcel

Lots 1 through 4, Block 5, Rathbone Village, Lincoln, Lancaster County, Nebraska

South Parcel

Lots 14 through 18, Block 5, Rathbone Village, Lincoln, Lancaster County, Nebraska

1. Grant of Access Easement. News Link hereby grants the titleholders from time-to-time of the Parcels (the "Titleholders") and their tenants, invitees, licensees, successors and assigns, a reciprocal, non-exclusive access easement over the drive aisles on the Property that abut perimeter parking and connect to public streets and over all accesses to public streets for ingress and egress from and to such streets, as shown generally on Exhibit "A" attached hereto (the "Easement Area").
2. Covenant to Maintain. Each Titleholder, by acceptance of a deed by which ownership is acquired, shall be deemed to covenant to repair and maintain the improvements on the Easement Area, and the following on and abutting the Easement Area and the Property:
  - 2.1 *Drive aisles, public street accesses, parking, and sidewalks.* Such repair and maintenance shall include, but not be limited to, snow removal and repairs, and striping.
  - 2.2 *Landscaping.* Such repair and maintenance shall include, but not be limited to, mowing, watering, and replacing dead plants in all landscaped areas on and abutting the Property, including the area lying between the Property and Ryons Street, Winthrop Road, and Sewell Street.

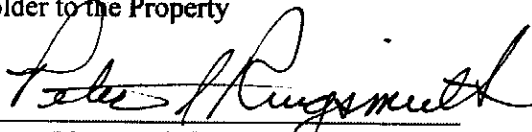
The Covenants of the Titleholders shall be satisfied by the payment of contributions for the expenses of administering, maintaining and improving the foregoing.

Chg Wdr 8/22/00

3. Payment of Contributions. Each Parcel shall pay 50% of the contributions required to fulfill the maintenance covenants. Contributions required under this Easement shall be due and payable upon 30 days written notice and request for payment. In the event a Titleholder fails to pay a contribution when due, the Parcel of such Titleholder may be the subject of a lien of record filed by any other Titleholder who pays an amount in excess of the required contribution.
4. Extraordinary Contributions. Contributions for aggregate expenses in excess of \$5,000 in any 6-month period shall not be required except upon the written advance consent of both Titleholders.
5. Duration. This Easement shall run with the land and shall be binding upon and enforceable by the Titleholders and all persons claiming title through chain of title from any Titleholder.
6. Amendments. This Easement may be terminated or modified, in writing, by both Titleholders.
7. Severability. The invalidation of any provision of this Easement shall not affect the validity of the remaining provisions hereof.
8. Enforcement. The enforcement of this Easement may be by proceedings at law or in equity against any person violating or attempting to violate any provision hereof. The proceedings may be to restrain a violation, recover damages, or enforce any lien or obligation created hereunder.
9. Notice to the City of Lincoln. The Titleholders acknowledge that termination of this Easement may result in the need for the Building and Safety Department for the City of Lincoln to review compliance with zoning and building code requirements. In the event the parties agree to terminate this Common Access Easement and Covenants agreement, the City of Lincoln shall be notified of the termination not less than 30 days before the termination is effective.

NEWS LINK, INCORPORATED, a Nebraska corporation,  
as Titleholder to the Property

By:

  
Peter Ringsmuth, President



STATE OF NEBRASKA )

) ss.  
)

COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 28th day of March, 2017, by Peter Ringsmuth, President of News Link, Incorporated, a Nebraska corporation, on behalf of the corporation.

  
Notary Public

Exhibit "A" to Access Easement

Color photo

