

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

UTILITY 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 utility 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

RECITALS

- A. Two adjacent buildings, one located on the North Parcel and one located on the South Parcel, have historically been under common ownership. In anticipation of the sale of the South Parcel, News Link desires to establish utility easements to allow access between the North and South Parcels for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of the utilities serving the Property.
- B. The utilities presently serving the Property include natural gas lines and gas meters; telephone and internet lines and cabling, power poles, telephone pedestal, fiber optic box; electricity lines, conduits and transformers on the Property ("Present Utilities"); some of which are shown on the survey dated March 9, 2017 by Jayme M. Malone, Registered Land Surveyor, an excerpt of which is attached hereto as Exhibit "A" ("Survey"), and some of which exist elsewhere on the Property but are not shown on the Survey.
- C. Also shown on the Survey is a 2' Utility Easement that bifurcates the building on the South Parcel and extends to the south lot line of the South Parcel ("Plat Easement"). This particular Plat Easement, which was created in the 1948 plat of Rathbone Village, serves no utilities and for purposes of this Easement is deemed abandoned.

TERMS

1. Grant of Utility 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 utility easement on the Property to allow the Present Utilities to exist and to further allow access between and entry on the North and South Parcels for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of the utilities serving the Property.
2. Covenant to Maintain. Each Titleholder, by acceptance of a deed by which ownership is acquired, shall be deemed to covenant to repair, maintain, and replace as necessary the Present Utilities serving such Titleholder's respective Parcel.
3. Notice. Except in cases of emergency, a Titleholder who intends to make material changes to utility services or to construct, reconstruct, replace or repair utilities service such Titleholder's Parcel shall give prior notice to the other Titleholder.
4. 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.
5. Amendments. This Easement may be terminated or modified, in writing, by both Titleholders.
6. Severability. The invalidation of any provision of this Easement shall not affect the validity of the remaining provisions hereof.

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

By: Peter Ringsmuth, pres.
Peter Ringsmuth, President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 12TH day of April, 2017, by Peter Ringsmuth, President of News Link, Incorporated, a Nebraska corporation, on behalf of the corporation.

Robert Radtke
Notary Public

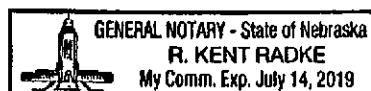
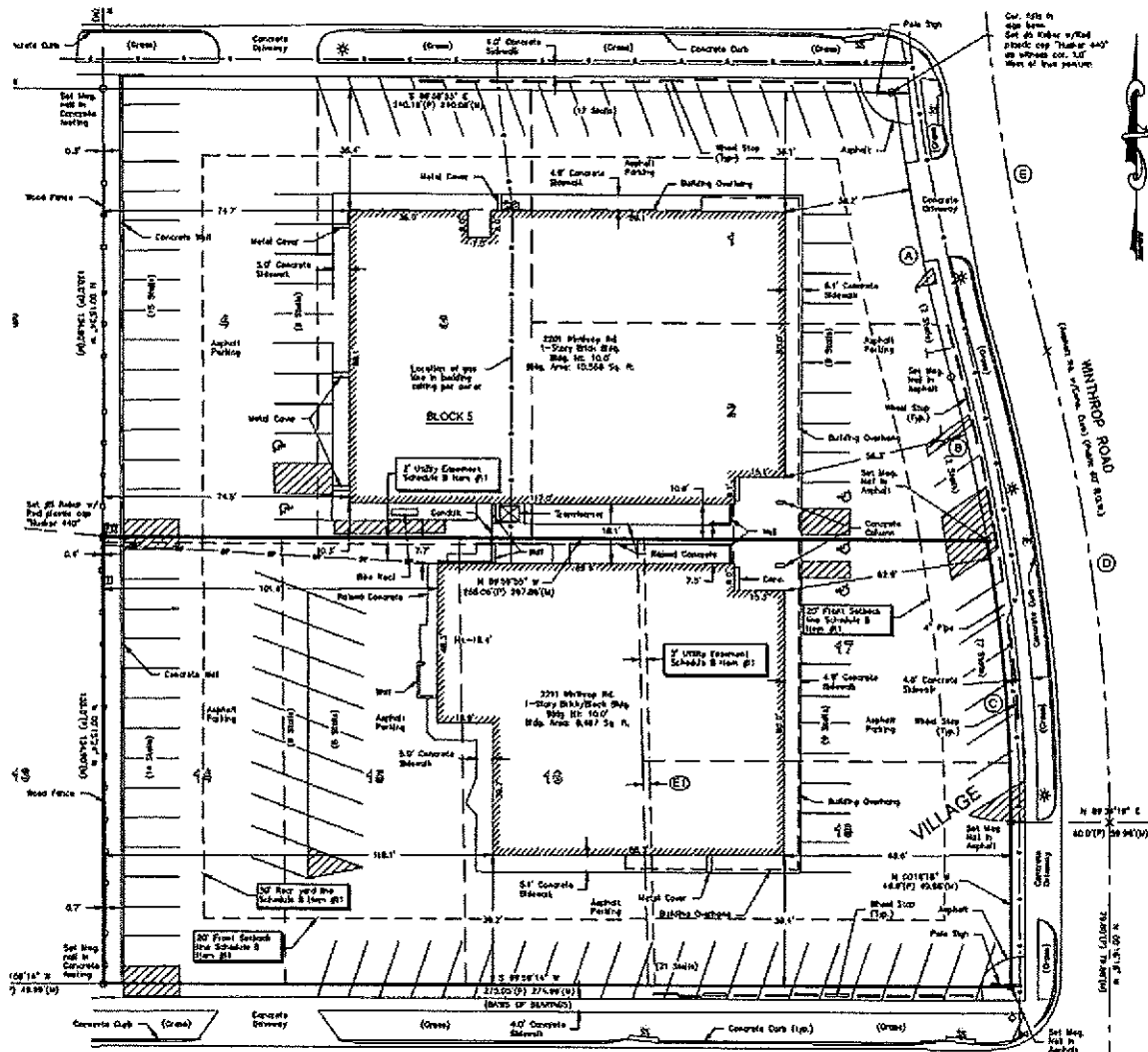


Exhibit "A"



UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- = Cor. Fnd
- = Cor. Set #5
- (M) = Meas. Dist.
- (P) = Plat Dist.
- G — = Underground Gas
- W — = Wood Fence
- OHP — = Overhead power line
- ⊙ = Fire Hydrant
- ⊙ = Gas Meter
- ⊙ = Light Pole
- ⊙ = Power Pole
- ⊙ = Telephone Pedestal
- ⊙ = Fiber Optic Box
- ⊙ = Valve
- ⊙ = Manhole
- ⊙ = Storm Sewer Manhole