

11624

1-51

KNOW ALL MEN BY THESE PRESENTS:

That ROBERT HALL CLOTHES OF NEBRASKA, INC., a Nebraska corporation, having an office at 333 West 34th Street, Borough of Manhattan, City, County and State of New York, for and in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, does hereby grant, bargain, sell, convey and confirm unto

HUMBLE OIL & REFINING COMPANY, a Delaware Corporation with an office at Denver, Colorado,

the following described real estate, situated in Lincoln, in Lancaster County, State of Nebraska, to wit:

All of Lots 2 and 3 and the East 5 feet of the North 195 feet of Lot 4, Block 4, Eastmont 2nd Addition to Lincoln, Lancaster County, Nebraska.

TOGETHER with an easement for ingress and egress in, to, on and over the Easterly 15 feet of the premises immediately adjoining the hereinbefore described premises on the West.

SUBJECT to a similar easement for ingress and egress in, to, on and over the Westerly 15 feet of the hereinbefore described premises in favor of the owner and occupant, their successors and assigns, of the premises immediately adjoining the hereinbefore described premises on the West.

SUBJECT ALSO to covenants, restrictions, easements and agreements of record, if any, all local zoning ordinances, building restrictions and regulations.

This conveyance is made upon the express conditions, that as long as the Grantor, or any subsidiary, parent or affiliate thereof, shall occupy, either as lessor, lessee or otherwise, the premises immediately adjoining the premises herein conveyed on the West, which adjoining premises are more fully described and shown on copy of survey prepared by M. E. Shaffer which is attached hereto and made a part hereof:

- A. The premises herein conveyed shall not be used for the sale of men's, women's or children's clothing or wearing apparel of any nature, kind or description.
- B. No building or improvement of any kind shall be erected on the premises herein conveyed closer than seventy-two feet (72') to "O" Street, PROVIDED, HOWEVER, that in the event the premises herein conveyed shall be used to operate a gasoline service station, this restriction shall not apply to the installation of pumps, pump islands, underground tanks or driveways, AND, PROVIDED FURTHER, that this restriction shall not prohibit the erection on the premises herein conveyed of a building as close to "O" Street as any building on the aforesaid adjoining premises shall be erected from "O" Street.

C. No pylon or sign shall be erected on the premises herein conveyed closer than twenty feet (20') to "O" Street, unless the Grantor shall give its prior written approval and consent thereto.

It is expressly understood and agreed that the three (3) restrictive covenants above set forth, and each of them, shall run with the land and shall bind the Grantee, its successors and assigns.


TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Herditaments and appurtenances thereunto belonging, unto the said HUMBLE OIL & REFINING COMPANY, a Delaware corporation, and to its successors and assigns forever. And the Grantor hereby covenants with the said Grantee and with its successors and assigns, that it is lawfully seized of said premises, that they are free from encumbrances, subject as aforesaid; that it has good right and lawful authority to sell the same.

And the said ROBERT HALL CLOTHES OF NEBRASKA, INC. hereby relinquishes all its right, title and interest in and to the above described premises.

Signed this 7<sup>th</sup> day of December, 1960.

ROBERT HALL CLOTHES OF NEBRASKA, INC.

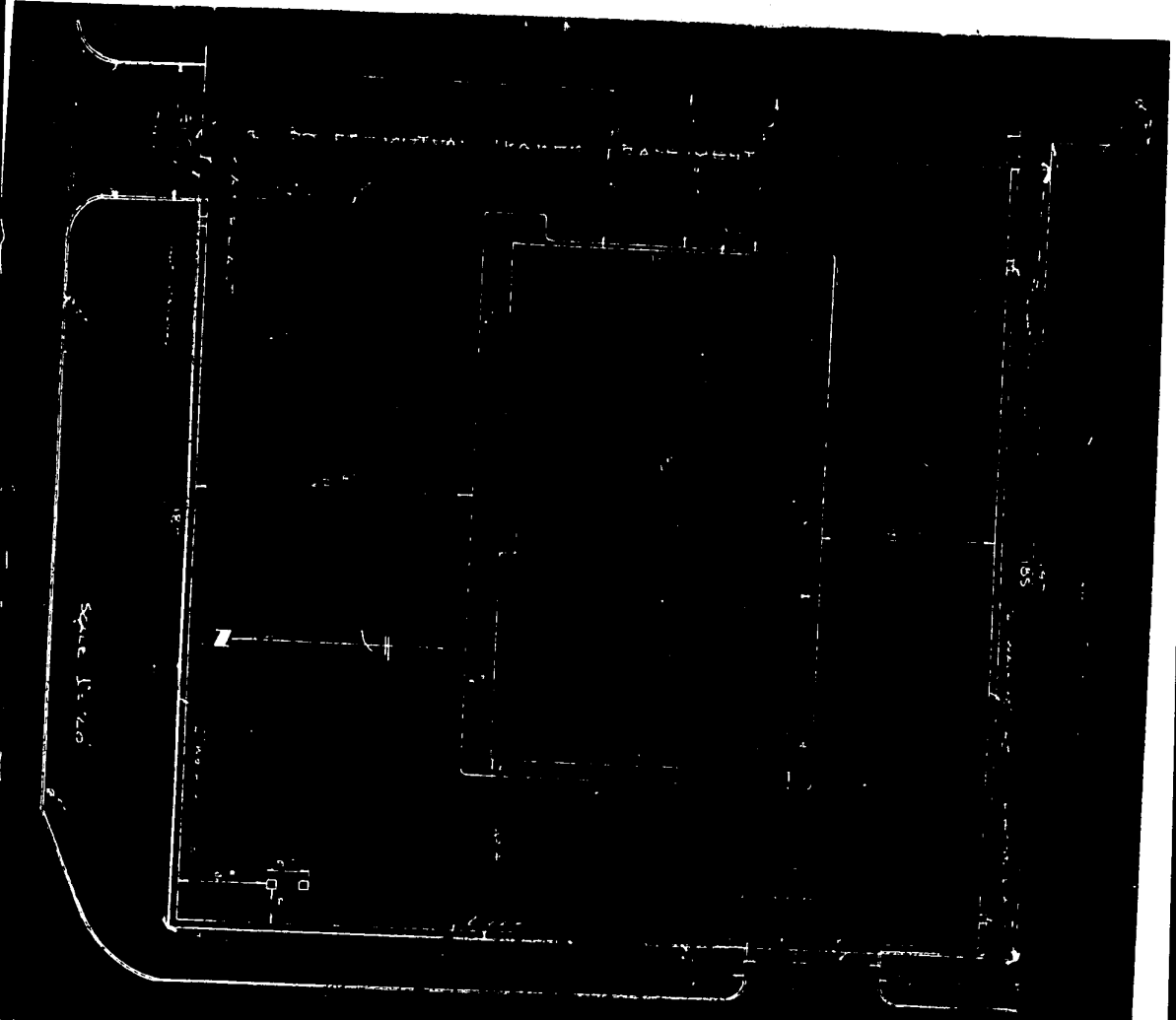
By

  
Vice President

  
Assistant Secretary

In presence of:

William Rubin



BS  
 S23  
 125  
 LINE - S. C. C. C. S.

THE FORMING SURVEY OF THE LAND DESCRIBED IN THE ABOVE PLAT IS THE PROPERTY OF THE STATE OF TEXAS AND IS HEREBY SET APART FOR THE USE OF THE PUBLIC AS A HIGHWAY.

I, the undersigned hereby certify that I have surveyed the premises described above; that the boundary lines are as shown hereon; that there are no encroachments on said premises other than those shown on this plat; that there is no visible evidence of a public passageway or roadway across said premises or of any driveway except that as shown hereon; that there are no structures on said premises except as shown on this plat, and that the results of said survey are truly represented on this plat.

Surveyor - P. . .

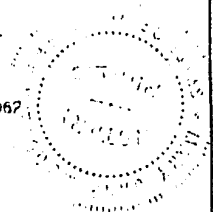
STATE OF NEW YORK )  
 COUNTY OF NEW YORK ) ss.:

On this 7th day of December, 1960, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County, personally came A. SUYKER of ROBERT HALL CLOTHES OF NEBRASKA, INC., a corporation, to me personally known to be the Vice President and the identical person whose name is affixed to the above Deed, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of the said ROBERT HALL CLOTHES OF NEBRASKA, INC., and that the Corporate Seal of the said ROBERT HALL CLOTHES OF NEBRASKA, INC. was thereto affixed by its authority.

Witness my hand and Notarial Seal at New York, in said County the day and year last above written.

My Commission expires the 30th day of March, 1962.

*Mary Jane McGovern*  
 Notary Public  
 MARY JANE MCGOVERN  
 NOTARY PUBLIC, STATE OF NEW YORK  
 No. 24-7234363  
 Qualified in Kings County  
 Certificate filed in New York County  
 Commission Expires March 30, 1962



INDEXED 24-126	GENERAL X	51			
ROBERT HALL CLOTHES OF NEBRASKA, INC. TO HUMBLE OIL & REFINING COMPANY					
D E E D STATE OF NEBRASKA } ss. Lancaster County					
Entered on numerical index and filed for record in the Register of Deeds Office of said County the 16. day of December 1960 at 7 o'clock and 15 minutes P.M. and recorded in Book ..... of .....					
330 West 34th Street New York 1, N. Y. Attorney and Counselor at Law <i>William F. Sullivan</i> <i>William F. Sullivan</i>					
<i>Robert Hall Clothes, Inc.</i> <i>Robert Hall Clothes, Inc.</i>					