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ACCESS EASEMENT AGREEMENT

This Access Easement Agreement is made and is effective as of January 12, 1999, by and between Ridge Development Company, a Nebraska Corporation (hereinafter referred to as "Ridge Development"), and Lancaster County School District 0001 a/k/a Lincoln Public Schools, a political subdivision of the State of Nebraska (hereinafter referred to as the "School District") and the Lincoln School District Leasing Corporation, a Nebraska non-profit corporation (hereinafter referred to as the "Leasing Corporation").

The parties recite and declare as follows:

WHEREAS, Ridge Development is the owner of Lot 1, and Outlots B, C, D, E, F, G, H, I, J, and K, Block 1, King 1st Ridge Addition, Lincoln, Lancaster County, Nebraska (hereinafter collectively referred to as the "Surrounding Property");

WHEREAS, the School District is the owner of Lot 3, and Outlot A, Block 1, King Ridge 1st Addition, Lincoln, Lancaster County, Nebraska, and the Leasing Corporation is the owner of Lot 2, Block 1, King Ridge 1st Addition, Lincoln, Lancaster County, Nebraska (hereinafter referred to collectively as the "School Property"); and,

WHEREAS, Ridge Development, as part of the agreement for the purchase of the School Property by the School District and Leasing Corporation from Ridge Development, agreed to provide to the School District and Leasing Corporation a 20 ft. wide ingress and egress access easement for School District vehicles from the West edge of that portion of the School Property described as Lot 2, Block 1, King Ridge 1st Addition, Lincoln, Lancaster County, Nebraska (hereinafter "Lot 2, Block 1"), to a public street, private roadway, or public access easement on which has been constructed a public street or private roadway, that connects and provides access to Folkways Boulevard and/or North 27th Street (hereinafter referred to as the "Access Easement"); said Access Easement shall connect to the west edge Lot 2, Block 1 at a location to be determined by Ridge Development and shall extend over and across Outlots "C", "D" and/or "E", Block 1, King Ridge 1st Addition, Lincoln, Lancaster County, Nebraska (hereinafter "Outlots "C", "D" and "E"), the actual location and width to be established in conjunction with the City of Lincoln use permit and traffic study prior to development of said Outlots.

NOW THEREFORE, in consideration of the purchase of the School Property by the School District and the Leasing Corporation, and the above recitals and terms and covenants of this Access Easement Agreement, the parties agree:

1. That Ridge Development shall, and does hereby, grant to the School District and the Leasing Corporation a perpetual easement over and across Outlots "C", "D" and/or "E", the actual location and width to be established in conjunction with the City of Lincoln use permit and traffic study prior to development of said Outlots; said Access Easement to be not less than 20 ft. wide, and extending to a public street, private roadway or paved or asphalted public access easement, that connects and provides access to Folkways Boulevard and/or North 27th Street.
2. That Ridge Development shall, at its expense, be responsible for paving or asphaltting, at Ridge Development's discretion, the roadway situated within the Access Easement from the west edge of said Lot 2, Block 1 to a public street, private roadway or public access easement that connects and provides access to Folkways Boulevard and/or North 27th Street.
3. That the School District and the Leasing Corporation shall be responsible for hard surfacing the connection to the access easement roadway located upon the School Property.

X

IN WITNESS WHEREOF, this Access Easement Agreement was entered into this 12 day of January, 1999.

RIDGE DEVELOPMENT COMPANY,
a Nebraska Corporation,
COVENANTOR

By: Thomas E. White
Thomas E. White,
President of Development

By: [Signature]
John C. Brager,
President of Construction

LANCASTER COUNTY SCHOOL
DISTRICT 0001 A/K/A
LINCOLN PUBLIC SCHOOLS,
A NEBRASKA SCHOOL DISTRICT,
COVENANTEE

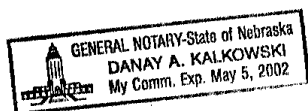
By: [Signature]
Clifford Dale,
Associate Superintendent
for Business Affairs

LINCOLN SCHOOL DISTRICT
LEASING CORPORATION,
A NEBRASKA NON-PROFIT
CORPORATION, COVENANTEE

By: [Signature]
Title: Treasurer

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

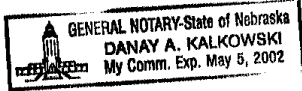
The foregoing was acknowledged before me on this 12 day of January, 1999, by Thomas E. White, President of Development, Ridge Development Company, a Nebraska Corporation, on behalf of the entity.



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

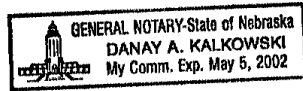
The foregoing was acknowledged before me on this 12 day of January, 1999, by John C. Brager, President of Construction, Ridge Development Company, a Nebraska Corporation, on behalf of the entity.



Danay A. Kalkowski
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

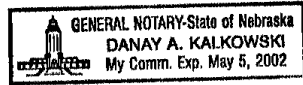
The foregoing was acknowledged before me on this 12 day of January, 1999, by Clifford Dale, Associate Superintendent for Business Affairs, Lancaster County School District 0001 a/k/a Lincoln Public Schools, a Nebraska school district, on behalf of the entity.



Danay A. Kalkowski
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF LANCASTER)

The foregoing was acknowledged before me on this 12 day of January, 1999, by Clifford Dale, Treasurer, Lincoln School District Leasing Corporation, a Nebraska non-profit corporation, on behalf of the entity.



Danay A. Kalkowski
Notary Public

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