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EXHIBIT "E"

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made and entered into on this 29<sup>th</sup> day of FEBRUARY, 1988 by and between David L. Underwood and Timothy J. Wurth ("Underwood/Wurth") and William R. Jensen ("Jensen").

WHEREAS, Underwood/Wurth is the owner of the real property more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("Underwood/Wurth Property");

WHEREAS, Jensen is the owner of the real property more particularly described on Exhibit "B" attached hereto and incorporated herein by reference ("Jensen Property");

WHEREAS, Underwood/Wurth and Jensen desire to grant each other a mutually agreeable easement over, under and across their respective properties for ingress and egress.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt, sufficiency and adequacy of which is hereby acknowledged, the parties grant and agree as follows:

1. Jensen hereby grants to Underwood/Wurth, their heirs and assigns, an easement appurtenant to the Underwood/Wurth Property a perpetual easement for ingress and egress over, under and across that portion of the Jensen Property more particularly described and depicted on Exhibit "C" attached hereto and incorporated by reference ("Jensen Property Easement Premises").
2. Underwood/Wurth hereby grants to Jensen, its successors and assigns, an easement appurtenant to the Underwood/Wurth Property, a perpetual easement for ingress and egress over, under and across that portion of the Underwood/Wurth Property more particularly described and depicted on Exhibit "D" attached hereto and incorporated herein by reference ("Underwood/Wurth Easement Premises").
3. Exclusive use of the Jensen Easement Premises and/or the Underwood/Wurth Easement Premises is not hereby granted. The right to use the Jensen Easement Premises and the Underwood/Wurth Easement Premises, likewise for ingress and egress, is expressly reserved for each party.

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 GEORGE J. WURTH, JR.  
 REGISTER OF DEEDS  
 DOUGLASVILLE, GA.

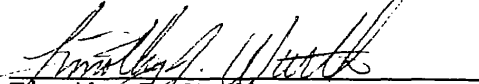
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4. Except as otherwise agreed to by the owners of the Underwood/Wurth Property and the Jensen Property, the owner of each property shall be solely responsible for the maintenance of the easement area located on their respective properties.
5. All provisions of this Agreement, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto.
6. Either party may enforce this Agreement by appropriate action and should it prevail in such litigation, it shall recover as part of its costs a reasonable attorney's fee.
7. The rule of strict construction does not apply to these grants. These grants shall be given a reasonable construction so that the intention of the parties to confer a commercially usable right of enjoyment is carried out.


IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

"UNDERWOOD/WURTH"

  
\_\_\_\_\_  
David L. Underwood

  
\_\_\_\_\_  
Timothy J. Wurth

"JENSEN"

  
\_\_\_\_\_  
William R. Jensen



A TRACT OF LAND LOCATED IN THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBR AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 17: THENCE N89°31'35"E A DISTANCE OF 655.49 FT ALONG THE SOUTH LINE OF SAID SECTION AND N0°03'35"E ALONG THE PROPERTY LINE OF THE GRANTOR EXTENDED A DISTANCE OF 579.84 FT TO THE INTERSECTION OF THIS LINE WITH THE NORTH LINE OF WEBSTER STREET AND THE POINT OF BEGINNING:

THENCE IN A CURVE TO THE LEFT OF RADIUS 257.58 FT - CHORD BEARING - N61°07'55"W - CHORD DISTANCE 248.24 FT - ARC LENGTH 259.02 FT: THENCE N88°58'25"W ALONG THE NORTH LINE OF WEBSTER ST A DISTANCE OF 385.07 FT TO THE SOUTHWEST CORNER OF PROPERTY TO BE CONVEYED, WHICH CORNER LIES 53.0 FT EAST OF THE WEST LINE OF SECTION 17: THENCE N11°15'35" A DIST. OF 268.09 FT: THENCE N06°53'41.4"E A DISTANCE OF 125.02 FT TO THE SOUTH PROPERTY LINE OF BURT STREET: THENCE S EASTERLY IN A CURVE TO THE RIGHT OF RADIUS 235.44 FT - CHORD BEARING S73°44'54"E - CHORD DISTANCE 96.67 FT ARC DISTANCE 97.36 FT TO P.T. CURVE NO. 3 PER BOOK 584/57: THENCE S61°46'01"E ALONG THE SOUTH LINE OF BURT ST A DISTANCE OF 362.20 TO P.C. OF CURVE NO. 1: THENCE IN A CURVE TO THE LEFT OF RADIUS 289.63 FT - CHORD BEARING S74°15'10.5"E - CH. DISTANCE 125.25 - ARC DISTANCE 126.24 FT. TO P.T. OF CURVE NO. 1: THENCE S86°44'20"E ALONG A LINE WHICH IS THE EXTENSION OF THE SOUTH PROPERTY LINE OF BURT STREET TO THE EAST FOR A DISTANCE OF 2.80 FT TO A PT., SAID PT. ALSO BEING THE NORTHWEST CORNER OF LOT 5, RICHLAND PARK ADDITION: THENCE S0°03'35"W ALONG THE WEST PROPERTY LINE OF SAID LOT 5 A DISTANCE OF 281.20 FT TO THE PT. OF BEGINNING AND CONTAINING 177.189 SQ FT MORE OR LESS WHICH IS 4.07 ACRES MORE OR LESS SUBJECT TO A STORM EASEMENT OVER THE EASTERLY 10 FEET THEREOF, ALSO SUBJECT TO AN EASEMENT OVER THE FOLLOWING TRACT: REFERRING TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION: THENCE EASTERLY A DISTANCE OF 655.49 FEET ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION: THENCE NORTHERLY DEFLECTING 089 DEGREES, 28 MINUTES LEFT, A DISTANCE OF 579.84 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S) TO THE POINT OF BEGINNING: THENCE NORTHERLY DEFLECTING 000 DEGREES, 00 MINUTES A DISTANCE OF 76.89 FEET ALONG THE PROPERTY LINE OF THE GRANTOR(S): THENCE NORTHWESTERLY DEFLECTING 052 DEGREES, 08 MINUTES LEFT, A DISTANCE OF 91.95 FEET: THENCE WESTERLY DEFLECTING 035 DEGREES, 22 MINUTES LEFT, A DISTANCE OF 524.48 FEET: THENCE SOUTHERLY DEFLECTING 081 DEGREES, 18 MINUTES LEFT, A DISTANCE OF 30.58 FEET; THENCE EASTERLY DEFLECTING 100 DEGREES, 14 MINUTES LEFT, A DISTANCE OF 385.07 FEET; THENCE EASTERLY ON A 257.58 FOOT RADIUS CURVE TO THE RIGHT, DEFLECTION TO THE INITIAL TANGENT BEING 000 DEGREES, 58 MINUTES LEFT, A DISTANCE OF 259.00 FEET, SUBTENDING A CENTRAL ANGLE OF 057 DEGREES, 37 MINUTES TO THE POINT OF BEGINNING;

EXHIBIT A

Exhibit "A" is attached hereto to show the entire parcel prior to the purchase by Jensen. Exhibit "B" contains the legal for Jensen. The Underwood/Wurth property therefore is described by Exhibit "A" - less Exhibit "B" property.

## EXHIBIT B

## LEGAL DESCRIPTION

## GOODYEAR SITE 120TH &amp; WEBSTER

A TRACT OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17-15-12, THENCE THENCE N 00°03'12" E ALONG THE WEST LINE OF SAID SECTION 17, 711.43 FEET; THENCE S 89°56'48" E, 52.89 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE EAST R.O.W. OF 120th STREET AND THE NORTH R.O.W. OF WEBSTER STREET; THENCE N 11°11'45" E, ALONG SAID EAST R.O.W. OF 120th STREET 104.00 FEET; THENCE S 78°48'15" E, 200.67 FEET; THENCE S 11°11'45" W, 75.13 FEET TO A POINT ON THE NORTH R.O.W. OF WEBSTER STREET; THENCE N 89°00'41" W ALONG SAID NORTH R.O.W., 181.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,497.32 SQUARE FEET.