

### DECLARATION OF ACCESS EASEMENT

IN CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, **PHILLIPS REALTY, LLC**, a Nebraska limited liability company ("Grantor"), hereby reserves, creates, establishes, grants and conveys to and for the benefit of the owner of Lot 10, Stockyards Business Park, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska ("Lot 10"), and such owners, agents and contractors (collectively "Grantee"), a non-exclusive permanent access easement for vehicular, ingress and egress traffic, including semi-tractor loading access, ingress and egress, upon, over, across and through that portion of Lot 9, Stockyards Business Park, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, as legally described and pictorially depicted on Exhibit "A" attached hereto (the "Access Easement") for purposes of Grantor's business operations adjoining Lot 9.

It is Grantor's intent to contemporaneously with the recording of this Declaration of Access Easement to convey Lot 9 to OneWorld Community Health Centers, Inc., a Nebraska nonprofit corporation.

This Access Easement shall run with the land and shall be binding upon and inure to the benefit and burden of the successors and assigns of Grantor.

IN WITNESS WHEREOF, Grantor has executed this Declaration of Access Easement as of the 6 day of August, 2019.

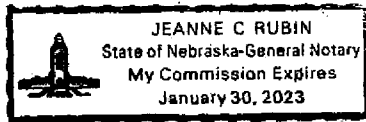
**PHILLIPS REALTY, LLC,**  
a Nebraska limited liability company

By:   
George J. Kubat, Managing Member

After recording, return to:  
John Q. Bachman  
PANSING HOGAN ERNST & BACHMAN LLP  
10250 Regency Circle, Suite 300  
Omaha, NE 68114

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 2019, by **GEORGE J. KUBAT**, Managing Member of **PHILLIPS REALTY, LLC**, a Nebraska limited liability company, on behalf of the company.



Jeanne C Rubin  
Notary Public

