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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

EASEMENT FOR GAS AND WATER LINES

This indenture made this 9th day of January, 1997, by and between FIRST NATIONAL BANK OF OMAHA, and its successors (hereinafter referred to as "Grantor"), and METROPOLITAN UTILITIES DISTRICT, a municipal corporation, and its successors (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of One and no/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, a perpetual easement for the construction and maintenance of gas and water pipe lines and related facilities under and through that part of Lot 1, First National Business Park, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, more specifically located and described on Exhibit A attached hereto which is hereby incorporated in and made a part of this Easement by reference.

To have and to hold said Easement and right-of-way unto the said Grantee, its successors and assigns, in perpetuity. Grantor, its successors and assigns, shall be entitled to and do hereby reserve the right, to connect to and make reasonable and customary use of any gas and/or water pipe lines installed and maintained by Grantee under the terms of this Easement at no expense whatsoever. The approval of this term by Grantor and its successors and assigns shall be shown by recording this document with the Douglas County Register of Deeds. This Easement and the license contained herein is given without any warranty whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be signed on the day and year first above written.

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FEB 11 2000 R MC-12148
DEL 070 652-653
LEGAL FE \$100.00 IV

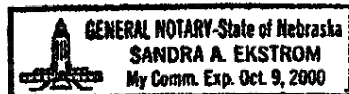
FIRST NATIONAL BANK OF OMAHA,

By Robert J. Horak
Robert J. Horak, Vice President

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

On this 9th day of January, 1997, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Robert J. Horak, Vice President of FIRST NATIONAL BANK OF OMAHA, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity and who acknowledge the same to be the voluntary act and deed of the bank.

WITNESS my hand and notarial seal on the day and year last above written.



Sandra A. Ekstrom
Notary Public

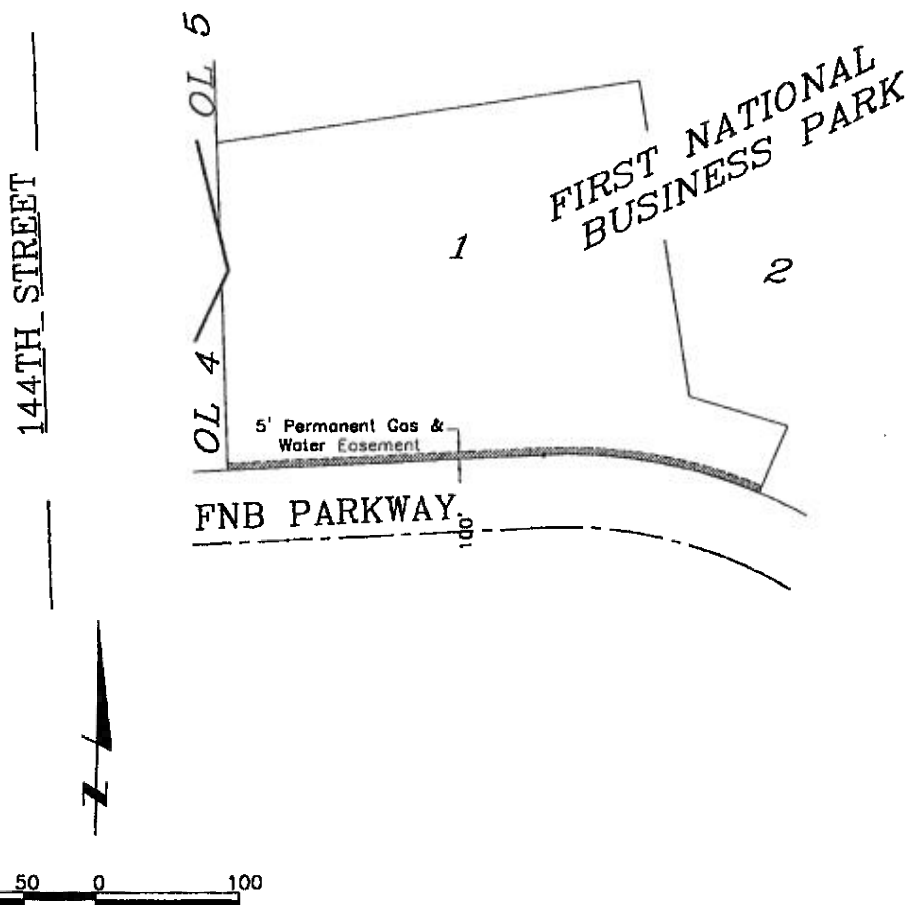
My commission expires the 9th day of October, 2000.

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

EXHIBIT A

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of gas and water pipe lines and related facilities over the South five feet (5') Lot 1, FIRST NATIONAL BUSINESS PARK, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska.
Contains 1869 square feet.



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Book _____ Page _____ Date NOV. 19, 1996 Dwn.By DMW Job Number 95910-1284



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