

EXHIBIT B
TELEVISION EASEMENTS, RESTRICTIONS
AND RIGHTS OF ACCESS

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **THE HUNTINGTON CORPORATION**, a corporation (hereinafter referred to as "Owner"), owner of the North One-half (N $\frac{1}{2}$) of the Northeast One Quarter (NE $\frac{1}{4}$), Section 33, Township 10 North, Range 7 East, and owner and developer of Huntington Addition, does hereby grant and convey to **THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY** (hereinafter referred to as "Telephone Company") easements and rights of access on, across and below the North One-half (N $\frac{1}{2}$) of the Northeast One Quarter (NE $\frac{1}{4}$), Section 33, Township 10 North, Range 7 East, and Huntington Addition, a residential subdivision of Lincoln, Nebraska, such easements and rights of access being described as follows:

1. Easements for the purpose of installing, repairing, maintaining, removing and replacing an underground master television distribution system, together with above-ground service pedestals and other above-ground and below-ground facilities and appurtenances used in connection with such master television distribution system, the boundaries and locations of such easements being as follows:

3
Five feet wide along the south lot line of Lots 1 through 5 inclusive, all of Block 6.

Five feet wide along the north lot line of Lots 1 through 7 inclusive, ten feet wide being five feet on each side of the lot line common to Lots 6 and 7, all of Block 7.

Five feet wide along the north lot line of Lot 1, Block 8.

Ten feet wide being five feet on each side of the westerly lot line of Lots 1 through 3, ten feet wide being five feet on each side of the lot line common to Lots 1 and 2, all of Block 8.

Five feet wide along the south lot line of Lots 8 through 9 inclusive, five feet wide along the north lot line of Lots 11 through 13 inclusive, ten feet wide being five feet on each side of the lot line common to Lots 1 and 2, 2 and 3, 4 and 5, 6 and 13, 8 and 10, 9 and 8, 9 and 10, 8 and 9, 9 and 10, all of Block 4.

Five feet wide along the north lot line of Lots 18 through 21 inclusive, five feet wide along the north lot line of Lots 18 and 19, 4 and 5, five feet wide along the south lot lines of Lots 6 through 7 inclusive, 18 and 11, 18 and 22, five feet wide along the west lot line of Lot 16, and Lot 19, ten feet wide being five feet on each side of the lot line common to Lots 21 and 22, 21 and 24, 22 and 23, 22 and 24, 23 and 25, 11 and 12, 11 and 13, 13 and 14, 13 and 15, 14 and 15, 1 and 5, 3 and 5, 3 and 3, 2 and 4, 3 and 4, all of Block 9.

Five feet wide along the south lot line of Lots 1 through 7 inclusive, five feet wide along the north lot line of Lots 8 through 14 inclusive, ten feet wide being five feet on each side of the east lot line of Lots 1 and 14, ten feet wide being five feet on each side of the lot line common to Lots 4 and 5, 10 and 11, all of Block 3.

Eight feet wide along the north lot line of Lots 6 and 7 and across the northern point of Lot 7, eight feet wide along the west lot line of Lot 3, ten feet wide being five feet on each side of the lot line common to Lots 2 and 3, 3 and 4, 3 and 5, 5 and 6, 7 and 8, all of Block 2.

3

Ten feet wide being five feet on each side of the east lot line of Lots 1 through 4 inclusive, ten feet wide being five feet on each side of the lot line common to Lots 3 and 4, all of Block 1.

All as described on the attached plat labeled Exhibit B-1.

together with rights of reasonable access thereto and across all of said Huntington Addition for the purpose of installing, repairing, maintaining, removing and replacing said Master Television Distribution System. Owner further agrees that if it becomes necessary to repair, maintain, remove or replace said Master Television Distribution System or any portion thereof, the damage to trees, shrubs, or plants shall be borne by Owner.

2. Easements for the purpose of installing, repairing, maintaining, removing or replacing underground television service wires, together with above-ground service pedestals and other above-ground and below-ground facilities and appurtenances, used in connection with such underground television service wires, into all residence buildings constructed on Huntington Addition, such easements being five (5) feet in width and extending from the aforementioned master television distribution system to such residence

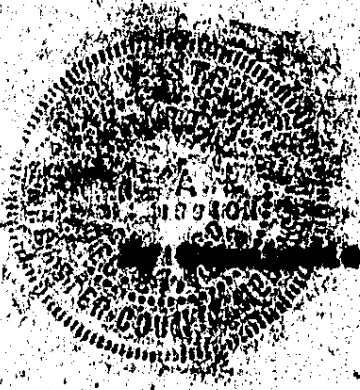
buildings along routes and lines designated by Telephone Company, together with rights of reasonable access thereto and across all of said Huntington Addition for the purpose of installing, repairing, maintaining, removing and replacing said underground television service facilities. Owner further agrees that if it becomes necessary to repair, maintain, remove or replace said underground television service facilities, the damage to trees, shrubs or plants shall be borne by Owner except that Owner may have the right to designate and provide an alternative route across its property for the installation of a replacement facility, provided that such alternative route does not conflict with other underground facilities or reasonable utility practices and does not violate the National Electrical Safety Code or any applicable ordinances or laws.

2. An easement for the construction and maintenance of a TV tower described as:

Starting at a point 610 feet south of the Northeast corner of Section 23, T-16-N, R-7-E of the 6th P.M., Lancaster County, Nebraska, thence an angle of $91^{\circ} 23' 30''$ right a distance of 500 feet said line being parallel to the north line said NE $\frac{1}{4}$ as the point of beginning, thence

... the undersigned, a Notary Public in and for said County,
personally appeared Richard W. Agre, President
and Clair R. Agre, Secretary of The Hunt-
ington Corporation, to me personally known to be the President
and the Secretary and the identical persons whose names are
affixed to the above conveyance, and acknowledged the execu-
tion thereof to be their voluntary act and deed as such offi-
cers and the voluntary act and deed of said corporation and
that the Corporate Seal of the said corporation was thereto
affixed by its authority.

Witness my hand and Notarial seal at Lincoln
in said county the day and year first above written.



John W. Stewart
Notary Public
(John W. Stewart)

My Commission expires: 12/27/63

ED 21-504513519521
FEB 5 24 5 28
COMPARED 7 1/2 - 300 B
PAGED man
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STATE OF NEBRASKA }
Daneaster County }
Entered on numerical index and
filed for record in the Register of
Deeds Office of said County the
17 day of OCTOBER 1963
at 8 o'clock and —
minutes 2 M. and recorded in
Book — of Miscel.
By Richard W. Agre
Notary Public

10 75
PK