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NOTARY PUBLIC
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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GRANT OF EASEMENT

PERMANENT DRAINAGE AND STORM SEWER EASEMENT

KNOW BY ALL MEN THESE PRESENTS:

That I-80 Business Park, L.L.C., hereinafter referred to as "Grantor", being the owner of Lots 23 and 24, I-80 Business Park, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska ("Premises"), for and in consideration of the sum of Two dollars (\$ 2.00), and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant a permanent easement to the owners of Lots 23, 24, and 25, inclusive, I-80 Business Park, their successors and assigns, ("Grantees") for the right to discharge storm sewer from Lots 23, 24, and 25, inclusive, I-80 Business Park, onto the Premises as shown on attached Exhibit "A".

IT IS FURTHER AGREED as follows:

1. That no grading, fill or fill material, embankment work, buildings, improvements, or other structures shall be placed in, on, over or across said easement so as to block or interfere with storm drainage. Improvements which may be constructed include landscaping, roads, parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by Grantor, his successors or assigns.
2. Drainage improvements constructed in the easement area shall allow drainage to come onto the Premises at several locations to allow normal drainage conveyance and to mitigate the erosive impact of the storm drainage. Party constructing any drainage improvement shall seed the drainage area to mitigate erosion from the storm discharge.
3. That said Grantor for themselves and their successors and assigns, do confirm with the Grantees and its assigns, that he the Grantor is well seized in fee of the above-described property and that he has the right to grant and convey this easement in the manner and form aforesaid, and that he will, and his successors and assigns, shall warrant and defend this easement to Grantees and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
4. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and the Grantees or its agents; and that the Grantor, in executing and delivering this instrument, has not relied upon any promises, inducements or representations of the Grantees or its agents or employees except as are set forth herein.

IN WITNESS WHEREOF, said Grantor has executed this easement this 21ST day of December, 1999.

I-80 Business Park L.L.C.,

[Signature]
GRANTOR Managing Member TRBA Partners L.L.C.

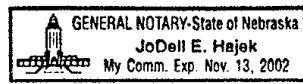
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STATE OF NEBRASKA)

COUNTY OF DOUGLAS)

On this 21th day of December, 1999, before me, a Notary Public in and for said County and State, personally appeared Tucker Magid*, who executed the above and foregoing easement acknowledged the execution thereof to be their voluntary act and deed. *Managing member of TRBA Partners L.L.C.

[Signature]
NOTARY PUBLIC



My Commission expires _____

Return to:
World Group LLC
Tucker Magid
362 North 114th Street
Omaha, NE 68154

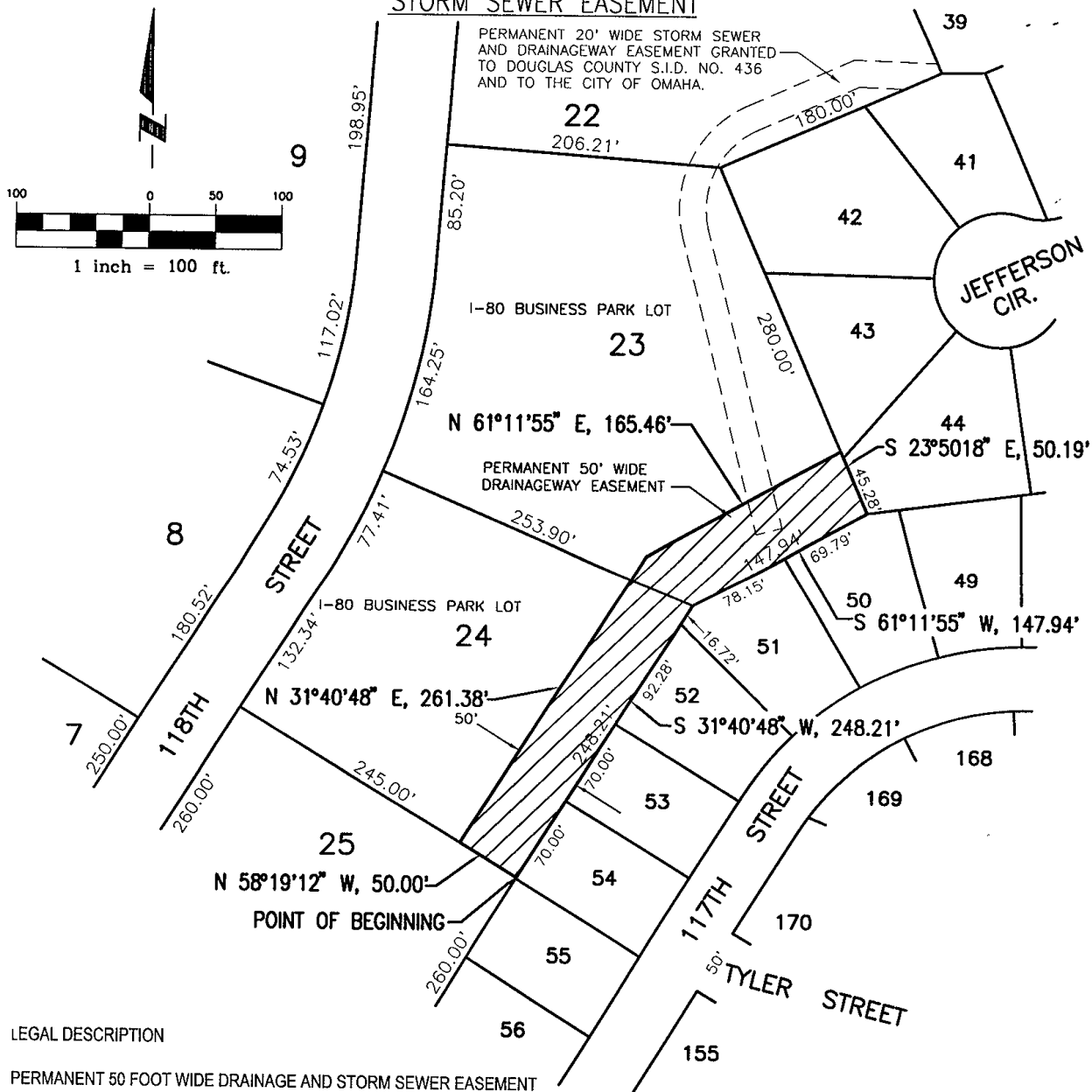
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EXHIBIT A

PERMANENT 50 FOOT DRAINAGE &

STORM SEWER EASEMENT



LEGAL DESCRIPTION

PERMANENT 50 FOOT WIDE DRAINAGE AND STORM SEWER EASEMENT

A permanent 50.00 foot wide drainage and storm sewer easement located in part of Lots 23 and 24, I-80 Business Park, a subdivision located in the West 1/2 of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 24, I-80 Business Park, said point also being the Northeast corner of Lot 25, said I-80 Business Park, said point also being on the westerly line of Lot 54, Brookhaven West, a subdivision located in said West 1/2 of Section 8; thence N58°19'12"W (assumed bearing) along the southerly line of said Lot 24, I-80 Business Park, said line also being the northerly line of said Lot 25, I-80 Business Park, a distance of 50.00 feet; thence N31°40'48"E, a distance of 261.38 feet; thence N61°11'55"E, a distance of 165.46 feet to a point on the easterly line of said Lot 23, I-80 Business Park, said point also being on the westerly line of Lot 43, said Brookhaven West; thence S23°50'18"E, along said easterly line of Lot 23, I-80 Business Park, said line also being said westerly line of Lot 43, Brookhaven West and also the westerly line of Lot 44, said Brookhaven West, a distance of 50.19 feet to the Southeast corner of said Lot 23, I-80 Business Park, said point also being the Southwest corner of said Lot 44, Brookhaven West, said point also being on the northerly line of Lot 50, said Brookhaven West; thence S61°11'55"W, along the southerly line of said Lot 23, I-80 Business Park, said line also being the northerly line of said Lot 50, Brookhaven West and also the northerly line of Lot 51, said Brookhaven West, a distance of 147.94 feet to the southerly corner of said Lot 23, I-80 Business Park, said point also being the westerly corner of said Lot 51, Brookhaven West, said point also being the Northeast corner of said Lot 24, I-80 Business Park; thence S31°40'48"W, along the easterly line of said Lot 24, I-80 Business Park, said line also being the westerly line of Lots 51, 52, 53, and 54, said Brookhaven West, a distance of 248.21 feet to the Point of Beginning.

Said permanent 50 foot wide drainage and storm sewer easement contains and area of 20,575 square feet or 0.472 acres, more or less.

E&A CONSULTING GROUP, INC.
 12001 "Q" STREET
 OMAHA, NE 68137
 (402) 895-4700 FAX (402) 895-3599

#98043
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