

KNOW ALL MEN BY THESE PRESENTS:

That T. H. MAENNER CO., a corporation organized and existing under the laws of the State of Nebraska, the sole fee simple owner of all of the following described real estate, to-wit:

Lots One (1) through Ten (10), and the North Thirty-five (35) feet of Lot Eleven (11), Block Seven (7); Blocks Nine (9); Thirteen (13); Fourteen (14); Fifteen (15); Twenty (20); Twenty-one (21); Twenty-two (22); and Lots One (1) through Eleven (11); and the North Twenty (20) feet of Lot Twelve (12), Block Eight (8) Maenner Westbrook Addition

For the 25-year period following the date of this instrument:

(1) No trailer, tent, shack, or barn shall be moved in or erected upon the premises; and no basement, cellar, or garage when erected thereon shall be used as a residence, either temporary or permanent. Any garage or other out-building erected on said premises shall conform with the general architecture of existing improvements.

(2) No fences shall be constructed except those that conform with the following conditions: (a) Fences to the rear of the front line of the house shall not be of greater height than 4 1/2 feet, and must be of uniform construction and architecture. No fences shall be permitted forward of the front line of the house.

License is granted hereby to the Northwestern Bell Telephone Company and the Omaha Public Power District, jointly, their successors, lessees and assigns, to erect and operate, maintain, repair and renew poles with the necessary supports, sustaining wires, cross arms, guys, and anchors, and other instrumentalities, and to extend thereon wires for carrying and transmission of electric current for lights, heat and power, and for all telephone, telegraph and message purposes, along the rear and side boundary lines of said lots for the use and benefit of the owners and occupants of each block.

The provisions of these covenants shall be separable, and in the event that any of the covenants herein contained shall be declared void or unenforceable, the remaining covenants remain in full force and effect.

This instrument shall be included in all abstracts covering the above lots and said provisions and conditions shall run with the land and be binding on each and every owner thereof, their heirs, successors or assigns for a period of twenty-five (25) years from this date.

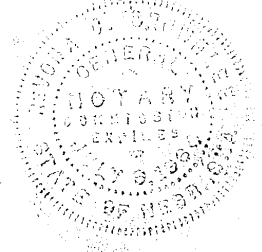
T. H. MAENNER CO.

Attest: Ralph E. Barr Secretary

By John R. Maenner President

STATE OF NEBRASKA, )
) ss.
County of Douglas )

On this 27th of April A. D., 19 59, before me, a Notary Public in and for said County, personally came the above named John R. Maenner President, and Ralph E. Barr Secretary, of T. H. Maenner Co.



who are personally known to me to be the identical persons whose names are affixed to the above Deed as President and Secretary of said corporation, and they acknowledged said instrument to be their voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and official seal the date last afore-said.

Helena C. Brownlee Notary Public.

My commission expires July 6, 1964