

EASEMENT FOR ELECTRIC LINES AND/OR UNDERGROUND ELECTRIC FACILITIES

A 48

KNOW ALL MEN BY THESE PRESENTS:

That Empire Construction Company (If Grantor is not married, add words "an unmarried person".) of Lancaster County, Nebraska, in consideration of \$ 1.00 receipt of which is hereby acknowledged, and the further payment of a sum to make total payment of \$ 1.00 for underground cables and other necessary equipment when set on the following described property, do hereby grant and convey unto the Lincoln Electric System (hereinafter referred to as Grantee, whether one or more)

Lincoln Telephone & Telegraph Company Cablevision for Lincoln

its (their) lessees, successors and assigns, the permanent right, privilege and easement of a right-of-way to construct, operate, maintain and remove all necessary underground electric facilities and other necessary equipment in connection therewith, on and across the following property situated in Lancaster County, Nebraska, more particularly described as follows.

Outlot "A" of Northside Village Third Addition to the City of Lincoln, located in the south half of Section 12, Township 10 North, Range 6 East of the 6th P.M., Lancaster County.

The underground electric facilities herein contemplated shall be located on the property approximately as follows:

The east 10 feet of the above described Outlot "A", which is adjoining the west property line of the Groveland Place Addition to the City of Lincoln.

The Grantee shall also have the privilege and easement of ingress and egress across the property to its (their) officers and employees for any purpose necessary in connection with the construction, operation, maintenance, inspection and removal of said line and underground electric facilities.

The Grantee shall also have the right at any time to trim or remove such trees and underbrush as may in any way endanger or interfere with the safe operation of the lines, underground electric facilities and equipment used in connection therewith.

The Grantee shall at all times exercise all due care and diligence to avoid injury or damage to the crops, livestock and other personal property of the Grantor, and the Grantee shall indemnify and save harmless the Grantor from any such damage and loss arising or occurring to such property solely by reason of the construction, operation, maintenance and removal of any overhead electric lines, however, in the event that all or part of the underground electric facilities which may be installed on said easement right-of-way becomes defective or unserviceable in the sole judgment of the Grantee, the Grantee shall have the right, without additional payment or consideration to the Grantor or their successors in title for any damage or loss occasioned thereby, to maintain, repair or replace such underground facilities; provided, if improvements to the property make the installation of such replacements impractical at the location of the original easement granted hereby, the Grantor or their successors in title shall grant and convey to the Grantee, for the same consideration as given herein, an easement for such further installation at a location on said property which is mutually satisfactory to the parties. If the parties fail to agree upon any such new location for the underground electric facilities, the Grantee shall have the right to determine the most suitable location for the easement therefor and the Grantor agrees to convey such easement; and if the parties fail to agree upon any such new location for underground electric facilities, the Grantee shall have no obligation to replace or provide the underground electric facilities across or to any such property. In determining the locations for further installation the Grantee shall at all times exercise due care and diligence to avoid injury or damage to the property of the Grantor or their successors.

The Grantee agrees that should the lines and underground electric facilities constructed hereunder be abandoned for a period of five years, the right-of-way or easement hereby secured shall then cease and terminate, and this contract shall be of no further force and effect.

Signed the 13 day of February, A.D., 1976

WITNESS

Empire Construction Company by Karl A. Witt, President

STATE OF NEBRASKA) COUNTY OF Lancaster)

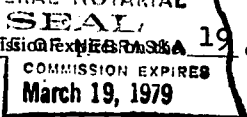
INDEXED MICRO-FILED GENERAL

On this 13 day of Feb., 1976, before me the undersigned, a Notary Public in and for said County and State, personally appeared Karl A. Witt, President of Empire Construction Company, a Corporation

personally to me known to be the identical person(s) who signed the foregoing instrument as Grantor and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date above written.

Notary Public J. A. Shelley March 19, 1979



(FOR REGISTER OF DEEDS STAMP)

LANCASTER COUNTY NEBR.

REGISTER OF DEEDS

1976 APR -5 PM 3:31

\$3.25

ENTERED ON NUMERICAL INDEX FILED FOR RECORD AS:

INST. NO. 78- 6759

Handwritten notes: 82-170 mic

Handwritten initials: LPS