

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) in hand paid, receipt of which is hereby acknowledged and other valuable considerations, JAMES INVESTMENT CO., a Minnesota corporation, does hereby grant to the OMAHA PUBLIC POWER DISTRICT, a political subdivision of the State of Nebraska, and to NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, their successors and assigns, a permanent and perpetual easement to construct and maintain electric and telephone utilities as follows:

(A) Along, across, over and under the East Five (5) feet of Lots One (1) and Two (2) and the South Five (5) feet of Lot Two (2), all in Block One (1), ~~XXXXX~~ Tomahawk Hills, a subdivision in Douglas County, Nebraska as surveyed, platted and recorded.

(B) Along, across, over and under the South Five (5) feet of Lots One (1) through Twenty-Two (22), inclusive, the West Two (2) feet of Lot Seven (7), the East Two (2) feet of Lot Eight (8), the West Two (2) feet of Lot Seventeen (17), and the East Two (2) feet of Lot Eighteen (18), all in Block Two (2), Tomahawk Hills, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(C) Along, across, over and under the South Five (5) feet of Lots One (1) through Twelve (12), inclusive, the West Two (2) feet of Lot Nine (9), and the East Two (2) feet of Lot Ten (10), all in Block Three (3), Tomahawk Hills, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(D) Along, across, over and under the West Five (5) feet of Lot One (1), the East Five (5) feet of Lots Two (2) to Four (4), inclusive, the rear or Easterly Five (5) feet of Lot Five (5), the rear or Northeasterly Five (5) feet of Lots Six (6) through Nine (9) inclusive, the rear or North Five (5) feet of Lots Ten (10) through Twelve (12), inclusive, the rear or West Five (5) feet of Lots Twelve (12) and Thirteen (13), the rear or South Five (5) feet of Lots Thirteen (13) through Sixteen (16), inclusive, the North Five (5) feet of Lots Seventeen (17) through Twenty-Three (23), inclusive,

the North Two (2) feet of Lot Three (3), the South Two (2) feet of Lot Four (4), the Northwesterly Two (2) feet of Lot Eight (8), the Southeasterly Two (2) feet of Lot Nine (9), the South Two (2) feet of Lot Twenty-Seven (27), the North Two (2) feet of Lot Twenty-Six (26), all in Block Four (4), Tomahawk Hills, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(E) Along, across, over and under the East Five (5) feet of Lot One (1), the West Five (5) feet of Lot Two (2), the North Five (5) feet of Lots Two (2) through Thirteen (13), inclusive, and that part of Lots Thirteen (13) through Sixteen (16), inclusive, described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the Southeast corner of Lot Thirteen (13), thence North along the common boundary line between Lots Thirteen (13) and Fourteen (14) to the most Southerly corner of Lot Fifteen (15), thence Northwesterly along the rear lot lines of Lots Fifteen (15) and Sixteen (16) to the most Westerly corner of Lot Sixteen (16) and there terminating, the Northwesterly Five (5) feet of Lot Sixteen (16), the East Two (2) feet of Lot Nine (9), the West Two (2) feet of Lot Ten (10); that part of Lots Fourteen (14) and Fifteen (15) more particularly described as follows: A strip of land Ten (10) feet in width being Five (5) feet on either side of the following described line: Beginning at the most Southerly corner of Lot Fifteen (15), thence Northeasterly along the common boundary line between Lots Fourteen (14) and Fifteen (15) a distance of Twenty-Five (25) feet and there terminating, all in Block Five (5), Tomahawk Hills, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(F) Along, across, over and under the North Five (5) feet of Lots One (1) through Four (4), inclusive, the rear or Northeasterly Five (5) feet of Lots Six (6) through Eight (8), inclusive, the Northwesterly Five (5) feet of Lot Eight (8), that part of Lot Five (5) described as follows: A strip of land Five (5) feet on either side of the following described line: Beginning at the Northeasterly corner of Lot Five (5), thence on a straight line Northwesterly to

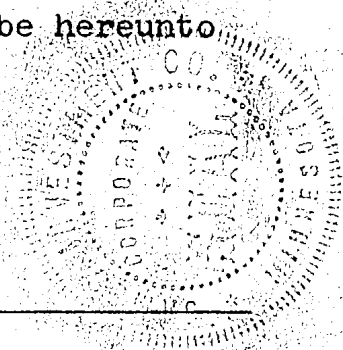
the most Northwesterly corner of Lot Five (5) and there terminating. The West Two (2) feet of the North Twenty-Five (25) feet of Lot Two (2), the East Two (2) feet of the North Twenty-Five (25) feet of Lot Three (3), the Westerly Two (2) feet of the rear or Northerly Twenty-Five (25) feet of Lot Four (4), the Easterly Two (2) feet of the rear or Northerly Twenty-Five (25) feet of Lot Five (5), all in Block Six (6), Tomahawk Hills, a subdivision in Douglas County, Nebraska, assurveyed, platted and recorded.

The provisions hereof shall bind the grantor, its successors and assigns.

IN WITNESS WHEREOF, said James Investment Co. has caused these presents to be executed in its corporate name and by its President and its Assistant Secretary, and its corporate seal to be hereunto affixed this 20th day of June, 1961.

JAMES INVESTMENT CO.

ATTEST Rolland E. Tulien BY James R. Wyatt
Its Assistant Secretary Its President

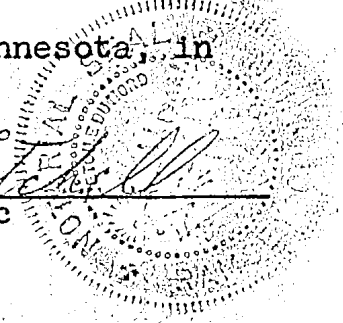


STATE OF MINNESOTA)
COUNTY OF Ramsey) SS.

On this 20th day of June, 1961, before me, the undersigned, a Notary Public in and for said county, personally came JAMES R. WYATT and ROLLAND E. TULIEN to be personally known to be the President and the Assistant Secretary of the said corporation and the identical persons whose names are affixed to the above easement and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of the said James Investment Co., and that the corporate seal of the said James Investment Co. was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at St. Paul, Minnesota, in said county the day and year last above written.

Carolyn A. Mitchell
Notary Public



CAROLYN A. MITCHELL
Notary Public, Ramsey County, Minn.
My Commission expires July 20, 1967.

17 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
22 DAY June 1961 AT 2:39 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

24 69