

NON-EXCLUSIVE EMERGENCY AND CONTINGENT ACCESS EASEMENT

THIS NON-EXCLUSIVE EMERGENCY AND CONTINGENT ACCESS EASEMENT, executed by Pixius Communications, LLC, (hereinafter, "Grantor") and delivered to the Board of County Commissioners on behalf of Sedgwick County, Kansas (hereinafter, "Grantee").

WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to the Grantee a permanent non-exclusive emergency access easement in, over, across and upon the following described premises, to wit:

See Attached Exhibit A

for the purpose of easement to allow emergency access when required by Grantee through the property described as follows:

A portion of Lot 1, Block A, Coliseum Park II, Sedgwick County, Kansas described as follows: Commencing at the Northeast corner of Lot 1, Block A; thence on an assumed bearing of S 89°14'30" W along the North line of said Lot 1, also being the North line of the South half of the Southeast Quarter of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, a distance of 1491.50 feet to the Point of Beginning; thence S 0°35'34" E, along the West line of Assignment of Lease recorded on Film 1738, Page 21, a distance of 297.29 feet; thence S 57°22'16" W, a distance of 442.35 feet; thence S 89°13'53" W, a distance of 118.01 feet; thence N 0°35'34" W, a distance of 530.87 feet, more or less, to a point on the North line of said Lot 1; thence N 89°14'30" E along the North line of said Lot 1, a distance of 493.00 feet to the Point of Beginning, said tract contains 5.00 acres, more or less.

Exhibit A

The centerline of an easement for Ingress and Egress 30 feet wide, described below, said easement will extend and end to the North line of Lot 1, Block A, Coliseum Park II, Sedgwick County, Kansas, and said easement will extend and end at a line bearing S 57°22'16" W and N 57°22'16" E from the Point of Beginning.

A portion of Lot 1, Block A, Coliseum Park II, Sedgwick County, Kansas described as follows: Commencing at the Northeast corner of Lot 1, Block A; thence on an assumed bearing of S 89°14'30" W along the North line of said Lot 1, also being the North line of the South half of the Southeast Quarter of Section 33, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, a distance of 1491.50 feet; thence S 0°35'34" E, along the West line of Assignment of Lease recorded on Film 1738, Page 21, a distance of 297.29 feet; thence S 57°22'16" W, a distance of 159.87 feet to the Point of Beginning; thence on a non-tangent curve to the left, an arc length of 137.74 feet, radius of 195.00 feet, delta of 40°28'22", chord length of 134.90 feet at a bearing of N 50°48'52" W; thence on a curve to the right, an arc length of 36.89 feet, radius of 30.00 feet, delta of 70°27'29", chord length of 34.61 feet at a bearing of N 35°49'18" W; thence N 0°35'34" W, a distance of 50.00 feet; thence N 40°48'32" W, a distance of 283.17 feet to a point on the North line of said Lot 1, said point being 442.00 feet West of the West line of the Assignment of Lease recorded on Film 1738, Page 21, and 1933.50 feet West of the northeast corner of said Lot 1.