

SIGN EASEMENT AND AGREEMENT

THIS AGREEMENT is made and entered into this 30th day of August, 2011, by and between DIAL-FORT COLLINS I, L.L.C., a Nebraska Limited Liability Company, and DIAL-FORT COLLINS II, L.L.C., a Nebraska Limited Liability Company, the mailing address of which, for purposes of this Agreement, is 11506 Nicholas Street, Suite 200, Omaha, Nebraska 68154 ("Grantors"), and HARMONY ENTRANCE, LLC, a Colorado Limited Liability Company, the mailing address of which, for purposes of this Agreement, is in care of Hasler, Fonfara and Goddard LLP, Post Office Box 2267, Fort Collins, Colorado 80522 ("Grantee").

WITNESSETH:

WHEREAS, Grantors own the real property which is legally described on Exhibit "A" attached hereto and incorporated herein by reference ("Grantors' Property"); and

WHEREAS, Grantee owns the real property which is legally described on Exhibit "B" attached hereto and incorporated herein by reference ("Grantee's Property"); and

WHEREAS, Grantors' Property and Grantee's Property are located within the commercial shopping center known as "Harmony Village" (the "Shopping Center"); and

WHEREAS, a monument sign is located on a portion of Grantors' Property (the "Monument Sign"); and

WHEREAS, the Monument Sign is utilized by both Grantee's tenants and by other tenants or occupants of the Shopping Center; and

WHEREAS, by separate Bill of Sale of even date, Grantors have sold and conveyed to Grantee all rights, title, and interest of Grantors in and to the Monument Sign; and

WHEREAS, Grantors desires to grant to Grantee, and Grantee desires to acquire from Grantors, an easement over a portion of Grantors' Property so as to allow Grantee, its successors and assigns, to access, use, and maintain the Monument Sign.

NOW, THEREFORE, the parties hereto agree as follows:

1. For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which by Grantors are hereby acknowledged, Grantors hereby grant and convey to Grantee a perpetual, non-exclusive easement and right-of-way (the "Easement"), over, across, upon, and under the "Easement Property," as hereinafter described. The Easement shall be subject to the following terms and conditions:



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A. The purpose of the Easement is to allow Grantee, its successors and assigns, to access, use, maintain, replace, repair, and inspect the Monument Sign. The "Easement Property" shall consist of as much of Grantors' Property as reasonably necessary for such purpose.

B. Although the Easement shall be a non-exclusive easement, the parties hereto acknowledge that Grantee is the sole owner of the Monument Sign, and Grantee, its successors and assigns, shall have the sole and exclusive use of the Monument Sign.

C. Grantee shall be responsible for all repair and maintenance expenses and other agreements with respect to the Monument Sign, including, but not limited to, any Covenants, Conditions and Restrictions entered into regarding the Monument Sign.

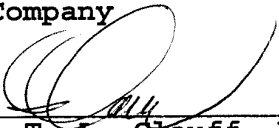
D. Grantors reserve the right to use Grantors' Property for any and all purposes not inconsistent with the Easement.

2. This Agreement shall be interpreted and enforced in accordance with the laws of the State of Colorado.

3. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

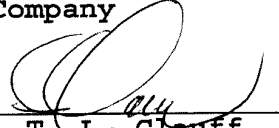
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

DIAL-FORT COLLINS I, L.L.C.,
a Nebraska Limited Liability
Company

By 

T. L. Clauff, Manager/Member

DIAL-FORT COLLINS II, L.L.C.,
a Nebraska Limited Liability
Company

By 

T. L. Clauff, Manager/Member

"Grantors"

[GRANTEE'S SIGNATURE ON FOLLOWING PAGE]

HARMONY ENTRANCE, LLC, a Colorado Limited Liability Company

By: 4709 Timberline LLC, a Colorado Limited Liability Company, its Manager

By [Signature]
Steven Pfister, Manager

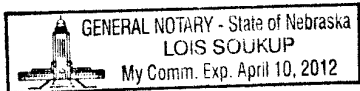
"Grantee"

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 30th day of August, 2011, by T. L. Clauff, as Manager/Member of DIAL-FORT COLLINS I, L.L.C., a Nebraska Limited Liability Company, and as Manager/Member of DIAL-FORT COLLINS II, L.L.C., a Nebraska Limited Liability Company.

WITNESS my hand and official seal.

My commission expires:



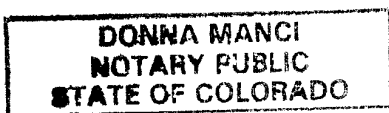
[Signature]
Notary Public

STATE OF COLORADO)
COUNTY OF LARIMER) ss.

The foregoing instrument was acknowledged before me this 30th day of August, 2011, by Steven Pfister, as Manager of 4709 Timberline LLC, a Colorado Limited Liability Company, which is Manager of HARMONY ENTRANCE, LLC, a Colorado Limited Liability Company.

WITNESS my hand and official seal.

My commission expires: 11.17.13



[Signature]
Notary Public

EXHIBIT "A" ATTACHED TO AND MADE A PART OF THE SIGN EASEMENT AND
AGREEMENT BETWEEN DIAL-FORT COLLINS I L.L.C. AND DIAL-FORT COLLINS
II L.L.C. ("GRANTORS") AND HARMONY ENTRANCE, LLC ("GRANTEE")

LEGAL DESCRIPTION
OF GRANTORS' PROPERTY

Lot 8, Harmony Village PUD, City of Fort Collins, County
of Larimer, State of Colorado.

(Street Address: 4739 South Timberline Road,
Fort Collins, Colorado)

EXHIBIT "B" ATTACHED TO AND MADE A PART OF THE SIGN EASEMENT AND
AGREEMENT BETWEEN DIAL-FORT COLLINS I L.L.C. AND DIAL-FORT COLLINS
II L.L.C. ("GRANTORS") AND HARMONY ENTRANCE, LLC ("GRANTEE")

LEGAL DESCRIPTION
OF GRANTEE'S PROPERTY

Lot 5, Harmony Village PUD, Replat No. 1, City of
Fort Collins, County of Larimer, State of Colorado
and
Lot 7, Harmony Village PUD, City of Fort Collins, County
of Larimer, State of Colorado.

(Street Address: 4709 and 4733 South Timberline Road,
Fort Collins, Colorado)