

Initialed For Identification _____

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: SEVEN BROTHERS RANCHES
With an address of: PO BOX 5601, BISMARCK, ND 58506-5601

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Powder River Energy Corporation, a cooperative corporation (hereinafter called the Cooperative) whose corporate headquarters post office address is Sundance, Wyoming and to its successors and assigns an easement 30 feet in width along with the right to enter upon the hereinafter described lands and to construct thereon, operate, change framing and voltage and maintain electric lines and associated facilities and equipment and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operations and maintenance of said lines, facilities and equipment, including the right of ingress and egress to and from said lands, to wit:

T56N, R83W, Sheridan County, Wyoming
SECTION 6: SWNE

as shown on the attached map marked "Exhibit A".

The undersigned agree that all poles, wire and other facilities and equipment installed at the Cooperative's expense on said described lands shall be and remain the property of the cooperative, removable at the option of the cooperative upon the termination of services to, or through said lands.

The undersigned covenant that they are the owners of the above described land and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following described persons:

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, the undersigned have set their hands this 23rd day of SEPTEMBER, 2004

B. Scott Adams
B. Scott Adams - Area Land Manager

State of Wyoming)
County of SHERIDAN)ss

The foregoing instrument was acknowledged before me this 23rd day of September, 2004

by B. SCOTT ADAMS

Witness my hand official seal: Gordon D. MacLean
Notary Public

My commission expires: 8-3-08



By and Between
 Seven Brothers
 Ranches, Inc.
 and Powder River Energy Corp.
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"Exhibit A"

Seven Brothers Ranches, Inc.

T56N, R83W, Section 6
 SWNE

Beginning at the Northeast corner of Section 6, T56N, R83W, Sheridan County, Wyoming, this being the Point of Beginning. Thence bearing approximately S40°23'W for approximately 3,470' to True Point of Beginning.

Thence bearing approximately N35°48'E for approximately 611' to Point of Ending. This point being on an approximate bearing of S41°15'W for a distance of approximately 2,867' from the Northeast corner of Section 6, T56N, R83W, Sheridan County, Wyoming.

The above description is for a three-phase overhead powerline "Right-of-Way", 30' in width, being 15' on either side of centerline, extending for a total distance of 611', more or less.

