



**RIGHT OF ENTRY AGREEMENT**  
(Black Gold Land Company, LLC)

This **Right of Entry Agreement** (the "**Agreement**") is entered into by and between Black Gold Land Company, LLC, a Wyoming limited liability company ("**Grantor**") and Big Horn Coal Company, a Wyoming corporation ("**Grantee**"). Grantor and Grantee are each referred to individually herein as a "Party" and collectively as the "Parties".

WHEREAS, pursuant to that certain Real Estate Purchase Agreement entered into on February 28, 2021 (the "**Purchase Agreement**") by and between Grantor, as buyer, and Grantee and Grantee's affiliate, KCP Properties, Inc., a Delaware corporation ("**KCP**"), as sellers, Grantee and KCP conveyed to Grantor on even date herewith certain real estate located in Sheridan County, Wyoming, more particularly described on **Exhibit A** attached hereto and incorporated herein (the "**Property**");

WHEREAS, Grantee and KCP have each filed a voluntary petition (the "**Bankruptcy Case**") under chapter 11 of Title 11 §§101-1330 of the United States Code (the "**Bankruptcy Code**") in the United States Bankruptcy Court for the District of Delaware (the "**Bankruptcy Court**"), in the jointly administered proceedings styled *In re: Lighthouse Resources, Inc., et al.*, Case No. 20-13056;

WHEREAS, all or a portion of the Property is subject to Permit No. PT0213 issued to Grantee by the Wyoming Department of Environmental Quality, Land Quality Division under the surface mining laws of the state of Wyoming (the "**Permit**");

WHEREAS, Grantee desires to enter onto the Property as may be necessary to (i) comply with the Permit and conduct any and all activities on the Property in connection with Grantee's reclamation obligations thereunder, including, without limitation, for ingress and egress over and across the Property to and from adjoining properties covered by the Permit (collectively, the "**Reclamation Activities**"); and

WHEREAS, as contemplated by the Purchase Agreement, Grantee desires to acquire from Grantor and, as part of the consideration for the conveyance of the Property from Grantee and KCP to Grantor, Grantor has agreed to grant to Grantee a right of entry to enter onto the Property to undertake and perform the Reclamation Activities, all pursuant to the terms and conditions provided herein.

NOW, THEREFORE, in consideration of the premises and agreements herein, and for other good and valuable consideration, the sufficiency and adequacy of which is hereby acknowledged, and intending to be legally bound, the Parties agree as follows:

1. **Recitals; Capitalized Terms.** The above-mentioned recitals are incorporated herein by reference and made a part hereof. Capitalized terms used herein and not defined herein shall have the meanings ascribed to such terms in the Purchase Agreement.