

**MEMORANDUM OF EASEMENT AND
RIGHT-OF-WAY AGREEMENT**

WO# 190234 / 360.00

TO WHOM IT MAY CONCERN:

Please take notice **Cowboy State Bank, a Wyoming banking corporation (Grantor)** has entered into an Easement and Right-of-Way Agreement with Powder River Energy Corporation (PRECorp), a Wyoming cooperative utility (Grantee).

The legal description of the centerline of the easement and property affected is attached hereto and marked as Exhibit A. Any third party who desires to know the terms and conditions of the Easement and Right-of-Way Agreement may direct a request to Grantor and Grantor shall be free to divulge any and all information associated with the Easement and Right-of-Way Agreement between Grantor and Grantee.

Any requests for information may be sent to Grantor at the following address:

Cowboy State Bank
PO Box 789
Ranchester, Wyoming 82839

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 13th day of February, 2020.

GRANTOR:

Print: William W. DeLapp
Sign: William W. DeLapp
As: (Title) President

STATE OF Wyoming
COUNTY OF Sheridan) ss.

On this the 13th day of February, 2020, before me, the undersigned officer, personally appeared (name) William W. DeLapp as (official title of party signing) President for Cowboy State Bank, a Wyoming, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that s/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Valerie A. Kraft
Notary Public
My Commission Expires: August 17, 2020

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 18 day
of February, 2020.

GRANTEE:

Print: Powder River Energy Corporation

Sign: Darice Hodge
Land Services Agent

STATE OF Wyoming)
COUNTY OF CROOK) ss.

On this the 18 day of February, 2020, before me, the undersigned
officer, personally appeared Darice Hodge Land Services Agent for Powder
River Energy Corporation, known to me or satisfactorily proven to be the person whose
name is subscribed to the within instrument and acknowledged that s/he executed the
same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
(SEAL)

Rodney A. Malo
Notary Public

My Commission Expires: 10-29-2023





2020-756187 2/28/2020 10:34 AM PAGE: 3 OF 3
FEES: \$18.00 DO EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



"Exhibit A"

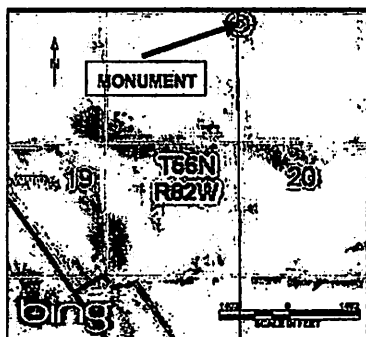
Cowboy State Bank

Page 1 of 1
By and Between Cowboy
State Bank and Powder River
Energy Corp Initials *JS*

T56N, R82W, 6th P.M., Sheridan County, Wyoming
Section 19: NESE

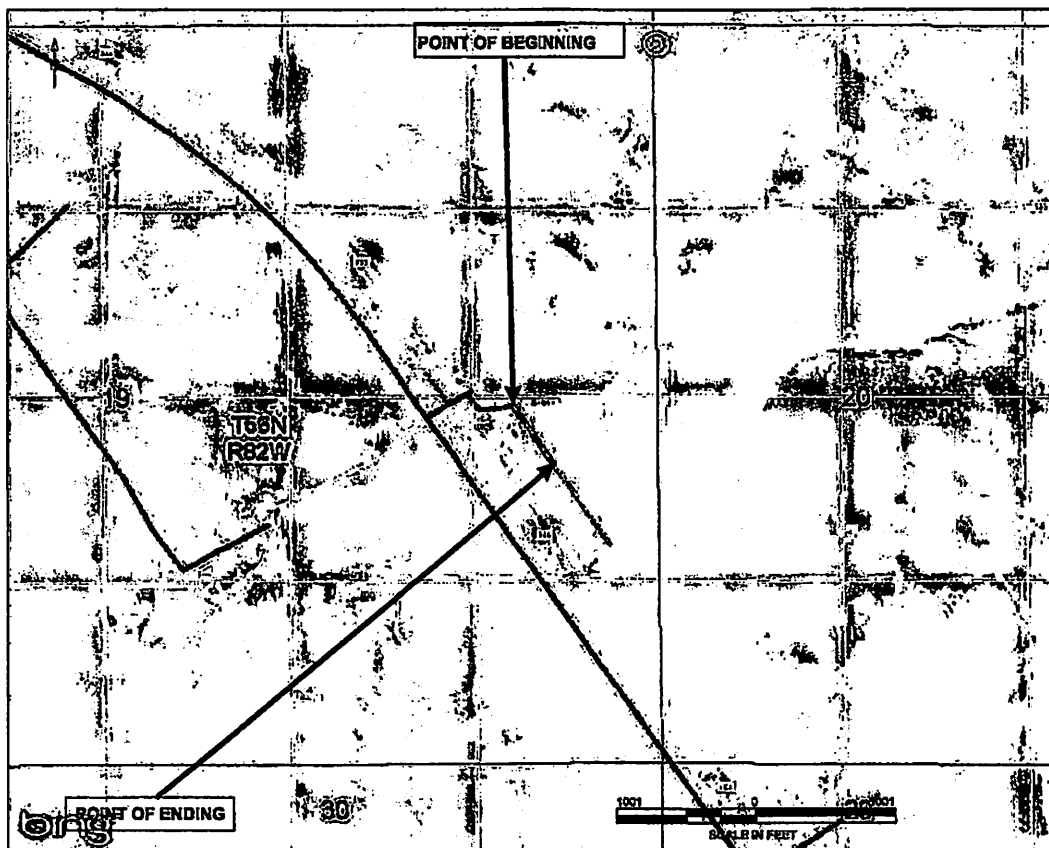
WO#: 190234

Bearing and distances are approximated based on GPS data gathered and projected into
NAD 83 Wyoming State Plane, East Central Zone, US Survey feet.



An easement 30 Feet in width, being 15 Feet on each side of the following described line. Commencing at the Northeast Corner of Section 19, T56N, R82W, thence S22°3'41.547"W a distance of 2788 Feet, more or less, to the POINT OF BEGINNING; thence S35°13'53.528"E a distance of 527 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 527 feet, more or less.



01/28/2020

NO. 2020-756187 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
POWDER RIVER ENERGY CORP P O BOX 930
SUNDANCE WY 82729