

UNDERGROUND EASEMENT ELECTRIC AND GAS LINES

THIS EASEMENT, made this 19th day of MAY, 2008, between MONTANA-DAKOTA UTILITIES COMPANY A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, hereinafter referred to as 'COMPANY,' and the following named persons, hereinafter, whether singular or plural, referred to as 'OWNER,' namely:

An undivided one half (1/2) interest to DAVID A. SHARPSKI, a single person, and the remaining one half (1/2) interest to FRANK R. SHARPSKI, JR TRUSTEE of the FRANK R. SHARPSKI, JR. REVOCABLE TRUST dated November 1, 2006 whose mailing address is 63 Decker Road, Sheridan Wyoming 82801

WITNESSETH, That for valuable consideration received, OWNER does hereby grant unto Company for 99 years, jointly and severally, its and their respective successors and assigns, an easement to construct, operate, maintain, increase the capacity of, repair, replace and remove such communication, electric and natural gas systems as the Company may from time to time require, consisting of underground cables, wires, conduits, splicing boxes, markers, transformers, pedestals, pipelines, and other facilities used in the construction, operation, maintenance, increasing the capacity of, repair, replacement, and removal of said, electric and natural gas systems, upon, over, under, and across a strip of land 15 feet wide across the following-described real estate, situated in the County of SHERIDAN, State of WYOMING, to wit:

The 15 feet contiguous with, East of and adjacent to the Westerly boundary line of the following described real estate, situated in Sheridan County and the State of Wyoming:

A tract of land situated in Block 4 of Suburban Gardens, being Subdivision Number One of the Holdrege Ranch, according to the recorded plat of said Subdivision, in Sheridan County, Wyoming, said tract of land being more particularly described as follows: Beginning at the Southeast corner of the SE1/4SW1/4 of Section 10, in Township 56 North, Range 84 West of the 6th P.M.: thence South 88°55' W. 550 feet to a point, thence N. 14°27' W. 529.9 feet to a point, thence N. 88°59' E. 771.5 feet to a point, thence S. 37°42' E. 27.2 feet to a point, thence S. 5°46' E. 406.9 feet to a point, thence S. 58°27' W. 171.4 feet to the point of beginning.

Said tract of land situated in the SE1/4SW1/4 and SW1/4SE1/4 of Section 10, Township 56 North, Range 84 West of the 6th P.M.

OWNER, its successors and assigns, hereby grants to Company, jointly and severally, its and their successors and assigns, the right of ingress and egress at all reasonable times over and across the lands of Owner, to and from said strip of land for the purpose of exercising the rights herein granted; to place surface markers beyond said strip; and to install gates in any fences crossing said strip.

OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created or constructed, any obstruction, building, engineering works or other structures upon, over or under the strip of land herein described or that would interfere with the herein stated uses, or Company's rights hereunder.

COMPANY agrees that any and all damages that may result to the crops, fences, buildings and improvements on said premises caused by the construction and maintenance of said communication, electric and/or natural gas systems will be paid for by the responsible Company. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by the responsible Company and one by Owner; these two shall select a third person. The award determined by these three persons shall be final and conclusive.

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

David A. Sharpski

Frank R. Sharpski, Jr. Trustee

STATE OF Wyoming
COUNTY OF Sheridan :ss

On this 19th day of May, 2008, before me personally appeared David A. Sharpski and Frank R. Sharpski, Jr. Trustee known to me to be the same person s described in and who executed the above and foregoing instrument and acknowledged to me that t he y executed the same, (known to me to be the owner and owner respectively, of

(THIS SPACE FOR RECORDING DATA ONLY)

629023 EASEMENT
BOOK 502 PAGE 0535
RECORDED 12/29/2008 AT 08:00 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

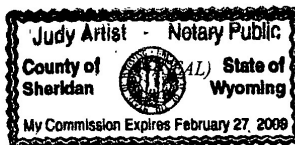
the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Judy Artist

Notary Public, Sheridan County,

State of Wyoming

Residing at Sheridan, Wyoming



My Commission Expires: 02/27/09

W.O. 584-1101 TRACT NO. _____ L.R.R NO. _____