

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Underground Right-of-Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Garland Enterprises, Inc.
With an address of: 371 Coffeen Avenue, Sheridan, WY., 82801

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 20 feet in width along with the right to enter upon the hereinafter described lands and to construct thereon, operate and maintain electric lines and associated facilities and equipment and to alter encroachments 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:

T57N, R83W, 6th P.M., Sheridan County, Wyoming
SECTION 14: NWNW

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

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 18 day of Nov.

William H. Garland

State of Wyoming)
County of Sheridan)ss

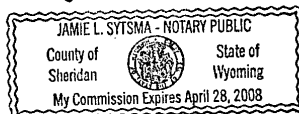
The foregoing instrument was acknowledged before me this 18th day of Nov. 2005
by William H. Garland

Witness my hand official seal

Jamie L. Sytsma

Notary Public

My commission expires April 28, 2008



By and Between
Garland Enterprises,
Inc.
and Powder River Energy Corp.
Initialed For Identification _____

Exhibit A

Garland Enterprises, Inc.

T57N-R83W, Section 14
NWNW

An easement 20 feet in width, being 10 feet on each side when measured at right angles to the following described survey line (from the point of beginning). Beginning at the NW of Section 14, T57N, R83W, thence $S61^{\circ}13'E$ for a distance of 2,067 feet, more or less; to the POINT OF BEGINNING; thence approximately $S83^{\circ}58'W$ for a distance of approximately 903 feet to Point of Ending. This point bearing approximately $S40^{\circ}03'E$ for a distance of approximately 1,426 feet from the NW corner of Section 14, T57N, R83W, Sheridan County, Wyoming.

The above description is for a single-phase underground power line "Right-of-Way", 20' in width, being 10' on either side of centerline, extending for a total distance of 903'.

