



POWDER RIVER ENERGY CORPORATION
 SUNDANCE, WYOMING
 Right of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Tongue River Red Angus LLC

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Powder River Energy Corporation, a Wyoming cooperative corporation utility (hereinafter called the Cooperative) whose corporate headquarters post office address is P.O. Box 930, 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:

T57N, R83W, 6th P.M., Sheridan County, Wyoming
 SECTION 07: SW¼NE¼,

as shown on the attached map marked "Exhibit A" that includes the metes and bounds description and incorporated into this document by this reference.

The above description is for an overhead power line "Right-of-Way", 30 feet in width, being 15 feet on each side of the described centerline, including but not limited to any and all meter poles, anchors and guy structures that are affixed to the power line and located by necessity outside of the herein described 30-foot right-of-way easement. This Right of Way Easement is further bound by the installed power line being the centerline of this 30-foot-wide easement.

The undersigned agree all poles, wire and other facilities and equipment installed at the Cooperative's expense on the above 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 agree all new structures built by Landowner after the construction of the described new power line, within this right-of-way easement, will meet National Electric Safety Code guidelines, or Cooperative will have the right to request alteration and/or removal at landowner's expense. Landowner shall not place any structure or store any material within the Right-of-Way granted that might otherwise interfere with the operation of the power line constructed or create a risk of fire or injury. If landowner has questions about activities that might impact the operation of the line or the code guidelines stated above, inquiries can be made to the Engineering department at the Cooperative. Subject to the foregoing limitations, this right-of-way may be used by Grantors for roads, pasture, agricultural crops, fencing, and other purposes not inconsistent with this easement.

The undersigned agree reasonable access to above described right-of-way easement be granted, in the event ingress/egress via designated easement access is obstructed.

The undersigned warrants it/they are the owner(s) of the above described land and have proper authority to execute this easement on behalf of Grantor.

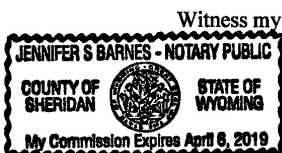
IN WITNESS WHEREOF, the undersigned have executed and endorsed this Right of Way Easement this 29 day of May, 2016

Forest Dunning as managing member of Tongue River Red Angus LLC

State of WYOMING)
)ss
 County of SHERIDAN)

The foregoing instrument was acknowledged before me this 29 day of May, 2016

by Forest Dunning as managing member of Tongue River Red Angus LLC



Witness my hand official seal

Notary Public
 My commission expires: April 6, 2019
Ind. Dunning 5-2-16
 Acknowledged by: Powder River Energy Corp. Date
 Right of Way Agent or Project Supervisor

"Exhibit A"

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By and Between Tongue River Red Angus, LLC
and Powder River Energy Corp
Initials _____

Tongue River Red Angus, LLC

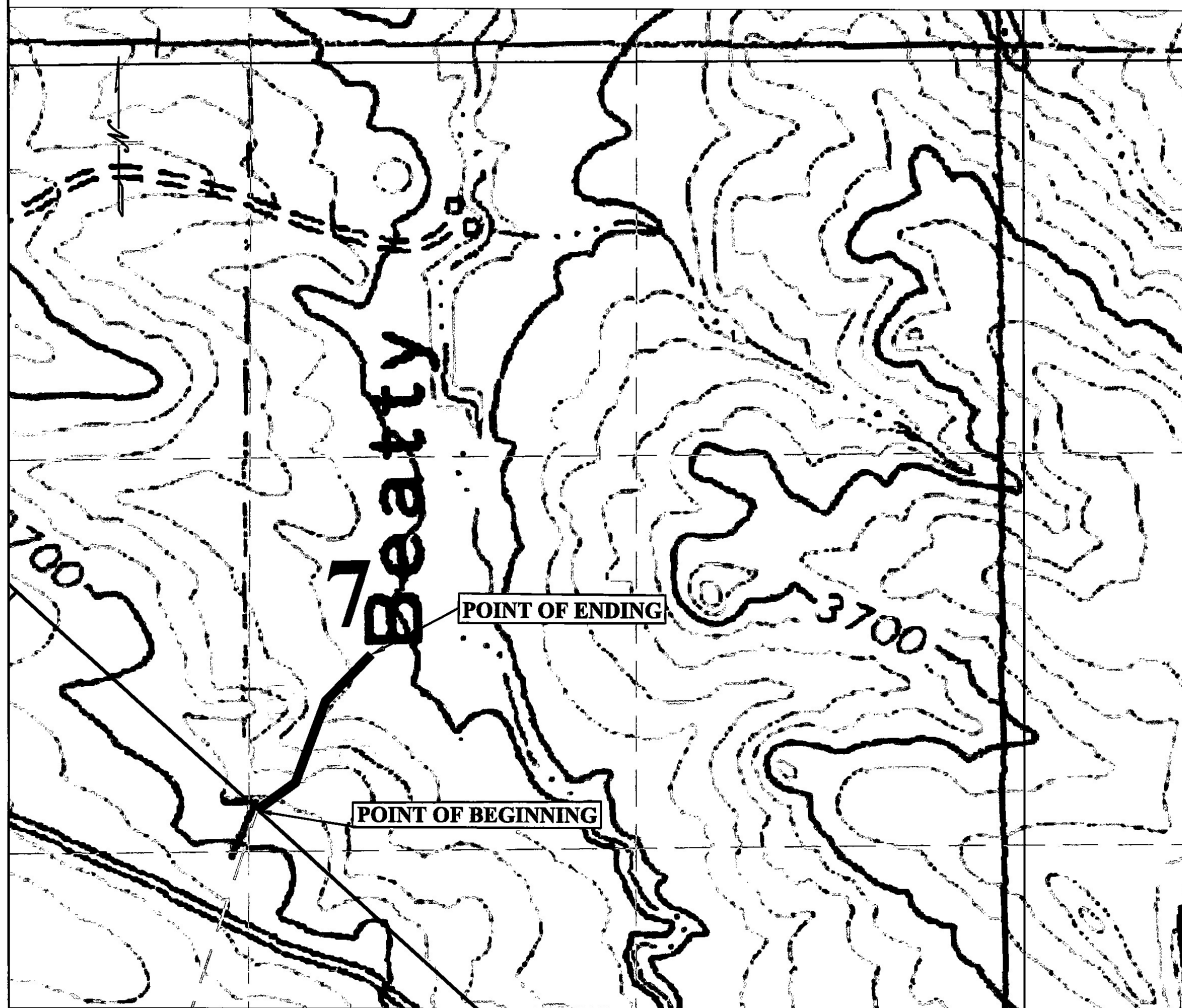
T57N, R83W, 6th P.M., Sheridan County, Wyoming
Section 07: SW1/4NE1/4,

WO# 160291

Bearings and distances are approximate based on GPS data gathered and projected into a
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 Southwest corner of Section 18, T57N, R83W, thence N 18°08'37" E for a distance of 8630 feet, more or less, to the POINT OF BEGINNING; thence N 54°07'44" E for a distance of 163 feet, more or less, thence N 20°14'57" E for a distance of 299 feet, more or less, thence N 43°54'54" E for a distance of 225 feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 687 feet, more or less.



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BOOK: 559 PAGE: 795 FEES: \$15.00 EE RIGHT OF WAY EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2016-726986 RIGHT OF WAY EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
POWDER RIVER ENERGY CORP 200 S GARNER LAKE ROAD
ATTN: CINDY SARLES GILLETTE WY 82718

SCALE:

1"=500'



1"=500'

MK 4/27/16

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E1B