

Easement No. _____
Township: 56N
Range: 84W
Section: 25
W. O. #: _____

**COMMUNICATION/TELECOMMUNICATION FACILITIES & RIGHT OF WAY
EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: The undersigned Three T Enterprises, LLC, a Wyoming limited liability company, their successors, assigns and heirs hereinafter collectively "Grantor" (whether one or more), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer, assign and convey unto Advanced Communications Technology Inc., having its principal office at 290 N Brooks St, Sheridan, WY 82801, and to its successors, assigns, affiliates, lessees, licensees and agents, hereinafter all collectively "Grantee," a perpetual continuous easement and right-of-way (the "Easement") for the purposes of locating, placing, constructing, installing, inspecting, improving, operating, reconstructing, repairing, maintaining, replacing, relocating, changing the configuration of, modifying in size, number, operating capacity or otherwise, providing services over and removing such communication and telecommunication facilities and appurtenances related to the provision of communications or telecommunications services, as they now exist or shall be hereinafter installed, as Grantee may deem necessary and/or desirable for its telecommunications/communications operations, over, under, across and upon Grantor's Land, said land being situated in, Sheridan County, [Wyoming], The SWNW of Section 25, T56N, R84W, described in Warranty Deed dated January 3, 2017, and recorded in Book 564, Page 304 of the Deed Records of said County. In granting this Easement, Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of [Wyoming].

The location of the Easement on Grantor's Land is described as follows:

On Grantor's Land, a twenty foot wide Easement lying ten feet on both sides of a center line, beginning at a point on the westside of the public access and utility easement line for Gable way at Latitude 44.800990, Longitude -106.930669, thence West abutting the property line approx. 392' to a communications tower site.

Said Easement being 392 feet more or less in length, and being more particularly set forth on "Exhibit A" attached hereto and by reference made a part hereof.

Grantee (and its designees) is also hereby granted as part of the Easement, (a) the right of pedestrian, vehicular, machinery and equipment ingress and egress over, across and upon said Easement location as described above, as well as on any roads, depicted on Exhibit A, and over and across Grantor's lands for the purpose of locating, placing, constructing, installing, inspecting, improving, operating, reconstructing, repairing, maintaining, replacing, relocating, changing the configuration of, modifying in size, number, operating capacity or otherwise and removing the said communication and/or telecommunication facility(ies) and/or service(s) and related equipment, devices, appliances, and other property, as well as performing any act related to the communication and/or telecommunication facilities and/or service(s); (b) the right (but not the obligation) to trim, or remove any trees, shrubs and other foliage located thereon which might, in the judgment of Grantee damage or interfere with the operation of any permitted communications and telecommunication facilities, service(s) or related equipment, device, appliance and/or other property; and (c) the right (but not the obligation) to prevent the construction or placement within the Easement herein granted of any buildings, materials, structures or other obstructions which may, in the judgment of Grantee (and its designees), endanger or interfere with Grantee's use of this Easement or the efficiency, safety or convenient operation of said communications or telecommunications facilities, or related equipment, devices, appliances and other property now or at any time in the future. If such buildings, materials, structures, or other obstructions are constructed or otherwise placed within the Easement by Grantor or any other party, without the prior written consent of Grantee, then Grantee shall have the right to remove same from such space. Grantor shall not make changes in grade, elevation or contour of the land within the Easement without prior written consent of Grantee.

This Easement, together with all other provisions of this grant, shall constitute a covenant

burdening the land and is an easement in gross for the benefit of Grantee, its successors, and assigns.

The Grantor expressly reserves for Grantor, and Grantor's, successors and assigns, all rights to use the surface of the land with respect to which this Easement is herein granted for purposes which do not, interfere with the exercise by Grantee of any of the rights granted in this Easement.

Grantor further covenants that Grantor, Grantor's heirs, successors and assigns shall not, individually, or in combination with others, interfere directly or indirectly with Grantee's use of this Easement now or at any time in the future, or with the efficiency, safety, or convenient operation of the communications and/or telecommunications facilities, service(s), related equipment, devices, appliances, and/or other property.

Grantor covenants that Grantor is the fee simple owner of the Grantor's Land, or has an interest in the Grantor's Land which entitles Grantor authority to grant this Easement to Grantee.

This Communication/Telecommunication Facilities and Right-Of-Way Easement contains all covenants and terms between Grantor and Grantee related to the Easement. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification to this Easement must be in writing and agreed to, and signed by the Grantor and Grantee.

Grantor hereby binds Grantor, and Grantor's successors, assigns, and heirs to warrant and forever defend said Easement unto Grantee, its successors, assigns, affiliates, lessees, licenses and agents against every person whomsoever claims an interest adverse to rights granted to Grantee under this Easement.

IN WITNESS WHEREOF the undersigned has executed this Communication
/Telecommunication Facilities and Right-Of-Way Easement this 22 day of Sept, 2021.

GRANTOR:

Tim Goss
Tim Goss

STATE OF WY)
COUNTY OF Sheridan)

Acknowledged before me on 9-22-21 appeared Tim Goss
Date Name of person signing above

As owner of Three T Enterprises
Type of Authority-officer, director, Trustee, etc. Name of party of behalf of whom the instrument was executed

[Signature]
Signature of Notarial officer

(Seal)



My commission expires: April 29 2025

Exhibit A

