



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

WO# 210874/ 107.2

TO WHOM IT MAY CONCERN:

Please take notice **Golden Bungalow Properties, a Wyoming Limited Liability Company** (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:

Golden Bungalow Properties
P.O. Box 691
Sheridan, WY 82801

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 15 day of December, 2021.

GRANTOR:

Print: Tyfanni Harbaugh

Sign: *Tyfanni Harbaugh*

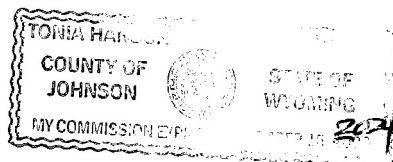
As: Managing Member

STATE OF Wyoming
COUNTY OF Johnson) ss.

On this the 15 day of December, 2021, before me, the undersigned officer, personally appeared **Tyfanni Harbaugh as Managing Member of Golden Bungalow Properties, a Wyoming Limited Liability Company** 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.

SEAL



Tonia Harbaugh
Notary Public
My Commission Expires: 9/16/2024

IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 29 day
of December 2021.

GRANTEE:

Print: Powder River Energy Corporation
Sign: Darice Hodge
Its: Land Agent

STATE OF WYOMING)
COUNTY OF CROOK) ss.

On this the 29 day of December 2021, before me, the undersigned officer,
personally appeared Darice Hodge, Land 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: 10/29/23





"Exhibit A"

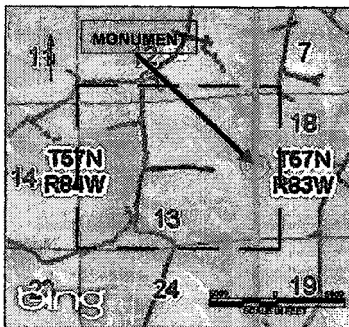
Golden Bungalow Properties LLC

T57N, R84W, 6th P.M., Sheridan County, Wyoming
Section 13: SENW, S 1/2 NE, N 1/2 SE

Page 1 of 1
By and Between
Golden Bungalow Properties LLC
and Powder River Energy Corp
Initials *SH*

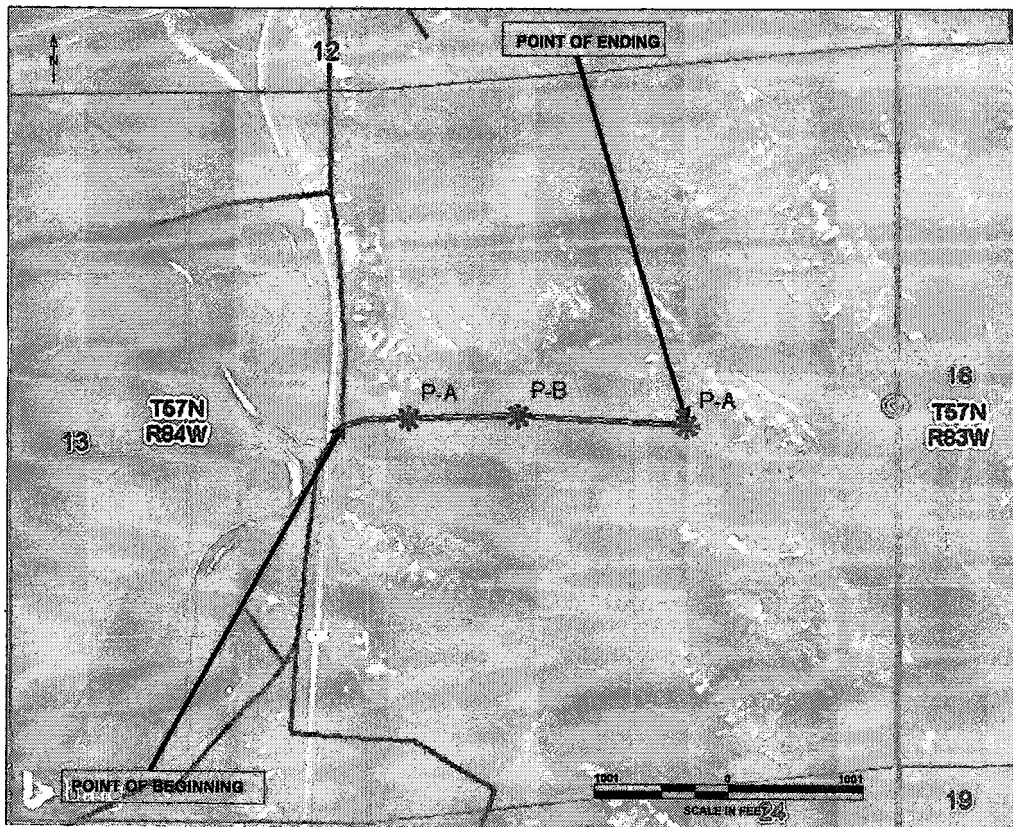
WO#: 210874

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 when measured at right angles to the following described line. Commencing at the East Quarter Corner of Section 13, T57N, R84W located at 44°54'56.949"N, 106°55'33.589"W, thence S87°45'7"W a distance of 4081 Feet, more or less, to the Point of Beginning; thence underground N72°50'46"E a distance of 156 Feet, more or less; thence N88°29'18"E a distance of 325 Feet, more or less; thence overhead N88°29'18"E a distance of 810 Feet, more or less; thence S86°43'57"E a distance of 1251 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 2542 Feet, more or less.



Point P-A is set at the center of a circular tract of land with a radius of 40 feet.

Point P-B is set at the center of a circular tract of land with a radius of 20 feet.

11/18/2021