

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Rail Road Land & Cattle Company, 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:

T54N, R82W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

SECTION 09: NW¼SW¼,

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 either 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.

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 after the construction of the described power line, within the 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 or crops 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. 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.

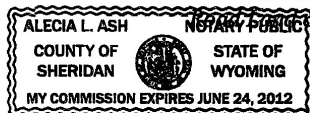
The undersigned agree reasonable access to above described right-of-way easement be granted, in the event ingress/egress via designated easement access is obstructed.

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 5 day of April, 2012

Dave Sorenson  
Dave Sorenson as managing member of Rail  
Road Land & Cattle Company, LLC

State of WYOMING )  
County of SHERIDAN )ss



The foregoing instrument was acknowledged before me this 5th day of April, 2012

by Dave Sorenson as managing member of Rail Road Land & Cattle Company, LLC

David Sorenson

Witness my hand official seal

Alecia L. Ash  
Notary Public

SEAL

My commission expires: June 24, 2012

Chris Jackson 4-9-12  
Acknowledged by: Powder River Energy Corp. Date  
Right of Way Agent or Project Supervisor

# "Exhibit A"

Page 2 of 2  
By and Between Rail Road Land & Cattle Company, LLC  
and Powder River Energy Corp

Rail Road Land & Cattle Company, LLC

Initials PS

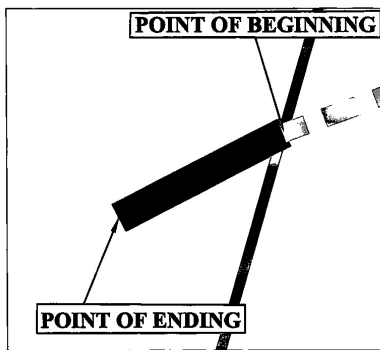
WO# 120366

T54N, R82W, 6th P.M., Sheridan County, Wyoming

Section 09: NW1/4SW1/4,

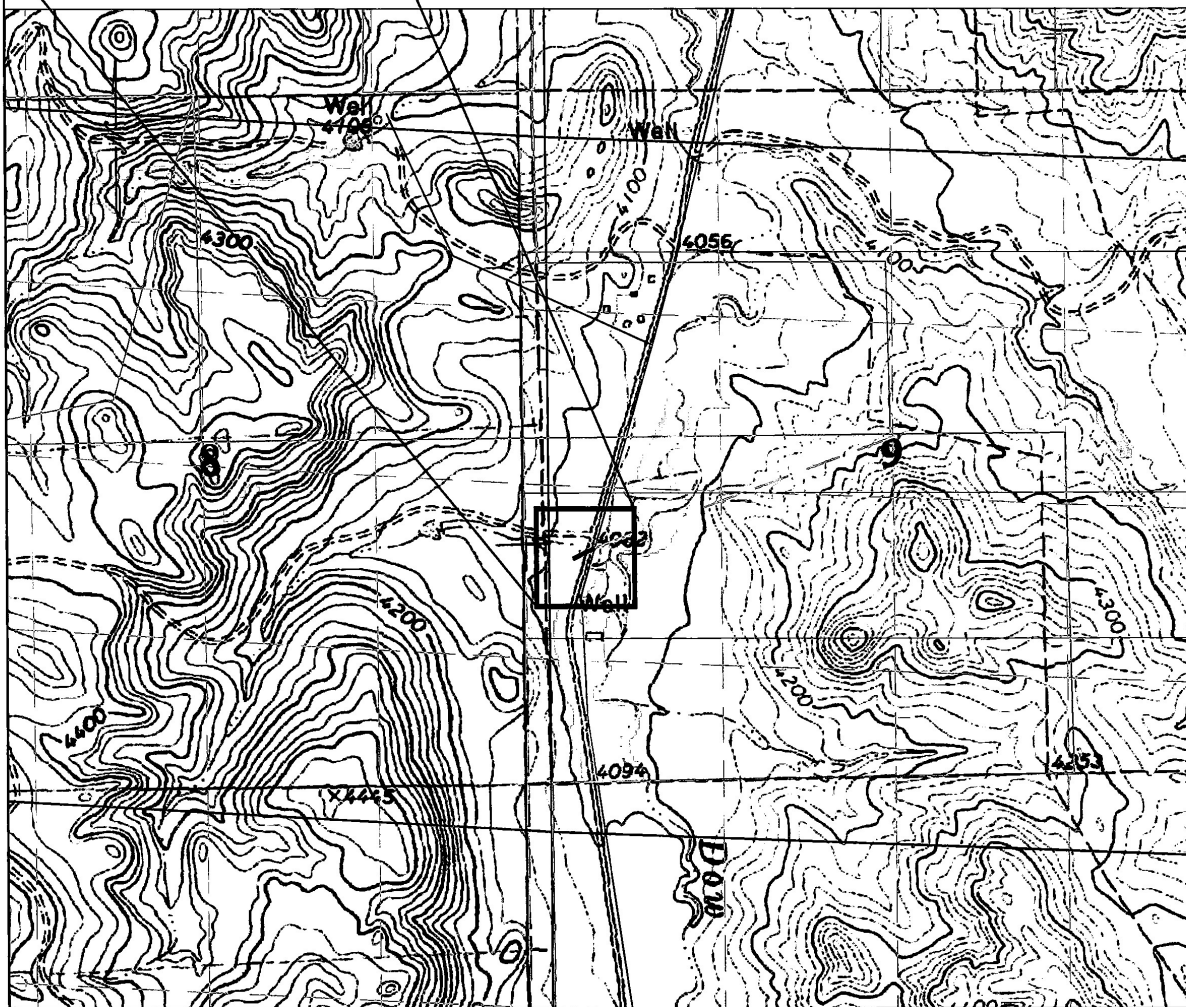
Bearings and distances are approximate based on GPS data gathered and projected into a  
NAD 83 Wyoming State Planes, East Central Zone, US Survey feet

N.T.S.



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 Center Quarter Corner of Section 9, T54N, R82W, thence S69°34'53"W for a distance of 2462 feet, more or less; to the POINT OF BEGINNING; thence S62°49'08"W for a distance of 184 feet, more or less; thus to the ending point.

The above described is for a power line ROW extending a total distance of 184 feet, more or less.



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SCALE IN FEET