

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Seven Brothers Ranches

With an address of: _____

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 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:

Township 58 North, Range 83 West, 6th P.M.

Section 24, SW1/4SE1/4, SE1/4SE1/4

Section 25, SW1/4NE1/4

Section 25, S1/2NE1/4, E1/2SE1/4

Township 58 North, Range 82 West, 6th P.M

Section 30, SW1/4SW1/4

Section 31, N1/2NW1/4, NW1/4NE1/4

as described on attachment marked "Exhibit A".

The undersigned agree that all poles, wire and other facilities and equipment installed at the Cooperative's expense on said 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 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 2nd day of December, 2002.

B. Scott Adams
AREA LAND MANAGER

State of WYOMING

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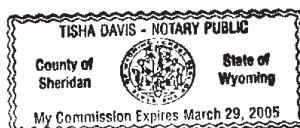
County of SHERIDAN

The foregoing instrument was acknowledged before me this 2nd day of December
by Seven Brothers Ranches.

Witness my hand official seal

Tisha Davis
Notary Public

My commission expires: 3-29-05



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"EXHIBIT A"

Seven Brothers Ranches

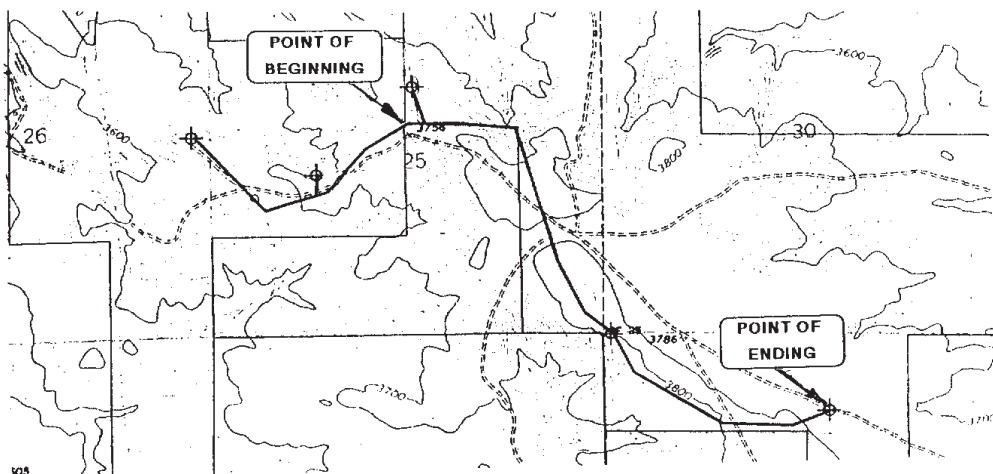
T.58N., R.82W., 6th P.M., Sheridan County Wyoming
Section 30 SW1/4SW1/4
Section 31 N1/2NW1/4, NW1/4NE1/4

T58N, R83W, 6th P.M., Sheridan County, Wyoming
Section 25 S1/2NE1/4, E1/2SE1/4

Beginning at a point on a North-South fence from Which the Southeast corner of Section 25, T.58N., R.83W., of the 6th Principal Meridian, Sheridan County, Wyoming, bears approximately S.41°E. for an approximate distance of 3878 feet, Thence along the centerline of an easement, the bearings and distances of which are approximate, S.88°E., a distance of 736 feet; Thence S.15°E., a distance of 1871 feet; Thence S.26°E., a distance of 771 feet; Thence S.50°E., a distance of 472 feet; Thence S.25°E., a distance of 599 feet; Thence S.57°E., a distance of 1366 feet; Thence S.86°E., a distance of 918 feet; Thence N.70°E., a distance of 516 feet to a meter pole and the end of said easement.

T58N, R83W, 6th P.M., Sheridan County, Wyoming
Section 25, SW1/4NE1/4

Beginning at a point from which the East ¼ corner of Section 25, T.58N., R.83W., of the 6th Principal Meridian, Sheridan County, Wyoming, bears approximately S84°E. for an approximate distance of 2,294 feet, thence along the centerline of an easement, the bearings and distances of which are approximate, N.16°W., a distance of 533 feet to the end of said easement.



The above description is for a three-phase 24.9/14.4kV single circuit overhead power line "Right-of-Way", 30' in width, being 15' on either side of the described centerline. Right of Way is also provided as required for guys and anchors.

T.58N.,R.83W., 6th P.M., Sheridan County, Wyoming
Section 24, SW1/4SE1/4, SE1/4SE1/4

Beginning at a point from which the Southeast corner of Section 24, T.58N.,R.83W., of the 6th Principal Meridian, Sheridan County, Wyoming, bears approximately S76°E. for an approximate distance of 2,619 feet, and from which the South ¼ corner of said Section 24 bears approximately S.05°W., a distance of 548 Feet, thence along the centerline of an easement, the bearings and distances of which are approximate, S.79°E., a distance of 117 feet; thence S.01°E., a distance of 32 feet; Thence S.59°E., a distance of 303 feet; thence, S.82°E., a distance of 333 feet; thence S.90°E., a distance of 654 feet; thence S.77°E., a distance of 248 feet; thence S.66°E., a distance of 190 feet; thence S.48°E., a distance of 84 feet; thence N.88°E., a distance of 631 feet to the end of said easement.

