

ELECTRIC LINE EASEMENT

THIS EASEMENT made this 29th day of June, 1995 between
MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck,
North Dakota, hereinafter called "COMPANY," its successors and assigns, and the following-named persons, hereinafter, whether singular or plural,
called "OWNER," namely:
Garber Agri-Business, Inc., a Wyoming Corporation

whose address is PO Box 310, Big Horn, Wyoming 82833

WITNESSETH, that for valuable considerations received, OWNER does hereby grant unto COMPANY, its successors and assigns, an easement
20 feet in width, being 10 feet left, and 10 feet right of the center line, as laid out and/or surveyed with the right
to construct, reconstruct, increase the capacity of, operate, maintain, repair and remove one electric line, consisting of pole structures supporting
one or more electric power circuits, together with crossarms, cables, communications lines, wires, guys, supports, anchors, fixtures, and such other
structures, installations and facilities used in the construction, reconstruction, operation, increasing the capacity of, maintenance, repair and removal
of said electric line, and to cut and trim trees and shrubbery located within 10 feet of the center line of said line or where they may interfere
with or threaten to endanger the operation or maintenance of said line, and to license, permit or otherwise agree to the joint use or occupancy of
the line by any other persons, associations or corporations. Said line may be constructed either overhead, as described above, or underground, or
the said line, if constructed overhead, may be converted from overhead to an underground line at some future time.

OWNER, hereby grants to company, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose
of constructing, reconstructing, increasing the capacity of, maintaining, converting to underground, repairing or removing said electric line and
for the purpose of doing all necessary work in connection therewith.

OWNER, its successors and assigns, agrees not to build, create or construct or permit to be built, created, or constructed any obstruction,
building, engineering works or other structures upon, over, or under the strip of land herein described or that would interfere with said electric
line or COMPANY'S rights hereunder.

Said electric line and every part thereof shall be confined to the area granted under this easement, except that the COMPANY shall have the
right of placing and maintaining guys and anchors at greater distance from said center line where necessary to support said electric line.

COMPANY hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings and improvements on said premises
caused by constructing, reconstructing, increasing the capacity of, maintaining, repairing, converting to underground, operating or removing said
electric line. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by COMPANY and
one by OWNER; these two shall select the third person. The award of these three persons shall be final and conclusive.

If the herein described lands are in the State of North Dakota, this easement is limited to a term of 99 years.
If the herein described lands are in the State of Wyoming, OWNER does hereby release and waive all rights under and by virtue of the homestead
exemption laws of that state.

This easement is appurtenant to the following described real estate, situated in the County of Sheridan,
State of Wyoming, namely:

A easement strip located in the Northwest Quarter of the Northwest
Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Fourteen (14), and in the East Half (E $\frac{1}{2}$) of
Section Fifteen (15), T-54N., R-85W., of the 6th P.M., and said easement
strip being Ten (10) feet wide on either side of the line as installed in
the following center line description on the reverse side of this
document:

IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written.

Garber Agri-Business, Inc.

By: Victor Garber Title: Pres.

Attest: David V Garber Title: 2nd V.P.

STATE OF Wyoming)

County Of Sheridan)

On this 29 day of June, 19 95, before me personally appeared
Victor Garber & David V Garber

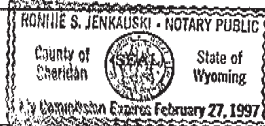
known to me to be the same person 5 described in and who executed the above and foregoing instrument and acknowledged
(THIS SPACE FOR RECORDING DATA ONLY)

to me that They executed the same, (known to me to be the
President and 2nd Vice President
respectively of the corporation that is described in and that executed the
foregoing instrument, and acknowledged to me that such corporation executed
the same.)

Ronnie S. Jenkauskis

Notary Public, _____ County.

State of _____



My Commission Expires _____

W.O. 110008 TRACT NO. _____ L.R.R. No. 2181

Beginning at the Northwest corner of the Northwest Quarter of said Section Fourteen (14), Thence S 89°21'55" W, Four Hundred Forty-seven and Forty-one Hundredths (447.41) feet to the true point of beginning, thence S 13°38'26" W, Three Hundred Four and Sixty-nine Hundredths (304.69) feet, thence S 26°23'55" W, One Thousand Five Hundred Sixty-seven and Twenty-eight Hundredths (1567.28) feet, thence S 18°01'41" W, One Thousand Seven Hundred Twenty and Ten Hundredths (1720.10) feet, thence N 65°41'20" W, One Thousand Eight Hundred Forty-one and Twenty-two Hundredths (1841.22) feet, thence N 56°03'27" W, Seventy-nine and Eighty-four Hundredths (79.84) feet to a point of termination.