



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

WO# 180245 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **The Bluffs, LLC, 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:

The Bluffs, LLC (Grantor)
PO Box 602
Lingle, Wyoming 82223-0602

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 3 day of May, 2018.

GRANTOR:

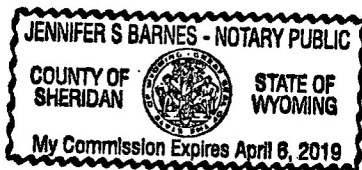
Print: **Deborah L Shepardson**

Sign: Deborah L Shepardson
Organizer

STATE OF WYOMING _____)
COUNTY OF Sheridan) ss.

On this the 3 day of May, 2018, before me, the undersigned officer, personally appeared **Deborah L Shepardson, as organizer for The Bluffs, LLC, a Wyoming limited liability company**, 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)



[Signature]
Notary Public
My Commission Expires: April 6, 2019



IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 8 day
of May, 2018.

GRANTEE:

Print: Powder River Energy Corporation

Sign: Alice Hodge

Land Services Agent

STATE OF Wyoming

COUNTY OF Crook ss.

On this the 8 day of May, 2018, before me, the undersigned
officer, personally appeared Alice Hodge Land Services 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.

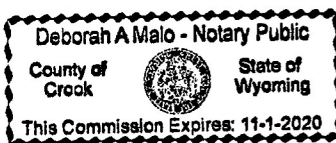
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

Deborah A Malo

Notary Public

My Commission Expires: 11-1-2020





"Exhibit A"

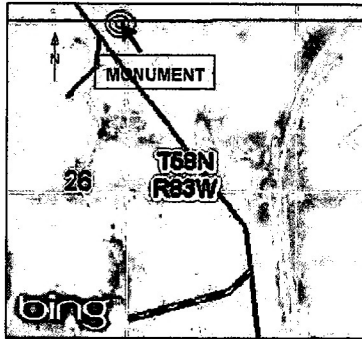
The Bluffs, LLC

T58N, R83W, 6th P.M., Sheridan County, Wyoming
Section 26: SWNE

Page 1 of 1
By and Between
The Bluffs, LLC and
Powder River Energy Corp
Initials *JS*

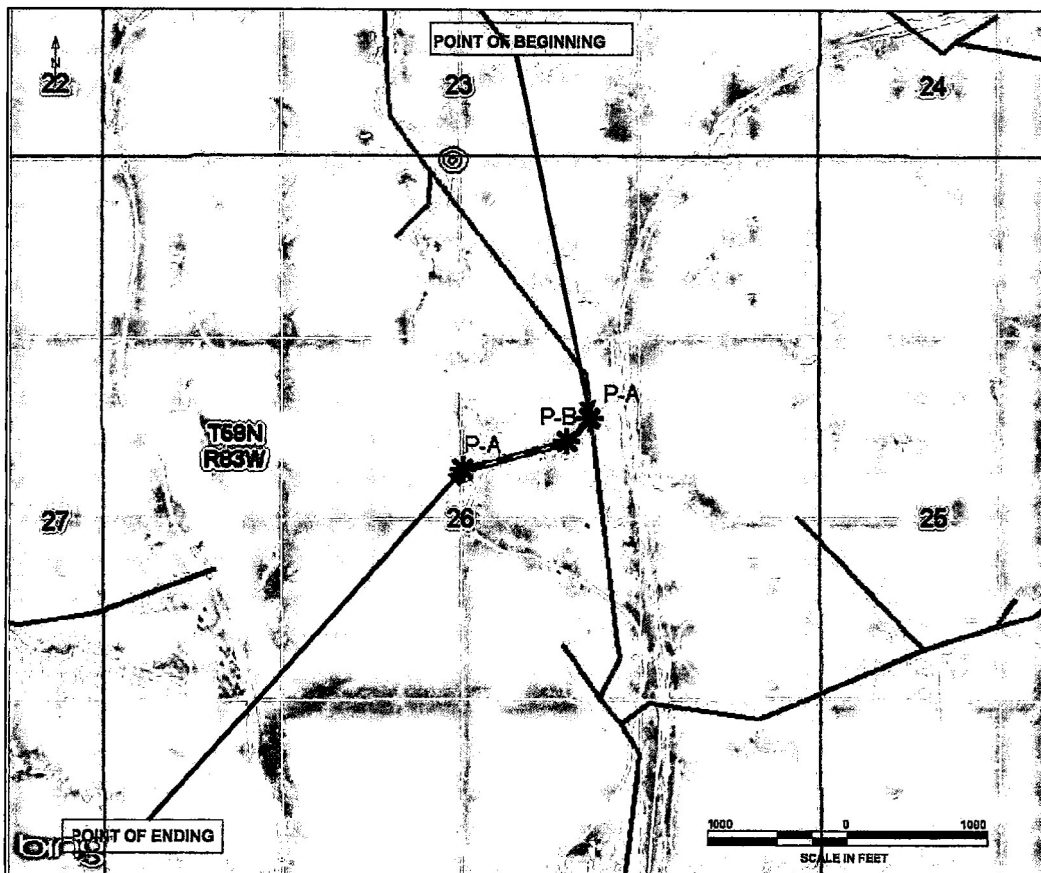
WO#: 180245

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 of the following described line. Commencing at the North Quarter Corner of Section 26, T58N, R83W, thence S28°4'58.558"E a distance of 2175 Feet, more or less, to the POINT OF BEGINNING; thence S45°24'21.268"W a distance of 241 Feet, more or less, thence S74°48'47.766"W a distance of 799 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 1040 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 35 feet.

04/20/2018