

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

WO# 220940 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **Excalibur Construction, Inc., a Wyoming corporation** (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:

Excalibur Construction, Inc.
2275 Dry Ranch Rd.
Sheridan, Wyoming 82801

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 15 day of DECEMBER, 2022.

GRANTOR(S):

Print: Andrew McFaul

Sign: [Signature]
President

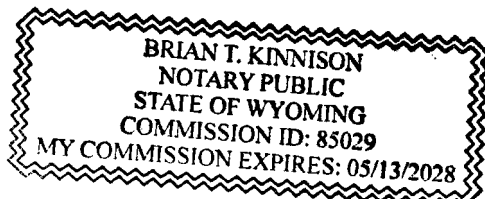
STATE OF WY)
COUNTY OF Sheridan) ss.

On this the 15th day of December, 2022, before me, the undersigned officer, personally appeared **Andrew McFaul as President for Excalibur Construction, Inc., a Wyoming 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)

[Signature]
Notary Public

My Commission Expires: 5-13-28



IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 20th day of DECEMBER, 2022.

GRANTEE:

Print: Powder River Energy Corporation

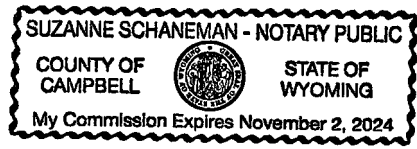
Sign: Elizabeth Goodenough
Land Services Agent

STATE OF Wyoming)
COUNTY OF Campbell) ss.

On this the 20th day of DECEMBER, 2022, before me, the undersigned officer, personally appeared ELIZABETH GOODENOUGH, 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)

Suzanne Schaneman
Notary Public
My Commission Expires: 11-02-2024





"Exhibit A"

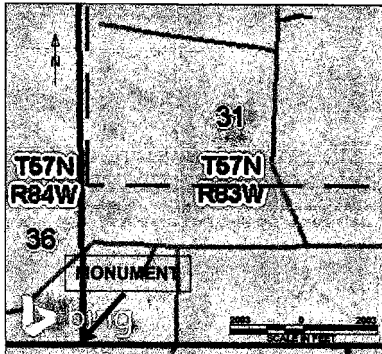
Excalibur Construction, Inc.

Page 1 of 1
By and Between
Marshall Land, LLC and
Powder River Energy Corp
Initials _____

T57N, R83W, 6th P.M., Sheridan County, Wyoming
Section 31: NWNE

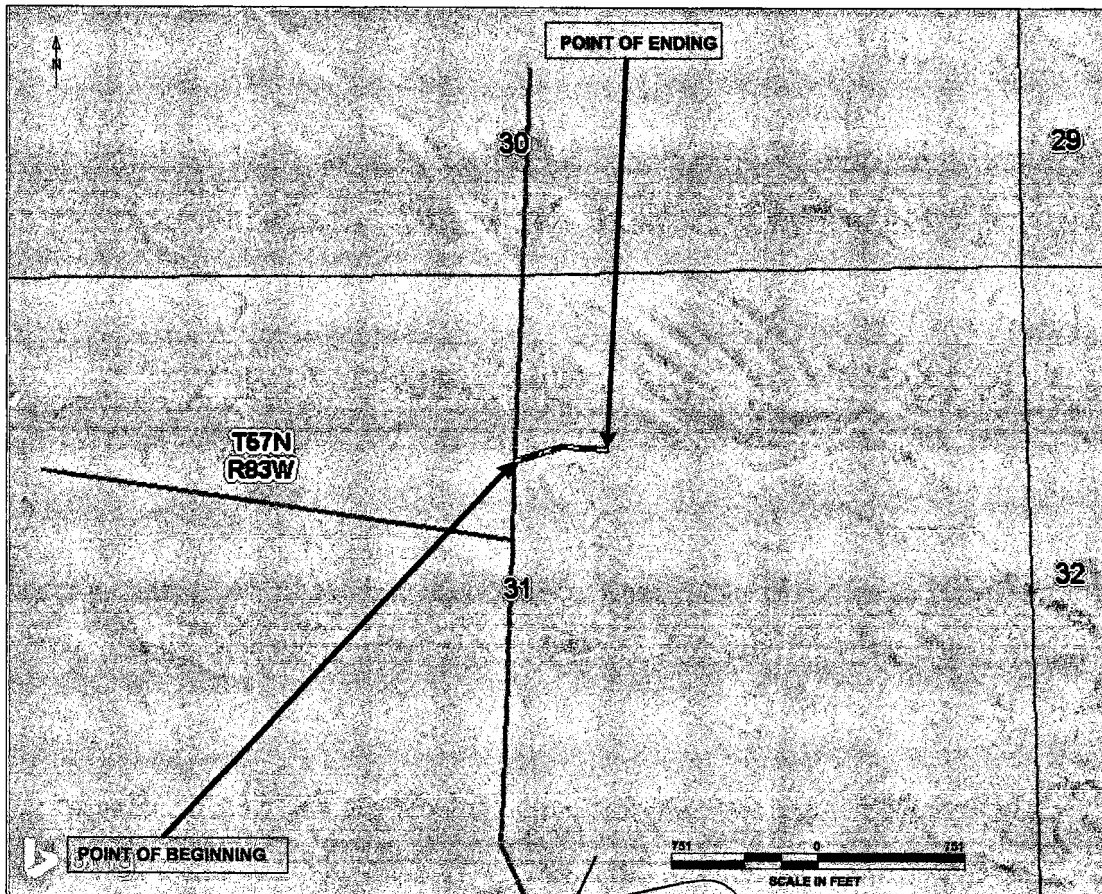
WO#: 220940

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 20 Feet in width, being 10 Feet on each side when measured at right angles to the following described line. Commencing at the Southwest Corner of Section 31, T57N, R83W located at 44°51'51.729"N, 106°55'33.258"W, thence N31°40'9"E a distance of 5152 Feet, more or less, to the Point of Beginning; thence N72°25'29"E a distance of 251 Feet, more or less; thence S85°48'55"E a distance of 236 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 487 Feet, more or less.



12/06/2022

NO. 2023-783336 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
POWDER RIVER ENERGY CORP LAND DEPARTMENT
PO BOX 930 SUNDANCE WY 82729