

**UNDERGROUND EASEMENT
CABLE TELEVISION, COMMUNICATION, ELECTRIC AND GAS LINES**

THIS EASEMENT, made this 7 day of March, 2001, between MONTANA-DAKOTA UTILITIES CO., A DIVISION OF MDU RESOURCES GROUP, INC., a corporation, QWEST CORPORATION, a corporation, and TCI TKR of CENTRAL FLORIDA, INC., a corporation, hereinafter referred to as "COMPANIES," and the following named persons, hereinafter, whether singular or plural, referred to as "OWNER," namely:

Bernice I. Kobielus

31 Landon Lane Sheridan, Wy. 82801

WITNESSETH, That for valuable consideration received, OWNER does hereby grant unto Companies for 99 years, jointly and severally, its and their respective successors and assigns, an easement to construct, operate, maintain, increase the capacity of, repair, replace and remove such communication, electric and natural gas systems as the Companies may from time to time require, consisting of underground cables, wires, conduits, splicing boxes, markers, transformers, pedestals, pipelines, and other facilities used in the construction, operation, maintenance, increasing the capacity of, repair, replacement, and removal of said communication, electric and natural gas systems, upon, over, under, and across a strip of land 16 feet wide across the following-described real estate, situated in the County of SHERIDAN, State of WYOMING, to wit:

A perpetual utility easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SW1/4SW1/4 of Section 27, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 27 (Witnessed by a 1" Plastic Cap per PLS 529); thence N01°20'40"E, 1141.36 feet to the POINT OF BEGINNING of said easement, said point lying on the east right-of-way line of Landon Road (AKA County Road 1251); thence, eight (8) feet westerly of and parallel to the proposed westerly right-of-way line of State Highway No. 335 (AKA Big Horn road), N31° 57'22"E, 180.76 feet along said centerline to the POINT OF TERMINUS, of said easement, said point being N05° 24'15"E, 1300.20 feet from said southwest corner of Section 27.

Basin of Bearings is Wyoming State Plans (East Central Zone).

OWNER, its successors and assigns, hereby grants to Companies, jointly and severally, its and their successors and assigns, the right of ingress and egress at all reasonable times over and across the lands of Owner, to and from said strip of land for the purpose of exercising the rights herein granted; to place surface markers beyond said strip; and to install gates in any fences crossing said strip.

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 the herein stated uses, or Companies' rights hereunder.

COMPANIES agree that any and all damages that may result to the crops, fences, buildings and improvements on said premises caused by the construction and maintenance of said communication, electric and/or natural gas systems will be paid for by the responsible Company. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by the responsible Company and one by Owner; these two shall select a third person. The award determined by these three persons shall be final and conclusive.

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

Bernice I. Kobielus

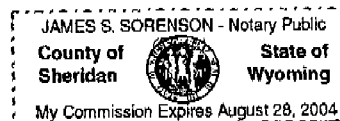
STATE OF Wyoming
COUNTY OF Sheridan :SS

On this 7 day of March, 2001, before me personally appeared Bernice I. Kobielus

known to me to be the same person described in and who executed the above and foregoing instrument and acknowledged to me that he executed the same, (known to me to be the _____ and _____ respectively, of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)
(THIS SPACE FOR RECORDING DATA ONLY)

James S. Sorenson

Notary Public, _____ County,
State of _____
Residing at _____



My Commission Expires: _____

W.O. J76958 TRACT NO. _____ L.R.R. NO. _____