

EASEMENT

The Undersigned Grantor(s) for and in consideration of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST COMMUNICATIONS, INC., a Colorado corporation, (Grantee) whose address is 6101 Yellowstone Road, Cheyenne, Wyoming 82009, its successors, assigns, lessees, licensees and agents a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

The northerly ten (10) feet of the easterly ten (10) feet of Lot 20 Block 18 Coffeen Addition to the City of Sheridan,

situate in the County of Sheridan, State of Wyoming hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the property is located.

Signed and delivered this 17th day of December 1993

Walter K. Bare
Walter K. Bare

Janice E. Bare
Janice E. Bare

STATE OF Wyoming)
COUNTY OF Sheridan) ss.

the foregoing instrument was acknowledged before me this 17th day of December, 19 93.

By Walter K. Bare and Janice E. Bare

Grantor(s)

Witness my hand and official seal:



Robert H. Tate
Notary Public

My Commission Expires: _____