

RECORDING INFORMATION ABOVE

R/W # _____

EASEMENT AGREEMENT

The undersigned Grantor(s) for and in consideration of TEN
Dollars (\$10.00)) and other good and valuable
consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto
U S WEST Communications, Inc., a Colorado corporation, hereafter referred to as "Grantee",
whose address is 1801 California St., Suite 5100, Denver, CO 80202, its successors, assigns, lessees,
licensees, and agents a perpetual easement to construct, reconstruct, modify, change, add to,
operate, maintain, and remove such telecommunications facilities, electrical facilities and gas
facilities, and appurtenances, from time to time, as Grantee may require upon, over, under and
across the following described land situated in the County of Sheridan, State of Wyoming,
which the Grantor owns or in which the Grantor has any interest, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A
PART HEREOF.

Grantor further conveys to Grantee the following incidental rights:

(1) ~~A temporary right of way to be used during all periods of construction,~~
~~reconstruction, reinforcement, repair and removal upon a strip of land N/A~~ feet wide on
~~the N/A~~ side of, and a strip of land ~~N/A~~ feet wide on the ~~N/A~~ side of
said easement.

(2) The right of ingress and egress over and across the lands of Grantor to and from the
above-described property and at the grantee's expense the right to clear and keep cleared
all trees and other obstructions as may be necessary for the Grantee's use and enjoyment of the
easement area. Additionally access shall be by most direct route possible and shall use
existing parking and sidewalk areas when available.

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's
negligent exercise of the rights and privileges herein granted. Grantee shall have no responsibility for
pre-existing environmental contamination or liabilities.

Grantor reserves the right to occupy, use and cultivate said easement for all purposes not
inconsistent with the rights herein granted.

Grantor covenants that he/she/they is/are the fee simple owner of said land or in which the
Grantor has any interest and will warrant and defend title to the land against all claims.

Grantor hereby covenants that no excavation, building, structure or obstruction will be
constructed, erected, built or permitted on said easement area and no change will be made by
grading or otherwise to the surface or subsurface of the easement area or to the ground
immediately adjacent to the easement area.

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.

Page 1 of 2 J. O
Initial

RECORDING INFORMATION ABOVE

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.

Dated this 30 day of May, 2000.

Justin Roy Olson
Grantor: Justin Roy Olson

(Official name of company or Corporation)

SSN: 520-21-8345
Grantor:

By _____
Its _____

Grantor:

[SEAL]

Grantor:

Attest _____
Secretary of Corporation

(Individual Acknowledgment)

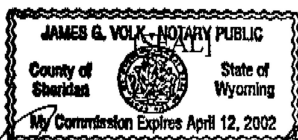
(Corporate Acknowledgment)

STATE OF Wyoming _____ }
COUNTY OF Sheridan _____ } ss

STATE OF _____ }
COUNTY OF _____ } ss

The foregoing instrument was
acknowledged before me this 30 day
of MAY, 2000, by

The foregoing instrument was
acknowledged before me this _____ day
of _____, 2000,
by _____,
as _____
of _____



Notary Public
My commission expires Apr: 12-2002

[SEAL]

Notary Public
My commission expires _____

R/W# _____
Exchange Sheridan
1/4 Section SW4 Section 27

Job # 927A645
County Sheridan
Township 55N Range 84W

EXHIBIT "A"

Record Owner: Justin Roy Olson
October 08, 1999

Re: 16.0' Telecommunications Easement

A telecommunications easement sixteen (16) feet wide, being eight (8) feet each side of the following described centerline situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the west quarter corner of said Section 27; thence S04°54'46"E, 1601.28 feet to the **POINT OF BEGINNING**, said point lying on the north line of a tract of land described in Book 343 of Deeds, Page 273; thence N31°57'22"E, 17.79 feet along said centerline to the **POINT OF TERMINUS**, said point lying on the south line of Tract "B" of the Kaul Minor Subdivision and being S05°17'53"E, 1587.08 feet from said west quarter corner of Section 27.

Basis of Bearings is Wyoming State Plane (East Central Zone).

H:\WP\LD\T55N\99082E2.WPD

EXHIBIT "B"

KAUL MINOR
SUBDIVISION
TRACT BSECTION 28
SE1/4SE1/4RECORD OWNER:
JUSTIN ROY OLSON
(BOOK 405, PAGE 43)RECORD OWNER:
BERNICE L. KOBIELUSZ
(BOOK 343, PAGE 273)EXISTING 20.0'
WATERLINE EASEMENTSECTION 27
SW1/4SW1/4

LEGEND:

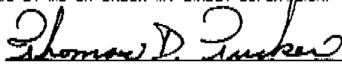
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- FOUND PLASTIC CAP PER LS 529
- ⊙ FOUND PLASTIC CAP PER LS 2615
- FOUND 3-1/4" ALUMINUM CAP PER LS 2615
- NOTHING FOUND/NOTHING SET (CALCULATED POSITION)
- (R) RECORD
- (M) MEASURED
- m METERS
- WC WITNESS CORNER
- WYDOT WYOMING DEPARTMENT OF TRANSPORTATION
- PROPERTY/LOT LINE
- CENTERLINE OF 16.0' TELECOMMUNICATION EASEMENT
- EASEMENT RIGHT OF WAY LINE
- HIGHWAY/COUNTY ROAD RIGHT OF WAY LINE
- PROPOSED RIGHT-OF-WAY PER WYDOT PLANS
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT OF WAY LINE (EXISTING 20.0' WATERLINE EASEMENT)

SLATES MINOR
SUBDIVISION
LOT 228 27
33134
WC
NORTH 25.5'

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

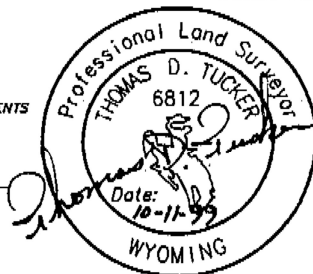
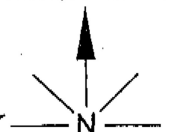
I, THOMAS D. TUCKER A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.


 THOMAS D. TUCKER WY P.L.S. 6812

Date: OCTOBER 06, 1999

Job No. 927A645

RL No.

BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE).

 SCALE: 1" = 50'
 Sec. 27
 SW1/4SW1/4
 T-55-N
 R-84-W
"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL
SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"

SHERIDAN COUNTY, WYOMING

 U.S. WEST Communications, Inc.
 EXHIBIT FOR RIGHT OF WAY NO. 36933
 GRANTOR JUSTIN ROY OLSON

SHERIDAN COUNTY

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000JN: 99082
DN: 99/99082E2