

**MEMORANDUM OF EASEMENT AND
RIGHT-OF-WAY AGREEMENT**
WO# 210421 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **MKRD Holdings LLC** (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:

MKRD Holdings LLC
10 Funny Bird Lane
Buffalo, WY 82834-9376

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 29th day of June, 2021.

GRANTOR:

Print: Matthew R. Hein

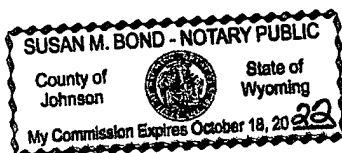
Sign: [Signature]

STATE OF Wyoming)
) ss.
COUNTY OF Johnson

On this the 29th day of June, 2021, before me, the undersigned officer, personally **Matthew R. Hein as a partner of MKRD Holdings LLC**, 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: 10/18/22





IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 9 day
of July, 2021.

GRANTEE:

Print: Powder River Energy Corporation

Sign: Darice Hodge
Land Services Agent

STATE OF Wyoming)
COUNTY OF Crook) ss.

On this the 9 day of July, 2021, before me, the undersigned
officer, personally appeared Darice 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)

Yvonne G. Moberg
Notary Public
My Commission Expires: 12-14-2024





"Exhibit A"

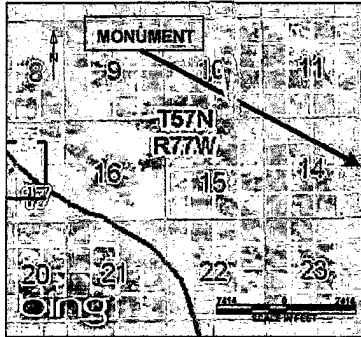
MKRD Holdings LLC

Page 1 of 1
By and Between
MKRD Holdings LLC and
Powder River Energy Corp
Initials MA

T57N, R77W, 6th P.M., Sheridan County, Wyoming
Section 17: Lot 3

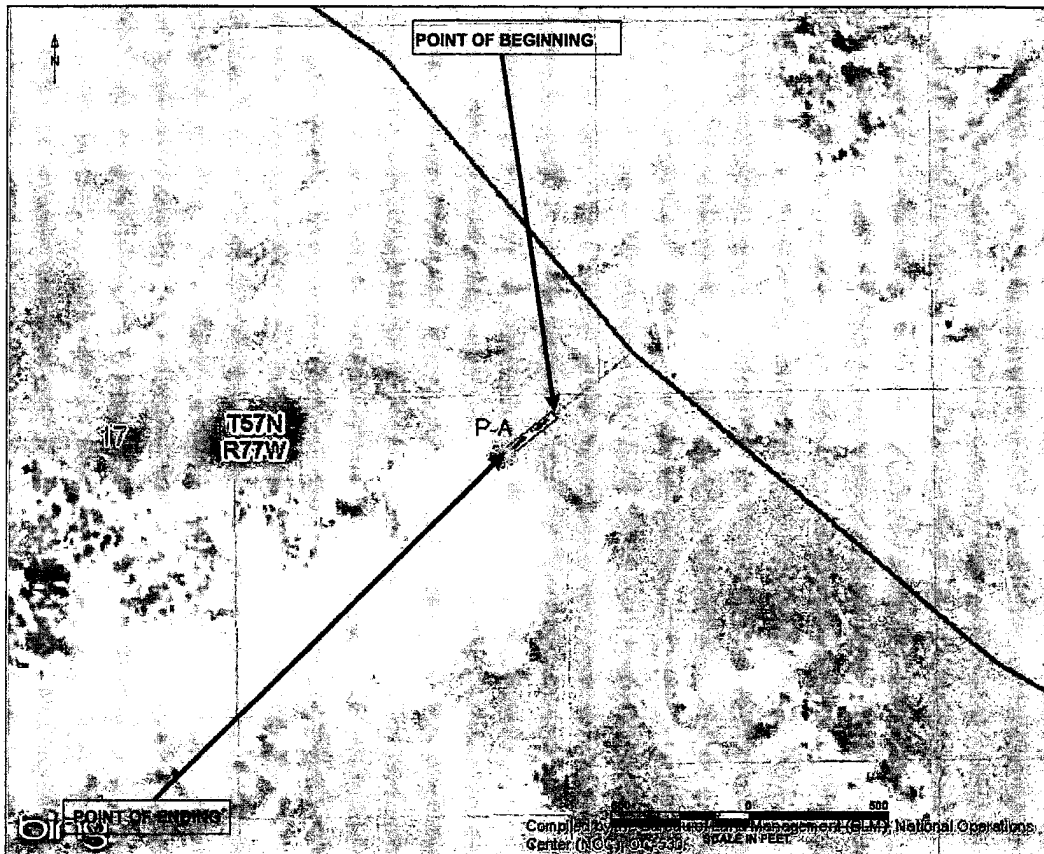
WO#: 210421

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 when measured at right angles to the following described line. Commencing at the East Quarter Corner of Section 14, T57N, R77W located at 44°55'9.043"N, 106°5'43.230"W, thence S89°31'30"W a distance of 18620 Feet, more or less, to the Point of Beginning; thence S51°23'20"W a distance of 230 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 230 Feet, more or less.



Point P-A is set at the center of a circular tract of land with a radius of 40 feet.

06/07/2021

NO. 2021-770734 MEMORANDUM

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
POWDER RIVER ENERGY CORP P O BOX 930
SUNDANCE WY 82729