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MONTANA-DAKOTA UTILITIES CO.

UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

RECORDED JULY 13, 1992 BK 351 PG 644 NO 114544 RONALD L. DAILEY, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Holly Sugar Corporation

of P. O. Box 9, Sugarland, Texas

hereinafter called OWNER (whether one or more), for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants and warrants to MONTANA-DAKOTA UTILITIES CO., a Division of MDU RESOURCES GROUP, INC., a corporation, of 400 North Fourth Street, Bismarck, North Dakota 58501, COMPANY, and to its successors and assigns, a perpetual right-of-way and easement for the construction, reconstruction, replacement, operation, maintenance, repair and removal of buried or semiburied electric distribution system, street lighting system or communication system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith, to be located upon, under and within the following real estate in Sheridan County, State of Wyoming, namely:

The North 10 feet of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 21, T56N, R84W, of the 6th P.M. Also a strip along the East side of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, said Section 21, beginning 10 feet South of the Northeast corner of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 21, thence South 418.5 feet.

Addendum marked "A" is attached hereto and made a part hereof by specific references.

COMPANY hereby agrees that it will pay any and all damages that may result to the crops, fences, buildings and improvements on said premises caused by constructing, reconstructing, replacing, maintaining, repairing, operating or removing said electric line.

OWNER, its successors and assigns, agree 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 said electric line or lines or COMPANY'S rights hereunder, subject to terms and conditions of Addendum A.

The OWNER also hereby grants to COMPANY, its successors and assigns, the right of ingress and egress for the purposes of the easement and right-of-way described herein.

If the herein described lands are in the State of North Dakota, this easement is limited to a term of 99 years.

If the herein described lands are in the State of Wyoming, OWNER does hereby release and waive all rights under and by virtue of the homestead exemption laws of that state.

IN WITNESS WHEREOF, the OWNER has signed this grant of easement this 28th day of May, 1992.

HOLLY SUGAR CORPORATION

By: W. F. Schwer
Vice President and General Counsel
Attest: Linda L. Meagher
Assistant Secretary

STATE OF TEXAS
County Of FT. BEND : ss.

On this 28th day of May, 1992, before me personally appeared W. F. Schwer and Linda L. Meagher

known to me to be the same person s described in and who executed the above and foregoing instrument and acknowledged

(THIS SPACE FOR RECORDING DATA ONLY)

to me that they executed the same, (known to me to be the Vice President and General Counsel and Assistant Secretary respectively, of the corporation that is described in and that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.)

Carlton A. Bottum
Notary Public FORT BEND County, TEXAS

(SEAL)
My Commission Expires: 6-30-94
W.O. 15856-111 TRACT NO. L.R.R. No 1652

ADDENDUM "A" TO
UNDERGROUND ELECTRIC EASEMENT
DATED MAY 28, 1992
HOLLY SUGAR CORPORATION
TO
MONTANA-DAKOTA UTILITIES CO.

(1) Company shall bury all underground electric lines to a sufficient depth so as not to interfere with the cultivation of the soil.

(2) Owner, at its option, at any time hereafter, cancel the easement granted hereby if its location in Owner's opinion interferes with Owner's optimum use and development of its premises. In such event Owner shall grant Company new permanent rights-of-way over courses and distances which do not interfere with Owner's use of its premises, and Company shall relocate its underground electric lines to conform to the new easement so granted. The expense of any such relocation whether or not at Owner's instance shall be borne by Company.

MDU

HSC