

**MEMORANDUM OF EASEMENT AND
RIGHT-OF-WAY AGREEMENT**
WO# 230984 / 107.20

TO WHOM IT MAY CONCERN:

Please take notice **Black Gold Land Company, LLC, a Wyoming limited liability company (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:

Black Gold Land Company, LLC
PO Box 6241
Sheridan, Wyoming 82801

IN WITNESS WHEREOF, Grantor has executed this Agreement as of the 6TH day of November, 2023.

GRANTOR(S):

Print: Brian N. Beisher
Sign: [Signature]
Managing Member

STATE OF Wyoming)
) ss.
COUNTY OF Sheridan)

On this the 6TH day of November, 2023, before me, the undersigned officer, personally appeared **Brian N. Beisher as Managing Member for Black Gold Land Company, LLC, a Wyoming limited liability company**, 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.

JAIDYN K. HALE
NOTARY PUBLIC
State of Wyoming
COMMISSION ID: 169265
MY COMMISSION EXPIRES NOVEMBER, 27 2029

[Signature]
Notary Public
My Commission Expires: 11/27/2029



IN WITNESS WHEREOF, Grantee has executed this Agreement as of the 11 day
of December, 2023.

GRANTEE:

Print: Powder River Energy Corporation

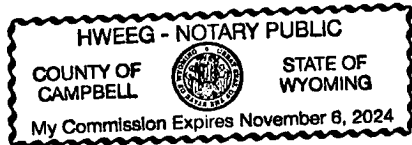
Sign: Elizabeth Goodrough
Land Services Agent

STATE OF Wyoming)
COUNTY OF Campbell) ss.

On this the 11 day of December, 2023, before me, the
undersigned officer, personally appeared Elizabeth Goodrough, 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.

[Signature]
Notary Public
My Commission Expires: 11-6-2024





"Exhibit A"

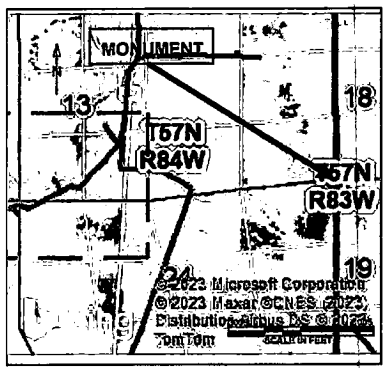
Black Gold Land Company LLC

Page 1 of 1
 By and Between
 Black Gold Land
 Company LLC and
 Powder River Energy Corp
 Initials *BS*

T57N, R84W, 6th P.M., Sheridan County, Wyoming
 Section 13: SWSW

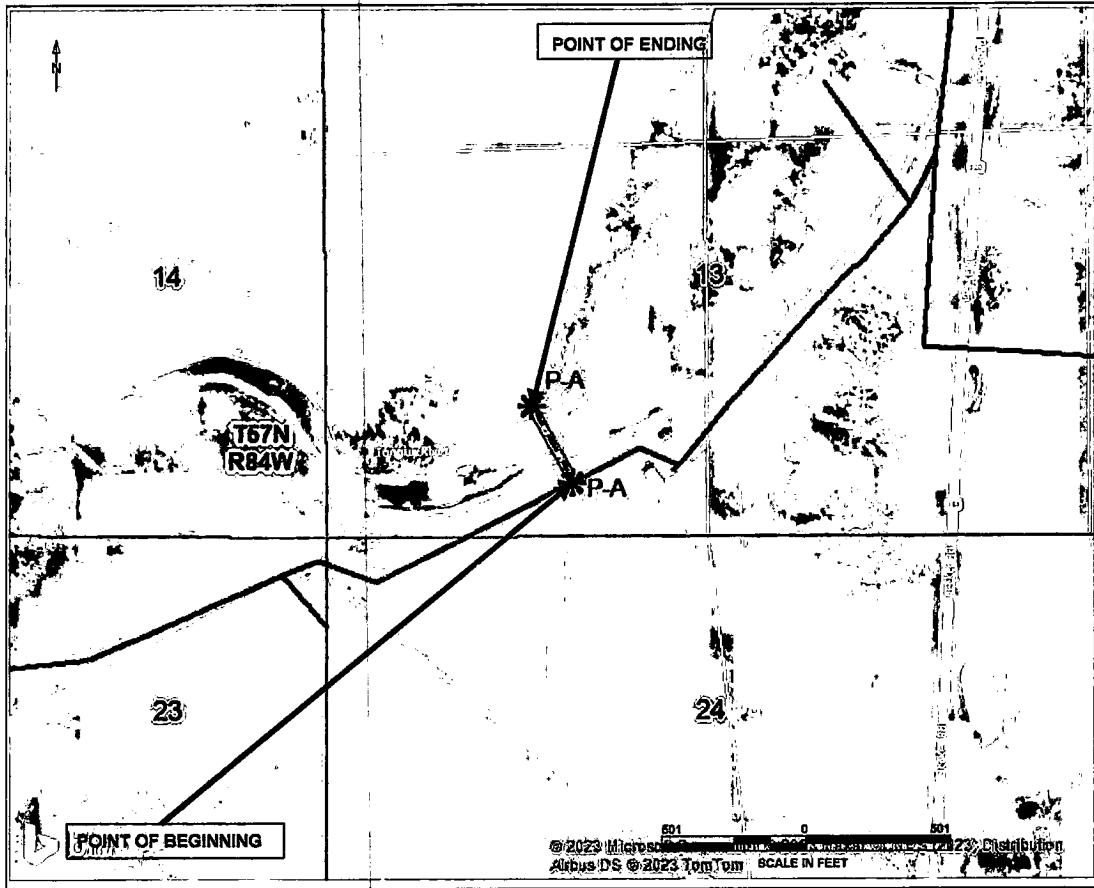
WO#: 230984

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 Southeast Corner of Section 13, T57N, R84W located at 44°54'30.611"N, 106°55'33.609"W, thence S87°28'13"W a distance of 5706 Feet, more or less, to the Point of Beginning; thence N28°39'34"W a distance of 299 Feet, more or less, thus to the ending point.

The above described is for power line ROW extending a total of 299 Feet, more or less.



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

11/08/2023