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682285 RIGHT OF WAY EASEMENT  
BOOK 519 PAGE 0628  
RECORDED 10/25/2010 AT 03:15 PM  
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

PG 1 of 2  
By and Between Whitney Holding Corp.  
and Powder River Energy Corp

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Underground Right of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Whitney Holding Corp

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Powder River Energy Corporation, a Wyoming cooperative corporation utility (hereinafter called the Cooperative) whose corporate headquarters post office address is P.O. Box 930, Sundance, Wyoming and to its successors and assigns an easement 30 feet in width along with the right to enter upon the hereinafter described lands and to construct thereon, operate, change framing and voltage and maintain electric lines and associated facilities and equipment and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operations and maintenance of said lines, facilities and equipment, including the right of ingress and egress to and from said lands, to wit:

T57N, R84W, 6<sup>th</sup> P.M., Sheridan County, Wyoming  
SECTION 14: NE $\frac{1}{4}$ NE $\frac{1}{4}$ ,

as shown on the attached map marked "Exhibit A" that includes the metes and bounds description and incorporated into this document by this reference.

The above description is for an underground power line "Right-of-Way", 30 feet in width, being 15 feet on either side of the described centerline.

The undersigned agrees that all facilities and equipment installed at the Cooperative's expense on the above said described lands shall be and remain the property of the cooperative, removable at the option of the cooperative upon the termination of services to, or through said lands.

The undersigned agrees that all new structures built after the construction of above described power line, within the right-of-way easement, will meet National Electric Safety Code guidelines, or Cooperative will have the right to request alteration and/or removal at landowner's expense. Landowner shall not place any structure or store any material or crops within the Right of Way granted that might otherwise interfere with the operation of the power line constructed or create a risk of fire or injury. Subject to the foregoing limitations, said right-of-way may be used by Grantors for roads, pasture, agricultural crops, fencing, and other purposes not inconsistent with said easement.

The undersigned agrees that reasonable access to above described right-of-way easement be granted, in the event ingress/egress via designated easement access is obstructed.

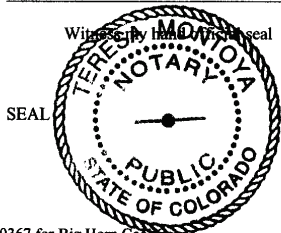
The undersigned warrants it/they are the owner(s) of the above described land and have proper authority to execute this easement on behalf of Grantor.

IN WITNESS WHEREOF, the undersigned have executed and endorsed this Right of Way Easement this 13 day of August, 2010

[Signature]  
BY: \_\_\_\_\_ as authorized for  
Whitney Holding Corp

State of CO  
County of Bramfield<sup>SS</sup>

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2010  
by Neil Eckstein as SVP \_\_\_\_\_ Whitney Holding Corp



Tereza Montoya  
Notary Public  
My commission expires: 10-11-10  
Cmdy Sauls 8-19-10  
Date  
Acknowledged by: Powder River Energy Corp.  
Right of Way Agent or Project Supervisor



# "Exhibit A"

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By and Between Whitney Holding Corp.  
and Powder River Energy Corp  
Initials \_\_\_\_\_

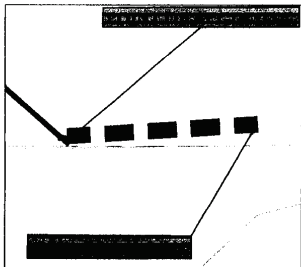
## Whitney Holding Corp.

WO# 100367

T57N, R84W, 6th PM Sheridan County, Wyoming  
Section 14: NE1/4NE1/4,

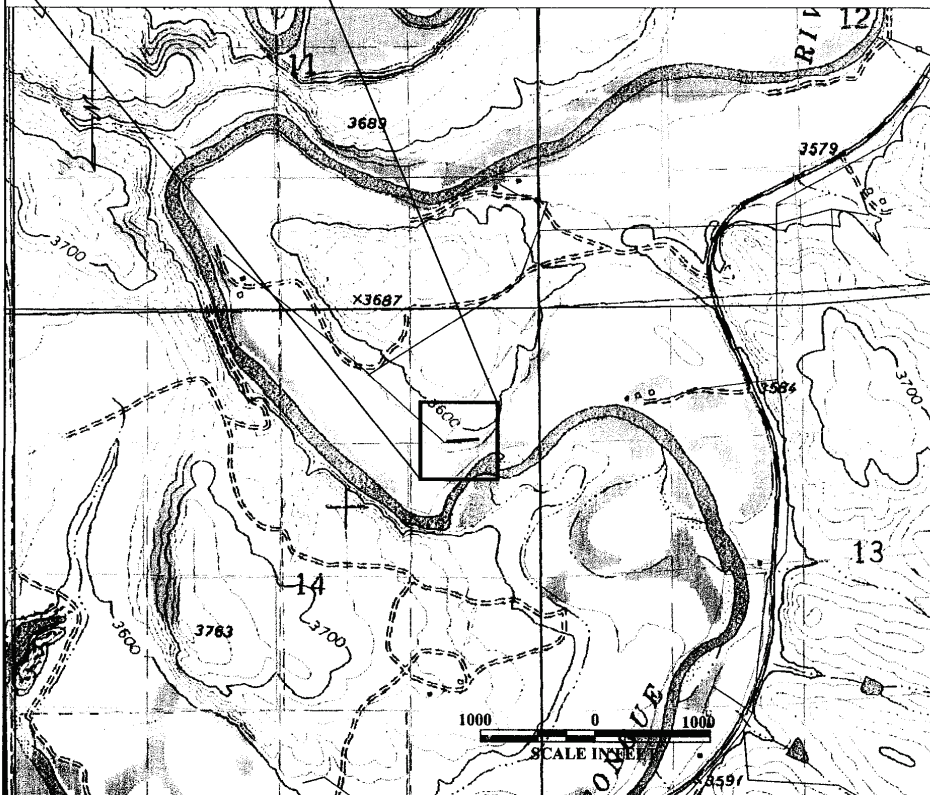
Bearings and distances are approximate based on GPS data gathered and projected into a NAD 83 WYO East Central Foot Map

N.T.S.



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 North East Corner of Section 14, T57N, R84W, thence S34°59'54"W for a distance of 1655 feet, more or less; to the POINT OF BEGINNING; thence N12°52'44"E for a distance of 11 feet, more or less, thence N86°21'58"E for a distance of 352 feet, more or less; thus to the ending point.

The above described is for a power line ROW extending a total distance of 363 feet, more or less.



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