

**MONTANA-DAKOTA UTILITIES CO.
15.0' UNDERGROUND ELECTRIC & GAS LINE EASEMENT**

THIS EASEMENT, made this 20TH day of AUGUST, A.D., 2019, between MONTANA-DAKOTA UTILITIES CO., A SUBSIDIARY OF MDU RESOURCES GROUP, INC., a corporation, 400 North Fourth Street, Bismarck, North Dakota 58501, hereinafter called "COMPANY", its successors and assigns, and the following named persons, herein, whether singular or plural, called "OWNER," namely:

John E. Rice and Sons, Inc.
168 Decker Road
Sheridan, Wyoming 82801

WITNESSETH, that for valuable considerations received, OWNER does hereby grant, bargain, sell and convey unto COMPANY, its successors and assigns, an easement 15.0 feet in width as laid out and/or surveyed, or as finally installed on the hereinafter described lands, together with the right to construct, reconstruct, operate, maintain, repair, remove and replace, a gas pipeline or lines, including necessary pipes, poles, and fixtures, and a buried or semi buried electric distribution system, street lighting system, or any combination thereof including the necessary cables, pedestals, transformers, transformer bases and other fixtures and apparatus in connection therewith through, over, under, and across the following described real estate, situated in the County of Sheridan, State of Wyoming namely:

An underground electric and gas line easement being fifteen (15.0) feet wide situated in N1/2NE1/4, Section 9, and the NW1/4NW1/4 of Section 10, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming. Said underground electric and gas line easement encumbers a portion of Warranty Deed recorded at the Sheridan County Clerk's Office, Sheridan County, Wyoming, dated May 26, 1950 in Book 79 of Deeds, Page 435. The underground easement is shown on Illustration "A", which by reference is attached hereto and incorporated herein. The Company retains and can exercise the right to substitute and replace Illustration "A" with a defined easement described in a Legal Description (EXHIBIT "A") and shown on a Drawing (EXHIBIT "B") for recordation purposes.

OWNER agrees not to build, create or construct or permit to be built, created, or constructed, any obstruction, building, engineering works or other structures over, under, or that would interfere with said underground lines or COMPANY'S rights hereunder.

OWNER hereby grants to COMPANY, its successors and assigns, the right at all reasonable times to enter upon said premises for the purpose of laying, constructing, maintaining, operating, replacing, repairing or removing said underground lines and for the purpose of doing all necessary work in connection therewith.

COMPANY by the acceptance hereof, hereby agrees that it will pay any and all damages that may result, including crops, fences, buildings and improvements on said premises, caused by constructing, maintaining, repairing, operating, replacing or removing said underground lines. The damages, if not mutually agreed upon, may be determined by three disinterested persons, one to be selected by COMPANY and one by OWNER; these two shall select the third person. The award of these three persons shall be final and conclusive.

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.

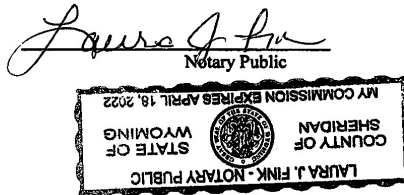
IN WITNESS WHEREOF, OWNER has executed this easement as of the day and year first above written

James L. Jellis V.P.
James L. Jellis Vice President

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

On this the 20 day of Aug, 2019, before me personally appeared James L. Jellis, known to me, or satisfactorily proved to be the person described in and who executed the above and fore going instrument and acknowledged to me that they executed the same.

(This space for recording data only)

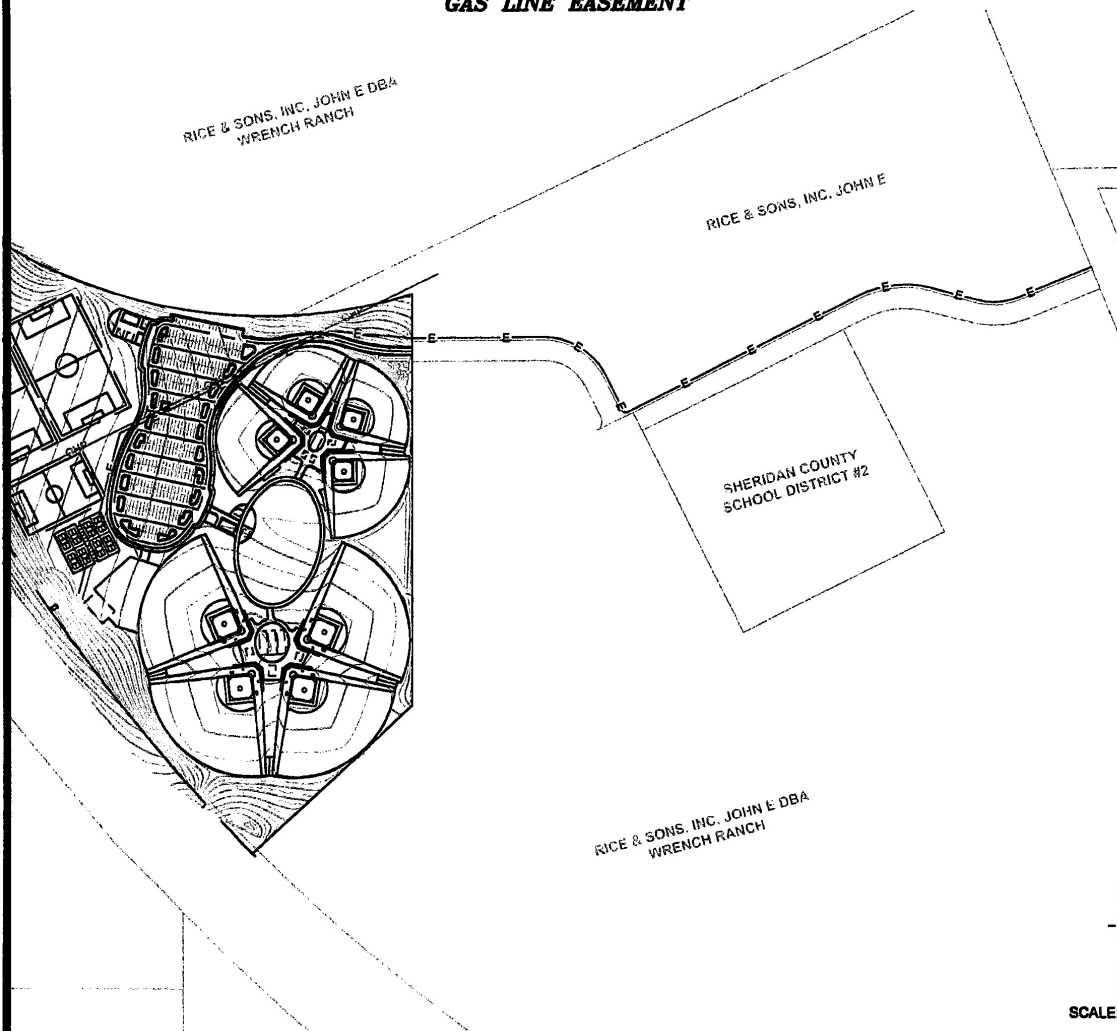


My Commission Expires 4/18/22
W.O. _____ Tract NO. _____ LLR NO. _____



MONTANA-DAKOTA UTILITIES COMPANY

**15.0' UNDERGROUND ELECTRIC &
GAS LINE EASEMENT**



NO. 2019-752062 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MONTANA DAKOTA UTILITIES CO 2324 DRY RANCH RD
SHERIDAN WY 82801

ILLUSTRATION "A"
**15' UNDERGROUND ELECTRIC &
GAS LINE EASEMENT**

CLIENT: MONTANA-DAKOTA UTILITY COMPANY

LOCATION: N1/2NE1/4, SECTION 9, AND THE NW1/4NW1/4
OF SECTION 10, TOWNSHIP 56 NORTH, RANGE
84 WEST, 6TH P.M., SHERIDAN COUNTY,
WYOMING



2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2019-065
DN: 2019-065D
TAB: ILLUSTRATION
AUGUST 20, 2019

THIS DIAGRAM AND INFORMATION IS TO BE
USED FOR ILLUSTRATION PURPOSES. THE
REPRESENTATION IS NOT TO SCALE AND IS
NOT TO BE CONSTRUED AS A FINAL SURVEY
OF LOCATION. THE LANDOWNER, BY
ATTACHMENT OF THEIR INITIALS _____,
ACCEPTS THE APPROXIMATE LOCATION OF THE
UTILITY LINE(S) AS SHOWN WITHIN THE ABOVE
ILLUSTRATION.