

PRIVATE ACCESS EASEMENT

BESPIN HOLDINGS, LLC of P.O. Box 2799, Gillette, Wyoming 82717-2799, hereinafter GRANTOR, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged does hereby grant and convey to Helen M. Williams, Trustee of the HELEN M. WILLIAMS REVOCABLE TRUST of P.O. Box 344, Gillette, Wyoming 82717-0344, hereinafter GRANTEE, the following Private Access Easement for the lands set forth herein and described as follows:

LAND DESCRIPTION - PRIVATE ACCESS EASEMENT

A tract of land being situation in the NE1/4 of Section 27, Township 50 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being a private access easement described more particularly as follows:

Commencing at Southeast corner of the Wolff Addition to the City of Gillette, Wyoming from which the East one quarter section corner of said Section 2 lies S52°21'07"E a distance of 1141.49 feet; Thence S00°06'49"W a distance of 232.83 feet; Thence S89°41'15"W a distance of 173.59 feet to the TRUE POINT OF BEGINNING; Thence S00°13'40"E a distance of 54.26 feet; Thence S90°00'00"W a distance of 247.39 feet to the East right of way of the Douglas Highway; Thence N00°06'38"E along the said East right of way of the Douglas Highway a distance of 30 feet; Thence N90°00'00"E a distance of 23.58 feet; Thence N89°41'15"E a distance of 30.00 feet; Thence S00°13'40"E a distance of 23.74 feet; Thence N90°00'00"E a distance of 65.65 feet; Thence S00°13'40"E a distance of 24.10 feet; Thence N90°00'00"E a distance of 30.00 feet to the POINT of BEGINNING.

See attached Exhibit A for additional details and information.

GRANTEE, its successors, licenses and assigns to have and to hold forever the lands described above for a private access easement over, under, upon and within which to construct, maintain, operate and locate a private road for the purposes of accessing those tracts of land identified as "Mrs. Williams Residence Lot 1" and "Son's Residence Lot 2" as more fully described on the attached Exhibit A.

It is the specific intention of the parties hereto that the lands owned by Bespin Holdings, LLC, more commonly known as 1001 Plaza, shall be the burdened parcel and that the lands owned by the Helen M. Williams Revocable Trust, its successors, licenses and assigns shall be the benefited parcel arising from the granting of this Private Access Easement. For all purposes this easement shall be deemed to run with the land.

The owner of the benefited parcel shall indemnify and hold the owner of the burdened parcel harmless from and defend it against any and all claims, losses, expenses, damages, judgments and liability of any sort arising out of, or in connection with the owner of the benefited parcel's use of the Private Access Easement.

DATED this _____ day of _____, 2015.

BESPIN HOLDINGS, LLC

(Authorized Signature)

(Printed Name)

(Title)

STATE OF WYOMING)
)
COUNTY OF CAMPBELL)

The above and foregoing Private Access Easement was acknowledged before me by _____, with due authority to execute this Easement, and has done so on behalf of Bepin Holdings, LLC on this ____ day of _____, 2015.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public

My Commission Expires: