

The Undersigned Grantor (and each and all of them if more than one) for and in valuable consideration, do hereby grant and convey to U S WEST Communications, Inc., a Colorado corporation, (Grantee) whose address is 250 Bell Plaza, Salt Lake City, Utah 84111, its successors, assigns, lessees, licensees and agents, a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

An easement Ten (10') feet in width. North line of said easement is more particularly described as follows: commencing at the Northwest corner of the Southwest One Quarter; thence East 500.0 feet to end,

situate in County of Utah, State of Utah.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use, and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the property is located.

Signed and delivered this 9 day of December, A.D., 1996

At Provo Utah Grantor Brigham Young University  
Agricultural Station


By Brad Farnsworth *GF*  
Title Administrative Vice President

STATE OF UTAH )  
 ) SS  
COUNTY OF UTAH )

*E* **356 BK 4161 PG 521**  
**RANDALL A. COVINGTON**  
**UTAH COUNTY RECORDER**  
1997 Jan 03 10:13 am FEE 10.00 BY JRD  
RECORDED FOR US WEST COMMUNICATIONS

The foregoing instrument was acknowledged before me this 9th day of December, 1996, by Brad W Farnsworth the Administrative VP of The Brigham Young University Agricultural Station  
WITNESS my hand and official seal this 9th day of December, 1996.

[Signature]  
Notary Public

 **KARIN KLEMMER**  
NOTARY PUBLIC - STATE OF UTAH  
BYD  
A-357 AEB  
PROVO, UTAH 84602  
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*Commission expires 7-4-98*