

WATER SERVICE AGREEMENT

This AGREEMENT is made between WILEN ENTERPRISES LLP (herein called PROVIDER) and SANTA MARIA LAND & CATTLE CORP. (herein called USER).

PROVIDER owns and controls a water production and distribution system located in Section 28, T8N, R1E, BHM. on Buena Vista Lane in Butte County South Dakota that has historically provided service to USER property.

USER owns and is developing property within said distribution system, in Section 28, and desires to continue water service from PROVIDER. Said development has been submitted to the County under the name of "BUCKHORN SUBDIVISION"

The PROVIDER agrees to provide water service to the proposed development and the USER agrees to accept water service to the development under the following terms and conditions:

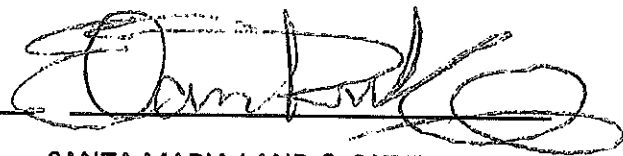
1. Water shall be delivered to the USER property via the already existing 3 inch pressurized waterline that originates from PROVIDER'S existing distribution system.
2. Water shall be supplied to the anticipated 8 parcels when they are approved by the County of Butte.
3. Each parcel shall be metered and PROVIDER shall bill each parcel on a monthly basis for water used. Such rate shall be at a fair market price and may be adjusted by PROVIDER from time to time, if costs and conditions warrant an adjustment.
4. The tap fees shall be \$5000 per parcel, paid as follows:
 - a. 10% due and payable to PROVIDER by USER upon the signing of this Agreement and
 - b. 40% due and payable to PROVIDER upon written acceptance and approval of USER'S State mandated water plan for new developments.
 - c. The balance is due and payable to the distribution system owner, on a parcel by parcel basis, when water is first desired and demanded by the subject parcel.
5. Upon completion of the waterline installation, and any expansion thereof, the delivery waterline becomes part of the PROVIDER'S distribution system and is controlled by the PROVIDER. Service lines from the 3 "delivery line tap are the responsibility of the parcel being serviced.

SIGNED:



WILEN ENTERPRISES LLP

DATED: 3-11-23



SANTA MARIA LAND & CATTLE CORP.

DATED: 3-11-23