Next to
County Road

**BMP Investments, Inc.**
**3203 3rd Ave. N. #305**
**Billings, Mt. 59101**

Date: October 27, 2003

Gary and Virginia Helsby
933 2nd street west
Roundup, Mt. 59072

Subject: Environmental access Agreement

This is an agreement made on October 27, 2003 and extending thru October 27, 2008 Between BMP Investments, Inc., a Delaware corporation, and Gary and Virginia Helsby An individual landowner.

It is the purpose and the intent of this agreement that the Helsby's allow BMPI and their authorized representatives and successors to monitor the conditions of the spring or springs that are located on your property located off Fattig Creek road near Otter Trail. This action is required and directed by the State of Montana Department of Environmental Quality.

This agreement is for the express use of that monitoring and shall not allow access for any other reason.

BMPI shall hold The Helsby's harmless from any liability whatsoever concerning the actions of BMPI employees, agents or representatives during the time they are on the property.

This agreement can be extended with the approval of both parties in writing.

This constitutes the only agreement between the parties and shall be binding on all heirs and successors of both parties.

Access is only granted with one of us present or verbal permission granted each time.

BMP Investments, Inc.
3203 3rd Ave. N. #305
Billings, MT. 59101

Gerald H. Helsby
Virginia Helsby
Gerald H and Virginia Helsby
933 2nd Street West
Roundup, MT. 59072
323-4276