

USE AGREEMENT

This USE AGREEMENT is entered into between the UNITED STATES OF AMERICA (hereinafter referred to as the "Government"), acting through the DEPARTMENT OF ENERGY (hereinafter referred to as "DOE"), and ALKIRE INVESTMENTS CO. (hereinafter referred to as the "Grantor"), (all hereinafter collectively referred to as the "Parties").

WITNESSETH THAT:

WHEREAS, DOE, through its authorized representatives, agents, contractors, and subcontractors desires to perform, pursuant to Public Laws 95-91, Department of Energy Organization Act, and 96-463, Comprehensive Environmental Response, Compensation and Liability Act of 1980 as amended by 99-499, Superfund Amendments and Reauthorization Act of 1986, certain data-gathering, testing, exploration, and other work on the Grantor's portion of property as shown within Parcel "A" on the map attached hereto as Exhibit A in connection with DOE's Interagency Agreement dated January 22, 1991; and

WHEREAS, the Grantor owns and controls the property designated in Exhibit A;

NOW THEREFORE, in consideration of the performance of the covenants and agreements herein, the adequacy of which is acknowledged, the Parties agree as follows:

1. The Grantor owns and controls certain real property (hereinafter referred to as the "Property"), designated in Exhibit A, and hereby grants to DOE, its authorized representatives, agents, contractors, and subcontractors without payment of any land use charge, a non-exclusive right of entry in, across, and over the Property to carry out the environmental monitoring activities as described in Exhibit B; PROVIDED, that such right of entry is subject to existing easements for public and private roads and highways, public utilities, railroads and pipelines; PROVIDED FURTHER, that such grant of right of entry reserves to the Grantor, his heirs,

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executors, administrators, successors and assigns, all right, title, interest and privilege as may be used and enjoyed.

2. The Government shall be responsible for any loss or destruction of, or damage to, the Grantor's real and personal property caused by the activities of DOE in exercising any of the rights hereby granted in this Use Agreement (hereinafter referred to as "Activities"); PROVIDED, that such responsibility shall be limited to restoration of such real and personal property to a condition comparable to its condition on the effective date of the Use Agreement by techniques of back-filling, seeding or sodding with a seed mixture or sod type which is native to the Property, landscaping and repair of landscaping. DOE shall be responsible for the costs associated with the veterinary care of any cattle injured as a result of the Activities, or the replacement costs, at fair market value, of any cattle destroyed as a result of the Activities as mutually agreed between the Parties.

3. The provisions of this Use Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, personal representatives, successors, and assigns of the Parties. The Grantor shall notify the Realty Officer if the Property is, or at any time during the term of the Agreement should become leased, sold, or otherwise transferred to another party. The "Realty Officer" means the person executing this Use Agreement on behalf of the Government, and any other officer or civilian employee who is properly designated Realty Officer; and the term includes, except as otherwise provided in this Use Agreement, the authorized representative of a Realty Officer acting within the limits of his authority. The Grantor shall also give written notice to any purchaser, lessee, or transferee of the applicability of the rights of the Government contained in this Use Agreement when such purchase, lease, or transfer takes place during the term of this Use Agreement.

4. The effective date of this Use Agreement shall be the date of execution by the Government. The term of this Use Agreement shall commence on the effective date hereof and shall continue

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5. for six months unless sooner terminated by the Government or Grantor by sixty-day prior written notice to the other. Title to all personal property brought to the Property by DOE during the term of this Use Agreement shall remain in the Government, and such title shall not be effected by incorporation or attachment thereof to any property not owned by the Government, nor shall such personal property, or any part thereof, become a fixture or lose its identity as personal property by reason of affixation to any realty. DOE shall remove all such personal property and debris or surplus material brought to the property no later than 60 days after the expiration or termination of the Use Agreement.

The Grantor shall not be liable for any loss of or damage to Government-owned or Government-Furnished property, or for expenses incidental to such loss or damage, except that the Grantor shall be responsible for any such loss or damage (including expenses incidental thereto) which results from the willful misconduct, gross negligence, or lack of good faith of the Grantor. The Parties agree that cattle may occupy the Property at all times during the term of this Use Agreement and that Grantor shall not be responsible for any losses or damages caused by cattle and suffered by DOE, its authorized representatives, agents, contractors, and subcontractors, on the Property.

6. The Government shall have unlimited rights in all technical data first produced or specifically used in the performance of the work and experiments in connection with this Use Agreement. Further, technical reports from DOE contractors or subcontractors shall be required for delivery to the Government and shall be made available to the public without restriction. For the purposes of this Use Agreement, the terms "technical data" and "unlimited rights" shall have the same meaning as provided in 927.401/Department of Energy Acquisition Regulation (DEAR). DOE, however, shall furnish a copy of the final report to the Grantor free of charge.

7. DOE shall obtain all necessary permits or licenses and abide by all applicable Government, state, and local laws, regulations, and ordinances.

Consented to:
Names

Interest

Signature

Date: 8/12/93

Title: Mary Ann - ERM

By: [Signature]

Concurred by EG&G Rocky Flats, Inc.
DOE Contractor, contract number
DE-AC04-90DP62349

Date: 6/2/93

Date: 9/3/93

Rocky Flats Office
P.O. Box 928
Golden, Colorado
80402-0928

[Signature]
L. B. Lund

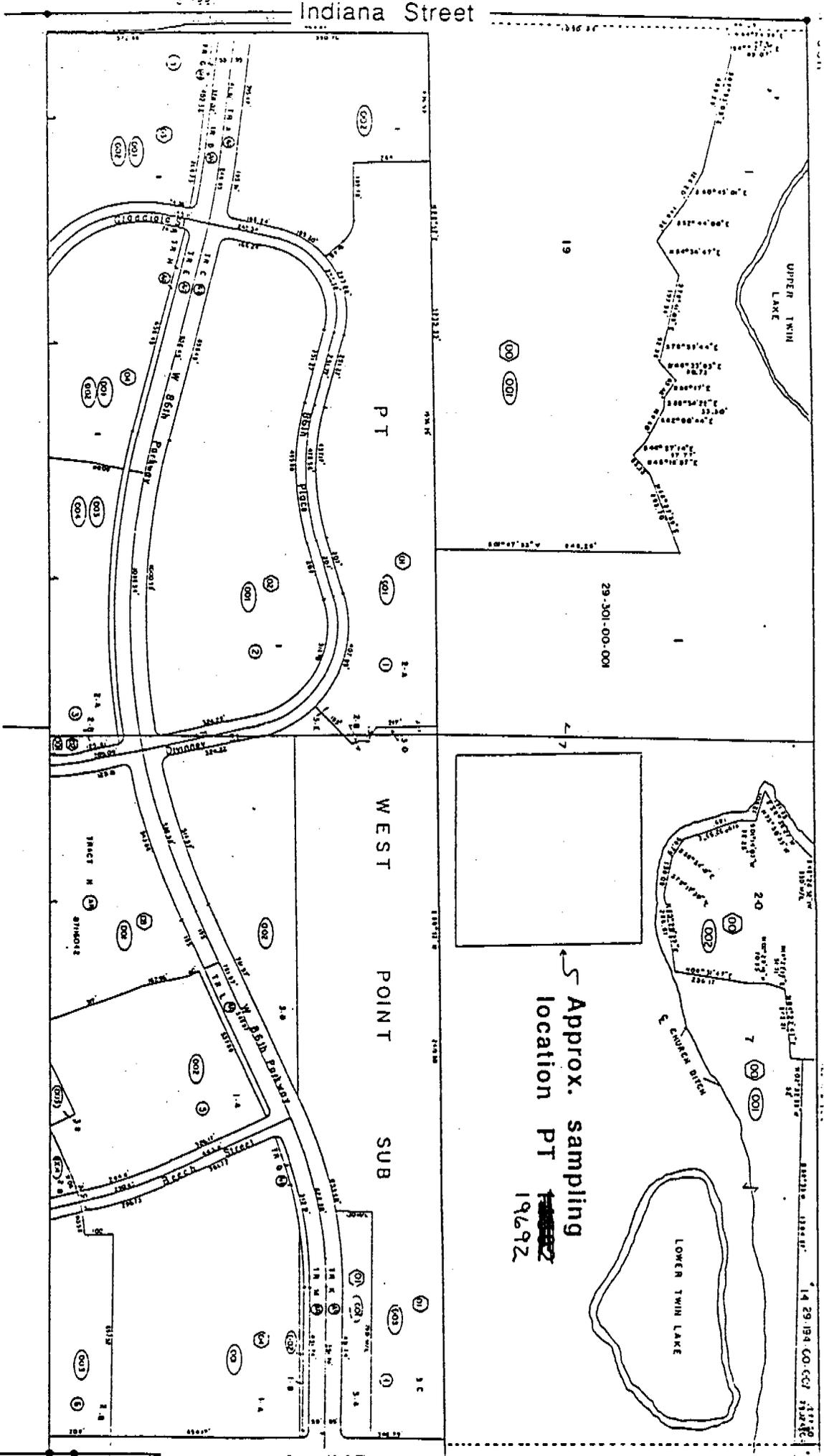
GRANTOR: Alkire Investment Company

By: [Signature]
Steven R. Schiesswohl
RFO Realty Officer
Property & Information
Management Branch

UNITED STATES OF AMERICA
DEPARTMENT OF ENERGY

- 8. If the Property is subject to any leases, subleases, or assignments of rights, the Grantor shall obtain the consent of the lessors, lessees, sublessees, and assignees as appropriate, to enter into this Use Agreement. Such consent shall be evidenced by their signatures in the space provided on the signature page.
- 9. DOE will provide Lab analysis results to the Grantor on plot number 14692 within 5 days from receipt of results from the Lab in WITNESS WHEREOF, the parties hereto have executed this Use Agreement in several counterparts.

Exhibit A: Map
 N 1/2 of NE 1/4 of Section 30
 T.2S. R.69W. 1969Z
 Sampling Location: PT ~~1969Z~~
 Owner: Alkire Investments Co.



Approx. sampling
 location PT ~~1969Z~~
 1969Z

EXHIBIT B

OU 3 R/F/R/I SAMPLING ACTIVITY DESCRIPTIONS - ALKIRE INVESTMENTS CO.

Operable Unit 3 (OU 3) is defined as the area offsite from the Rocky Flats Plant. The planned OU 3 sampling activities are detailed in a Work Plan that outlines the purpose, objectives, rationale and methods used to evaluate the presence or absence of contamination within OU 3. The Work Plan is based on the requirements of the Interagency Agreement (IAA) between the Department of Energy (DOE), the Environmental Protection Agency (EPA) and the State of Colorado Department of Health (CDH). This Work Plan is publicly available and information concerning the location of an available copy can be found by calling EG&G Community Relations at 966-2986

OU 3 sampling activities began in April, 1992 and are scheduled for completion by spring of 1993. A Final Report which details the results and conclusions from this study is scheduled for completion in January, 1994. The Use Agreement period is extended for one year to cover any follow up activities that may be required.

The map, attached to this correspondence, shows the location of sampling activity. The sample location will be surveyed prior to the sampling event. Field adjustments could be made at the time of sampling to adjust specific sampling locations.

Sampling activities will not adversely affect your property. OU 3 sampling activities on this property involve collection of surface soil sample. The collection of surface soil samples involves removing one quarter to one half inch of surface soil from a 3 X 3 inch square in 25 locations within a ten acre plot. The approximate ten acre plot location is shown on the Exhibit A map.