

Exhibit 'B'

ADDENDUM TO EASEMENT

Notwithstanding anything to the contrary in the attached document:

In exercising any rights and privileges under this easement, Grantee agrees to use due care in its use of the easement herein so as not to unreasonably disturb or interfere Grantor's business operations.

In exercising any rights and privileges under this easement, Grantee agrees routine maintenance, construction and the like shall be expressly prohibited during the months of November and December and all work shall be completed by October 31st of the then-current year. Emergency repairs shall be completed as needed regardless of the time of year.

In exercising any rights and privileges under this easement, Grantee shall comply fully with any federal, state or local laws.

In exercising any rights and privileges under this easement, should Grantee damage any property or improvements of Grantor, Grantee agrees to promptly restore such damaged areas to its condition which existed prior to Grantee's use of the easement and right away.

In exercising any rights and privileges under this easement, to the extent permitted by law, Grantee agrees it shall require its contractor (or agent) to indemnify, defend and hold harmless Grantor (as defined herein) from any and all losses, liabilities (including strict liability), claims, causes of action, damages, injuries, liens, (including mechanic's liens and materialman's liens), expenses and costs, including, without limitation, reasonable attorney's fees of any settlement, judgment or claims of any and every kind whatsoever paid, incurred or suffered, in connection with any damage or liability to persons or property that might arise directly or indirectly during Grantee's use of easement and right of way hereby granted.

The City of Broken Arrow is self-insured.

All capitalized terms, if not defined in this Addendum, shall have the same meaning as defined in the easement.

In the event any provision of this Addendum is contrary to the easement, the terms of this Addendum shall control.