

After Recording, Return To:
NorthWestern Energy
Land & Permitting Department
11 East Park Street
Butte, MT 59701

UNDERGROUND ELECTRIC EASEMENT

STATE OF MONTANA, MONTANA STATE UNIVERSITY, of Bozeman, MT 59717 ("Grantor"), in consideration of \$1.00 and fair value (benefit to the Grantor may be taken into account when determining fair value), in hand paid, the receipt of which is acknowledged, does grant and convey to **NORTHWESTERN CORPORATION, a Delaware corporation, d/b/a NORTHWESTERN ENERGY**, of 11 East Park, Butte, MT 59701 ("Grantee"), and to its successors, assigns and apportionees, an easement (the "Easement") ten (10) feet in width, upon which to construct, operate, maintain, replace, upgrade, and remove an underground electric powerline, communications system, and necessary appurtenances, over, under, along and across that certain real property located in Gallatin County, Montana, and particularly described as follows:

Tract 1 of Certificate of Survey No. 2728, situated in the SE¼ of Section 13, Township 2 South, Range 5 east, P.M.M., Gallatin County, Montana, according to the official survey thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana.

For an illustration of the approximate location of the easement area, see Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with reasonable right of access to and from the easement area over lands of the Grantor using existing roads and trails where practicable; the right to use and keep the easement area free and clear of any and all obstructions or structures, except fences; and the right to clear and remove all timber, brush, or vegetation outside of the easement area that may in the Grantee's sole opinion, endanger the powerline, communications system, or necessary appurtenances. The Grantee may temporarily use an additional workspace as needed adjacent to the easement during construction.

GRANTOR may relocate the Easement if in the opinion of Grantor it unreasonably interferes with the present or future use by Grantor of Grantor's land. Grantor shall provide to Grantee a substitute easement area as reasonably suited to Grantee's needs. Relocation shall be at Grantor's sole cost and expense. Grantee will then draft for Grantor's review and signature, the necessary easement modification agreements(s) to facilitate such relocation.

GRANTOR may terminate this Easement and all of the rights granted herein at any time. Any and all interest in Grantor's land conveyed in this Easement shall automatically revert to Grantor or its assigns and successors. On demand by Grantor, Grantee shall remove any and all improvements it installed in, on, under or above the easement area at Grantor's sole cost and expense. Grantee will then draft for Grantor's review and signature, the necessary easement modification agreement(s) and release of the Easement.

GRANTOR covenants with the Grantee that the Grantor is lawfully seized and possessed of the real estate above-described, and that the Grantor has a good and lawful right to convey it, or any part thereof.

[signature page follows]

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DATED this _____ day of _____, 2022.

STATE OF MONTANA, MONTANA STATE UNIVERSITY

By: _____

Its: _____

STATE OF _____)
COUNTY OF _____)ss.

This instrument was acknowledged before me on _____, 2022,
by _____, known to me to be the _____ of
State of Montana, Montana State University.

(NOTARY SEAL)

Print Name: _____
Notary Public for the State of _____
Residing at _____
My Commission Expires _____

Project City of Bozeman / MSU Fire Station
Agent: Jeffrey Harmon
Engineer: Kory Graham
SAP No.: 23157709-0010
QRM No.: _____

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EXHIBIT "A"

Attachment to Underground Electric Easement dated _____, by and between State of Montana, Montana State University, as Grantor, to NorthWestern Corporation, a Delaware corporation, d/b/a NorthWestern Energy, as Grantee.

