

**After Recording, Return To:**  
NorthWestern Energy  
Lands & Permitting Department  
11 East Park Street  
Butte, MT 59701-1711

**JOINT USE UTILITY RIGHT-OF-WAY EASEMENT**

**ROCKY MOUNTAIN OIL, LLC., a Montana limited liability company, of 6000 Clearwater Drive, Suite 300, Minnetonka, Minnesota 55343, hereinafter referred to as "Grantor", in consideration of \$1.00 and other good and valuable consideration, in hand paid, the receipt of which is acknowledged, does grant and convey to NORTHWESTERN CORPORATION, a Delaware corporation, D/B/A NORTHWESTERN ENERGY, 11 East Park Street, Butte, MT 59701-1711; BRESNAN COMMUNICATIONS, LLC, by CHARTER COMMUNICATIONS, INC. Its Manager, 12405 Powerscourt Drive St. Louis, MO 63131, Attn: Legal Operations; and MONTANA-DAKOTA UTILITIES, CO., a Division of MDU Resources Group, Inc., a Delaware corporation, 400 N. Fourth Street Bismarck, ND 58501 (hereinafter collectively referred to as "GRANTEES"), their successors, assigns, and apportionees, an underground easement up to ten feet (10') in width, with additional adjacent areas to be used during times of construction, located on the existing internal roads, driveways, and any other open areas, upon which to construct, operate, maintain, replace, upgrade, and remove electric powerlines and transformers, a natural gas pipeline system, an internet communications system, a television communication system and all necessary related appurtenances which may extend beyond the easement widths, over, under, along, and across that certain real property located in Yellowstone County, Montana, and particularly described as follows:**

**TOWNSHIP 1 NORTH, RANGE 26 EAST, M.P.M., Yellowstone County, Montana**

Section 32: That portion of the SE4 of said section, described as Lots 13, 14, 15, 16, 17, and 18, Block 51, of Foster's Addition To The Town of Billings, in the City of Billings, Yellowstone County, Montana, according to the official Plat on file in the office of the Clerk & Recorder of Yellowstone County, Montana under Doc. No. 012383

As described on Exhibit "A", attached hereto and 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, transformers, pedestals, and necessary appurtenances. The Grantee may temporarily use additional working space as needed adjacent to the easement during construction.

DATED this 20<sup>th</sup> day of May, 2024.

GRANTOR: ROCKY MOUNTAIN OIL, LLC., a Montana limited liability company

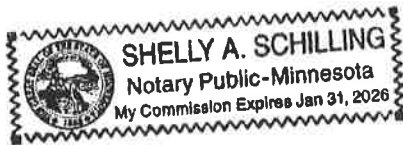
By: Gary Brant Signature Gary Brant Print VP Operations Title

STATE OF Minnesota )  
COUNTY OF Hennepin ) ss.

This instrument was acknowledged before me on May 20, 2024,

By Gary Brant the VP Operations of  
ROCKY MOUNTAIN OIL, LLC., a Montana limited liability company

(NOTARY SEAL)

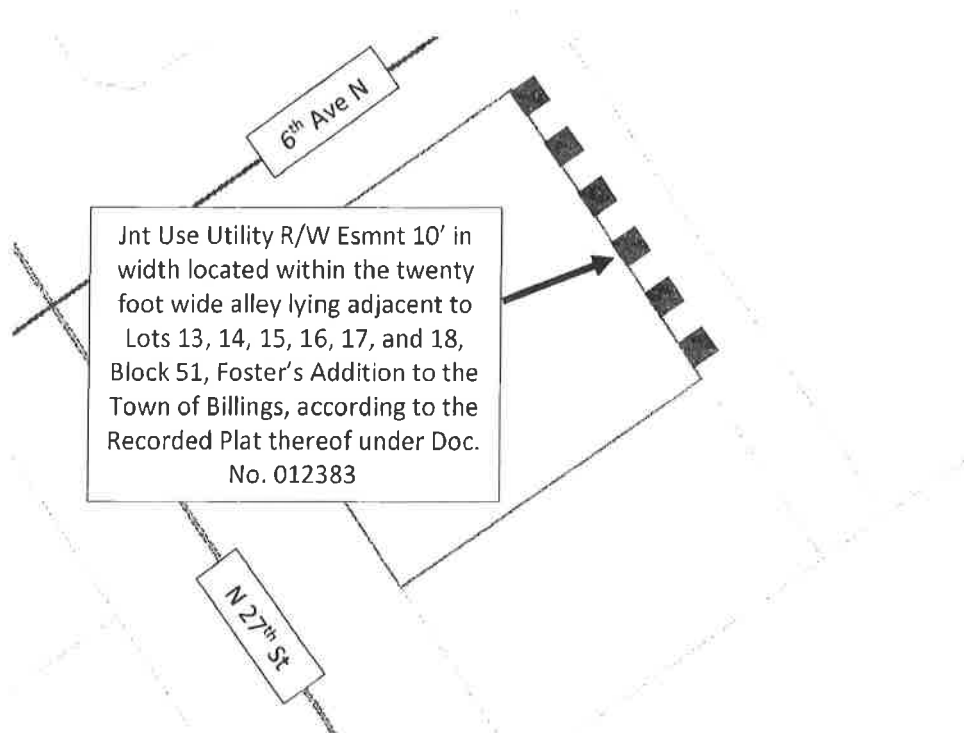


Notary Signature: [Signature]  
Notary Print Name: Shelly Schilling  
Notary Public for the State of Minnesota  
Residing at Hennepin City, MN  
My Commission Expires 1-31, 2026

Project: UG PLine/Rocky Mtn. Oil, LLC.  
Agent: C. Montgomery/T. Erskine  
SAP No.: \_\_\_\_\_  
Qrm# \_\_\_\_\_

**Exhibit "A"**

The following is made a part of that certain Joint Use Utility Right-Of-Way Easement dated 20<sup>th</sup> May 2024 by and between ROCKY MOUNTAIN OIL, LLC, a Montana limited liability company, of 6000 Clearwater Drive, Suite 300, Minnetonka, Minnesota 55343, hereinafter known as "Grantor" and NORTHWESTERN CORPORATION, a Delaware corporation, D/B/A NorthWestern Energy, 11 East Park Street Butte, MT 59701-1711, BRESNAN COMMUNICATIONS, LLC, by CHARTER COMMUNICATIONS, INC. Its Manager, 12405 Powerscourt Drive St. Louis, MO 63131, Attn: Legal Operations; and MONTANA-DAKOTA UTILITIES, CO., a Division of MDU Resources Group, Inc., a Delaware corporation, 400 N. Fourth Street Bismarck, ND 58501, hereinafter collectively known as "Grantees".  
*All distances, areas and measurements shown below are approximate and not to scale.*

**Township 1 North, Range 26 East, M.P.M., Yellowstone County, MT**

Section 32: That portion of the SE4 of said section, described as Lots 13, 14, 15, 16, 17, and 18, Block 51, of Foster's Addition To The Town of Billings, in the City of Billings, Yellowstone County, Montana, according to the official Plat on file in the office of the Clerk & Recorder of Yellowstone County, Montana under Doc. No.

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