

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

JOINT USE UTILITY RIGHT-OF-WAY EASEMENT

Michael W. Ryan ("Mike"), as Settlor, originally established the Michael W. Ryan Trust (the "Trust") on October 26, 2007, and named Colleen Ryan, as the initial trustee of the Trust. The Trust was amended on December 20, 2012 to accept the resignation of Colleen Ryan, as trustee of the Trust, and designated Mike as the successor trustee of the Trust.

MICHAEL W. RYAN, Trustee of the Michael W. Ryan Trust, dated October 26, 2007, of 2600 6TH Avenue North, Billings, Montana 59101, 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 5, 6, 7, 8, 9, 10, 11, and 12, 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 22nd day of May, 2024.

GRANTOR: MICHAEL W. RYAN, Trustee of the Michael W. Ryan Trust, dated October 26, 2007

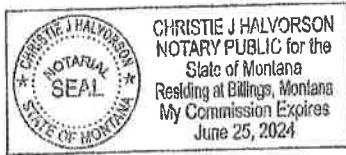
By: [Signature] Signature Michael Ryan Print

STATE OF Montana)
COUNTY OF Yellowstone) ss.

This instrument was acknowledged before me on May 22, 2024.

By MICHAEL W. RYAN the Trustee of the Michael W. Ryan Trust, dated October 26, 2007

(NOTARY SEAL)

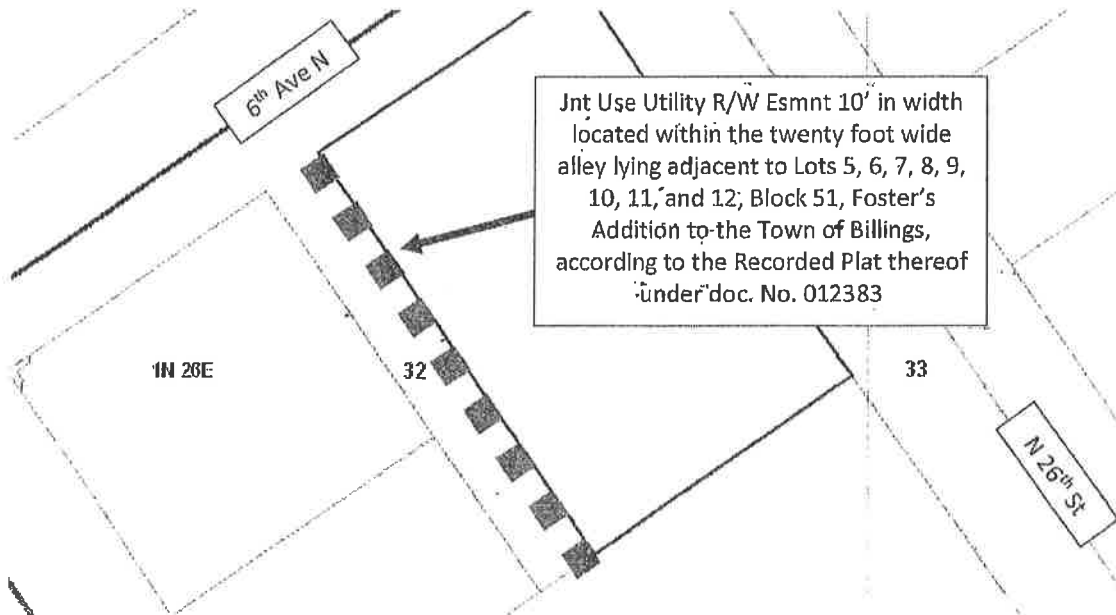


Notary Signature: [Signature]
Notary Print Name: Christie J. Halvorson
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission Expires June 25, 2024

Project: UG PLine/M.W.Ryan, Trustee M.W. Ryan Trust
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 May 22, 2024 by and between MICHAEL W. RYAN, Trustee of the Michael W. Ryan Trust, dated October 26, 2007, of 2600 6TH Avenue North, Billings, Montana 59101, hereinafter known as "Grantor" and NORTHWESTERN CORPORATION, a Delaware corporation, D/B/A NorthWestern Energy, of 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".
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 5, 6, 7, 8, 9, 10, 11, and 12, 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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