

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

UNDERGROUND ELECTRIC EASEMENT

BOARD OF REGENTS OF HIGHER EDUCATION OF THE STATE OF MONTANA, of 1300 West Park Street, Butte, MT 59701-8932 (“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**, of 11 East Park, Butte, MT 59701 (“Grantee”), and to its successors, assigns and apportionees, an easement fifteen (15) feet wide, upon which to construct, operate, maintain, replace, upgrade, and remove an underground electric power line, a communications system, and necessary appurtenances, over, under, along and across that certain real property located in Butte Silver Bow County, Montana, and more particularly described as follows:

Tract B as described in Certificate of Survey No. 243B (1981) which amended and clarified Certificate of Survey No. 9A (1974), both of which Certificates of Survey are now on file and of record in the office of the Clerk and Recorder of the City and County of Butte-Silver Bow, Montana, and generally being a tract of land situated in the Southeast Quarter of Section 7, Township 2 North, Range 7 West, P.M.M., containing in all 41.03 acres.

(the “Real Property”)

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 the Real Property 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 power line, communications system, or necessary appurtenances. The Grantee may temporarily use an additional workspace as needed adjacent to the easement during construction.

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 _____, 2026.

Montana Technological University

By: Ron Muffick _____

Its: Vice Chancellor of Administration and Finance

STATE OF MONTANA.

COUNTY OF SILVER BOW

This instrument was acknowledged before me on _____, 2026, by _____,
known to me to be the _____ of the Board of Regents of Higher Education of the
State of Montana.

(NOTARY SEAL)

Print Name: _____

Notary Public for the State of Montana

Residing at _____

My Commission Expires _____

This instrument was acknowledged before me on _____, 2026, by _____,
known to me to be the _____ of Northwest Energy.

(NOTARY SEAL)

Print Name: _____

Notary Public for the State of Montana

Residing at _____

My Commission Expires _____

Project: Bretz RV Easement
Agent: Jeffrey Harmon
Coordinator: Robert Duhome
SAP No.: 24202830-1020
QRM No.: _____

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EXHIBIT "A"

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

