

FILED
June 28, 2023
Data Center
Missouri Public
Service Commission

Exhibit No. 25

Grain Belt Express LLC (Commission Request of Grain Belt) – Exhibit 25
Ex C (Easement Calculation Sheet) and Exhibit D
(Advance Crop Compensation Calculation) AC – Tiger Connector
File No. EA-2023-0017

**Grain Belt Express
Exhibit C – Easement Calculation Sheet**

This Easement Calculation Sheet is made a part of that certain Transmission Line Easement Agreement ("Agreement") granted by Landowner to Grain Belt. All terms not defined in this exhibit shall have the meaning attributed to them in the Agreement.

Tract Number: [MO-XX-XXX.XXX] **Landowner:** [FULL GRANTOR NAME(S)]

Calculation of Total Easement Consideration

Area ID	Length (ft)	Width (ft)	Area (acres)	Land type	Market Value ¹	Adjustment	Consideration
MO-XX-XXX.XXX	####	150	####.##	Cropland	\$/per acre]	150%	\$/[Consideration]
"Total Easement Consideration":^{2,3}							\$/[Total Easement Consideration]

Notes:

1. Market value is based on studies of sales of similar properties and is expressed in dollars per acre.
2. If the final easement area is larger than listed above, then Grain Belt will recalculate the Total Easement Consideration using that area and within 90 days of completion of construction it will pay Landowner an extra Balance Payment to account for the higher Total Easement Consideration.
3. Total Easement Consideration may be adjusted upward if required to comply with regulatory mandates specifically requiring such adjustment. In no event will the consideration be less than as set forth in this Exhibit C.

Schedule for Payment of Total Easement Consideration

Name	Description	Amount
Initial Payment	20% of Total Easement Consideration. Due within 30 days of the Effective Date	\$/[20% amount]
Second Payment	10% of Total Easement Consideration. Due on or before the third (3 rd) anniversary of the Effective Date. Paid at the option of Grain Belt.	\$/[10% amount]
Balance Payment ³	Total Easement Consideration, less the Initial Payment, less any Second Payment. Landowner may elect to receive this payment in a lump sum, or in annual payments. Lump sum or first annual payment due before the Easement Compensation Deadline ¹ .	\$/[70% amount]

Notes:

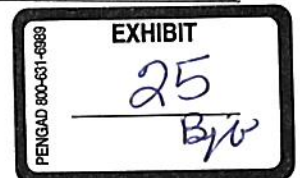
1. Unless extended by a Grain Belt extension payment, the "Easement Compensation Deadline" is the earlier of (i) the date construction crews access the Property to install structures or wires, or (ii) the date three years after the Effective Date, or six years if extended with the payment of the Second Payment.
2. Balance Payment shown assumes that the Second Payment is paid.
3. Landowner acknowledges and agrees that Grain Belt is under no obligation to pay the Balance Payment, but that if Grain Belt fails to do so on or before the Easement Compensation Deadline, subject to the cure provision in the Agreement, the Agreement shall terminate. Upon such a termination, Landowner shall retain the Initial Payment and any Second Payment (if applicable), and Grain Belt shall have no further obligation or other liability to Landowner.
4. If elected by Landowner, Balance Payments will be paid annually. The first payment will be 5% of the lump sum Balance Payment and subsequent payments will be escalated by 2% every year.

Landowner preference (initial): _____ lump sum or _____ annual payments.

Acceptance

Landowner: _____ **DATE:** _____

Grain Belt: _____ **DATE:** _____



[REMOVE BEFORE RECORDING]

**Grain Belt Express
Exhibit D – Advance Crop Compensation Calculation**

This Advance Crop Compensation Calculation is made a part of that certain Transmission Line Easement Agreement ("Agreement") granted by Landowner to Grain Belt. All terms not defined in this Exhibit shall have the meaning attributed to them in the Agreement.

Tract Number: [MO-XX-XXX.XXX] **Landowner:** [FULL GRANTOR NAME(S)]

One-Time Advance Crop Compensation Calculation – To Be Determined Prior to Construction

Crop Type	Length (ft)	Width (ft)	Area (acres)	Price	Yield	Adjustment	Compensation
Corn	TBD	TBD	TBD	TBD	TBD	300%	TBD
Soybeans	TBD	TBD	TBD	TBD	TBD	300%	TBD
Wheat	TBD	TBD	TBD	TBD	TBD	300%	TBD
Timber	TBD	TBD	TBD	TBD	TBD	100%	TBD
Other	-	-	-	-	-	-	-
"Total One-Time Advance Crop Compensation":³							TBD

Notes:

- The advance crop payment represents the anticipated added costs due to construction including reduced yields, compaction, seed, and fertilizer. The payment is calculated based on the type of crop planted or to be planted in the easement area during the year construction commences, typical yields, and expected crop prices.*
- The adjustment factor is set to cover full crop loss for construction Year 1 plus reduced yields from soil compaction and other temporary impacts assumed to occur in Years 2, 3, 4, and 5. These impacts will be compensated at, respectively, 100%, 80%, 60%, 40%, and 20% (300% total).*
- If Landowner suffers crop damages during construction that are greater than the 50 feet used in the above calculation, Landowner may notify Grain Belt, and Grain Belt shall pay the additional compensation based on the formula described above.*
- If future crop damages result from Grain Belt's operations and maintenance, Grain Belt shall compensate Landowner for any such loss using the same formula described above.*
- For losses of marketable timber, the compensation price shall be based on the timber value as determined by a certified forester. The timber removed shall still belong to Landowner and may be sold or used by the Landowner.*
- Advance Crop Compensation is due on or before the date construction crews access the Property to install structures or wires.*

Acceptance

Landowner: _____ FOR FUTURE USE _____ DATE: __ FOR FUTURE USE __

Grain Belt: _____ FOR FUTURE USE _____ DATE: __ FOR FUTURE USE __