

## COMMERCIAL LEASE EXTENSION AND MODIFICATION AGREEMENT

This Commercial Lease Extension and Modification Agreement (hereinafter AGREEMENT), made and entered into this \_\_\_\_\_ day of **Oct, 2024**, by MARTHA SUTER, of P.O. Box 1097, Polson, Montana 59860 (hereinafter LESSOR) and the FLATHEAD RESERVATION WATER MANAGEMENT BOARD, of P.O. Box 37, Ronan, Montana 59864 (hereinafter LESSEE), agree as follows:

- 1) This AGREEMENT extends and modifies the existing lease (hereinafter the EXISTING LEASE), enacted by the LESSOR and the LESSEE on April 21, 2022, for approximately 2,600 square feet of the south side of the building located at 400 Main Street Southwest, Ronan, Montana 59864 (hereinafter the PREMISES), which is located within the real property described as follows:

Lot 16 in Block 3 of the STANLEY SCEARCE ADDITION to the City of Ronan, Lake County, Montana, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Lake County, Montana.

All previous terms and conditions of the EXISTING LEASE that are not specifically modified by this AGREEMENT remain in effect.

- 2) The LESSOR agrees to make timely repairs to the PREMISES, for anything which compromises the habitable nature of any portion of the PREMISES, including but not limited to: failures of the heating system, failures of the air-cooling system, failures of the sump-pump system, failures of the water-heating system, failures of the electrical system, failures of other mechanical or structural components of the PREMISES not under the control or obligation of the LESSEE. The LESSEE shall provide notice to the LESSOR of such necessary repairs or maintenance.

- 3) The four-year lease extension dates and rent are as follows:

Years 1-3: covered under the EXISTING LEASE

Year 4: commencing May 15, 2025 and expiring at midnight on May 14, 2026 at a rate of \$2,250/month

Year 5: commencing May 15, 2026 and expiring at midnight on May 14, 2027 at a rate of \$2,400/month

Year 6: commencing May 15, 2027 and expiring at midnight on May 14, 2028 at a rate of \$2,550/month

Year 7: commencing May 15, 2028 and expiring at midnight on May 14, 2029 at a rate of \$2,700/month

- 4) Starting on March 01, 2027, the LESSEE may terminate the lease any time before midnight on the May 14, 2029 upon providing the LESSOR written notice a minimum of two months in advance of the last month the LESSEE intends to pay rent and occupy the building. The LESSEE must terminate the lease and vacate the PREMISES between April 01 and September 30 of the terminating year.

LESSOR:

LESSEE:

\_\_\_\_\_  
Martha Suter

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FRWMB Chair, Clayton Matt