

COMMERCIAL LEASE EXTENSION AND MODIFICATION AGREEMENT

This Commercial Lease Extension and Modification Agreement (hereinafter AGREEMENT), made and entered into this _____ day of Feb, 2025, by MARTHA SUTER, of 801 Mill Creek, Arnold, MD 21012 (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 the PREMISES. The LESSEE shall provide notice to the LESSOR of such necessary repairs or maintenance.
- 3) The three-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 \$2,400/month

Year 5: commencing May 15, 2026 and expiring at midnight on May 14, 2027 at a rate of \$2,550/month

Year 6: commencing May 15, 2027 and expiring at midnight on May 14, 2028 at a rate of \$2,700/month

LESSOR:

LESSEE:

Martha Suter, Lessor

FRWMB Chair, Clayton Matt