

STATE OF MONTANA STANDARD LEASE CONTRACT -- COUNTIES --
(County lease template last revised June 4, 2021)

This lease #5935 is made by and between the Montana Department of Revenue, 125 North Roberts, Helena, Montana, 59601, "Lessee" and Broadwater County, a political subdivision of the State of Montana, 515 Broadway Street, Townsend, Montana, 59644, "Lessor."

1. PURPOSE OF LEASE

The Lessee has a need to lease space in Townsend, Montana to conduct its business, and the Lessor has space available for this purpose.

2. PREMISES DESCRIPTION

The leased space (Premises) is 754 gross square feet and includes the right to use the common areas (such as stairs, elevators, hallways, and available storage) within the building in which the Premises is located. The physical address is 515 Broadway Street, Townsend, Montana. Lessor shall have access to the storage area during normal business hours (Monday-Friday from 8 am to 5 pm excluding State holidays).

3. TERM OF LEASE/CONDITION OF PREMISES AT END OF TERM

A. The lease term is September 1, 2021, through June 30, 2023, unless earlier terminated as provided in sections 12, 13, 17, 18, 20 and 21 or renewed as provided in Section 5.

B. Upon termination of this lease or any extension of it, the Lessee shall vacate and surrender the Premises to the Lessor in as good condition and repair as when it took possession, reasonable wear and tear and Lessor-authorized alterations and improvements excepted. Lessee shall remove all personal property that it placed within the Premises within 30 days of termination.

C. Lessee at its expense shall provide its office furniture and supplies.

If the Lessee does not remove its personal property within the 30 days, then Lessee shall pay Lessor a full month's rent even if the Lessee's personal property is removed before the month has expired.

4. CONSIDERATION

A. The annual amount of rent the Lessee shall pay to the Lessor is \$3,000.00, payable in equal monthly installments of \$250.00. This reflects a rate of approximately \$3.98 per gross square foot per year. It is noted that this payment is to cover utilities and janitorial costs.

B. The Lessee shall pay the Lessor rent due by the 10th of the month.

5. RENEWAL OPTION

All lease renewals are subject to prior approval by the Department of Administration (under Section 23), the Lessor, and the Lessee.