

AMENDMENT ONE
TO
BUSINESS PARK BUILDING AND GROUND LEASE
BY AND BETWEEN
CITY OF BILLINGS
AND
YELLOWSTONE COUNTY MUSEUM FOUNDATION

WITNESSETH

WHEREAS, the City of Billings, Montana and the Yellowstone County Museum Foundation entered into a Business Park Building and Ground Lease (the Lease) on June 28, 2010, for the term commencing July 1, 2010 and terminating on June 30, 2015, and

WHEREAS, said premises consists of 994.40 square feet of storage space in the basement of Building IP-9, and

WHEREAS, both parties desire to amend the Lease by adding space to the leased premises to include two (2) additional storage rooms (Rooms 15 and 22) consisting of 438.47 square feet and removing one (1) storage room (Room 19) consisting of 230.42 square feet.

NOW THEREFORE, this Amendment serves to amend Article I, Paragraph A., Description of Premises, as follows:

ARTICLE I

PREMISES AND PRIVILEGES

A. Description of the Premises. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor that certain parcel of real property, together with appurtenances

(hereinafter designated "premises"), for its use, specifically described as follows:

In Building IP-9, storage space in the basement, consisting of five (5) rooms and totaling 1,202.50 square feet. The location and dimensions of these premises are set forth on Exhibit A attached hereto and by this reference made a part hereof.

With this Amendment, and effective November 1, 2010, Rooms 15 and 22 are included in the leased premises, and Room 19 is removed from the leased premises. Lessee shall remit the rent balance due as a result of adding space to the leased premises.

All other terms and conditions of the original Lease remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hand this _____ day of _____ 20__.

ATTEST:

CITY OF BILLINGS

BY _____
CITY CLERK

BY _____
MAYOR

APPROVED AS TO FORM

LESSEE

BY _____
CITY ATTORNEY

BY _____
YELLOWSTONE COUNTY
MUSEUM FOUNDATION