

Commercial Lease Agreement Between
Browning Public Schools &
Southern Piegan School Health and Wellness Program

This Commercial Lease Agreement ("Lease") is made and effective July 1, 2021, by and between Browning Public Schools, District #9 ("Landlord") and Southern Piegan School Health and Wellness Program ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 213 2nd Street SW, Browning, MT 59417.

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning July 1, 2021 and ending June 30, 2022. At that time, Tenant shall have possession of the lease premises.

2. Rent. Tenant shall pay to Landlord a monthly rent during the initial term and during the renewal period lease of \$450.00 per month.

3. Use. Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. Sublease and Assignment. Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's effective written consent.

5. Utilities. Tenant shall pay all charges for hooking up and using sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord.

6. Entry. Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

7. Leased Premises Rules. Tenant will comply with the rules of the Leased Premises adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing.

IN WITNESS WHEREOF, the parties have executed this Lease on _____.

Landlord

Tenant

Date