

1st AMENDMENT TO LEASE #6476
(Amendment Template last revised January 23, 2017)

This 1st Amendment to Lease # 6476 ("Lease") for space in Deer Lodge, Montana, is made by and between the State of Montana, Department of Corrections, PO Box 201301, 5 S. Last Chance Gulch, Helena, Montana, 59601, "Lessee", and William and Mary Rose Lombardi, 456 Deer Haven Drive, Deer Lodge, Montana, 59722, "Lessor."

The purpose of this Amendment to Lease is to extend the term of the lease through April 30, 2019 at the current rate of \$4.29 per gross square foot per year.

The parties agree to amend the Lease as follows (new language underlined, old language interlined):

3. TERM OF LEASE

The lease term is April 1, 2016 through April 30, 2019 ~~2017~~, unless earlier terminated as provided in Sections 13, 18, 19, 21 or 22 of this lease.

The leased premise is on the market for sale. If the home is sold, Lessor shall give 60 days written notice to vacate.

9. NOTICE PROTOCOL

Any notice or demand required or permitted to be given under this lease must be in writing. Written notice shall be deemed given when hand delivered, when mailed by first class mail, postage prepaid, to the addresses specified in this section, or by e-mail with confirmation of delivery.

The Lessor's address for purpose of receiving demand or notice is William and Mary Rose Lombardi, 456 Deer Haven Drive, Deer Lodge, Montana, 59722.

The Lessor's representative for purposes under this lease is, William and Mary Rose Lombardi, telephone (406) 846-1699, e-mail address: cowandsows@gmail.com .

The Lessee's address for the purpose of receiving demand or notice is the State of Montana, Department of Corrections, PO Box 201301, 5 S. Last Chance Gulch, Helena, Montana, 59601, "Lessee".

The Lessee's representative for purposes under this lease is Anita Thorpe, Cynthia McGillis-Hiner, telephone (406) 846-1320 ext 2521 ~~846-1320-2401~~, e-mail address: athorpe@mt.gov.

If either party changes its address or contact person, it must notify the other party in writing at the address provided in this section.

Except as expressly amended herein, all of the terms, covenants and conditions of the Lease, including all prior amendments, remain in effect.

(the remainder of this page is left blank intentionally)

IN WITNESS HEREOF, all parties have entered into and executed this Amendment on the dates stated below:

PARTIES TO THE LEASE

Lessee

By: Loraine Wodnik 5-12-17
Loraine Wodnik, Interim Director Date
Montana Department of Corrections

Lessor

By: William Lombardi 6-13-17
William Lombardi Date

Lessor

By: Mary Rose Lombardi 6-13-17
Mary Rose Lombardi Date

APPROVED BY:

By: Garett M. Bacon April 28, 2017
Garett M. Bacon Date
Leasing Officer, Department of Administration, General Services Division

By: Mike Manion May 2, 2017
Mike Manion Date
Department of Administration Chief Legal Counsel

By: Dan Villa 5/22/17
Dan Villa Date
OBPP Director/Designee

By: John Lewis 5-31-17
John Lewis, Director Date
Department of Administration