

LEASE AGREEMENT

(Miller Building)

THIS LEASE is made and entered into this 1 day of March 2021, 2021, by and between MILLER TROIS, LLC of 4507 Palisades Park Drive, Billings, Montana 59106, hereinafter referred to as "Lessor", and JTLS MECHANICAL LLC, of 119 6th Avenue, Laurel, Montana 59044, hereinafter referred to as "Lessee".

WITNESSETH

Lessor does lease, let and demise unto Lessee the commercial rental space located at 2825 3rd Avenue North, Billings, MT 59101, more particularly described as follows:

Approximately 450 square feet of space in the basement of the Miller Building located at 2825 3rd Avenue North, Billings, MT 59101, as shown on attached Exhibit A.

1. The parties agree that the term of this lease shall be for a period of month-to-month, commencing 3/1/2021.

2. Lessee covenants and agrees to pay Lessor at its address above a monthly rent of One Hundred Fifty Dollars (\$150.00) due and payable in advance on the first day of each and every month during the term of this lease. If necessary, a first partial month rent shall be prorated.

3. Lessee shall pay to Lessor a security deposit of \$0 upon execution of this lease.

4. Lessee does hereby covenant and agree with Lessor that Lessee shall:

a) Pay the rent at the time and place in the manner aforesaid;

b) Use and occupy the leased premises in a careful and proper manner;

c) Not commit any waste therein;

d) Not use or occupy the leased premises for any unlawful purpose and will conform to and obey all present and future laws and ordinances and all rules,

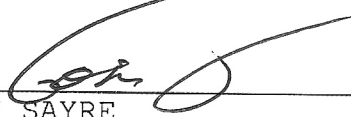
13. The obligations of Lessor herein shall be construed to be covenants running with the land, and shall be enforceable against the current owner or owners, from time to time, of the subject matter real estate.

IN WITNESS WHEREOF, the parties have hereunto executed this lease the day and year first above written.

LESSOR:  
MILLER TROIS, LLC

  
\_\_\_\_\_  
NORMAN F. MILLER  
Manager

LESSEE:  
JTLS MECHANICAL LLC

  
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TOM SAYRE  
Member/Manager