

FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN YELLOWSTONE COUNTY AND NORTHERN INTERNATIONAL LIVESTOCK EXPOSITION

This First Amendment to Lease Agreement ("Amendment") is entered into effective July 1, 2026, by and between Yellowstone County, Montana ("LESSOR"), and Northern International Livestock Exposition, Billings, Montana ("LESSEE").

WHEREAS, LESSOR and LESSEE entered into a Lease Agreement dated September 26, 2023, for the single-level white stucco building located at the southwest end of the MetraPark grounds, effective October 1, 2023, through June 30, 2026 ("Lease"); and

WHEREAS, the parties desire to extend the Lease term for an additional one (1) year and adjust the rental amount as provided herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Extension of Lease Term.

The Lease term is hereby extended for one (1) year, commencing July 1, 2026, and expiring June 30, 2027.

2. Rent.

Beginning July 1, 2026, and continuing through June 30, 2027, LESSEE shall pay monthly rent in the amount of One Thousand One Hundred Fifty-Seven Dollars and Sixty-Three Cents (\$1,157.63), which reflects a five percent (5%) increase over the monthly rental rate in effect during the final year of the original Lease term.

3. Ratification of Lease.

Except as expressly amended herein, all terms, conditions, covenants, and provisions of the Lease Agreement dated September 26, 2023, remain unchanged and in full force and effect and are hereby ratified and confirmed.

4. Effect of Amendment.

In the event of any conflict between the Lease and this Amendment, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Lease Agreement on the ___ day of _____, 2026.

LESSOR:

YELLOWSTONE COUNTY, MONTANA – BOARD OF COUNTY COMMISSIONERS

By _____ Attest: _____

Mark Morse
Chair, Board of County Commissioners

Jeff Martin, Clerk and Recorder

By _____
Michael J. Waters
Member, Board of County Commissioners

By _____
Chris White
Member, Board of County Commissioners

LESSEE:

NORTHERN INTERNATIONAL LIVESTOCK EXPOSITION

By: 

David Allen, General Manager

Date: 6/12/26