

Lease Abstract					
Printed: 04/07/2023					
Lease ID:		Building: INDUSTRY Bozeman			
		Address: 2425 Technology Blvd, Bozeman MT 59718			
Tenant:					
Lease Overview					
Rentable SF	Monthly Rent	Annual Rent	Cost per SF	Commence Date	Expiration Date
12,200	\$35,583.00	\$427,000.00	\$35.00	2/1/2024 Comm. Date TBD	01/31/2029
Critical Dates					
Type		Description			
ADJUST	02/01/2025	3% escalation			
ADJUST	02/01/2026	3% escalation			
ADJUST	02/01/2027	3% escalation			
ADJUST	02/01/2028	3% escalation			
RENEW-EFFECT	07/01/2028	Renewal Option- Notice date			
END	01/31/2029	Initial term Lease End			
Financial: Rent Schedule					
Projected Cost (A)	Start Date	End Date	Comments		
\$427,000	02/01/2024	01/31/2025			
\$439,810	02/01/2025	01/31/2026			
\$453,004	02/01/2026	01/31/2027			
\$466,594	02/01/2027	01/31/2028			
\$480,592	02/01/2028	01/31/2029			
Options: Renewal Options					
Notice Date	Renewal Rate	Renewal Term	Area Description		
07/01/2028	TBD FMV	5 years			
Comments:					
Overview of additional Lease Terms					
Total building size=85,000 SF					
Prorata share of NNN expenses=14.4%					