

ATTACHMENT #1-Lease Abstract

Lease ID: TBD	Building: Engineworks
Landlord: Sterling Management	Address: 2425 Technology Blvd
Tenant: MSU-Catalyst Incubator	Bozeman, MT

Rentable SF	Security Deposit	Monthly Rent	Annual Rent	Cost per SF	Commence Date	Expiration Date
8,030	0	\$22,751.67	\$273,020.00	\$34.00	Upon BOR approval	07/31/2033

Critical Dates		
Type	Date	Description
END	07/31/2033	Lease End

Financial: Rent Schedule					
Projected Cost (Mo)	Actual Cost (Mo)	Start Date	End Date	Comments	
\$22,751.67	\$22,751.67	8/1/2026	7/31/2027	\$34.00	
\$23,434.27	\$23,434.27	8/1/2027	7/31/2028	\$35.02	
\$24,136.84	\$24,136.84	8/1/2028	7/31/2029	\$36.07	
\$24,859.54	\$24,859.54	8/1/2029	7/31/2030	\$37.15	
\$25,609.01	\$25,609.01	8/1/2030	7/31/2031	\$38.27	
\$26,378.55	\$26,378.55	8/1/2031	7/31/2032	\$39.42	
\$27,168.17	\$27,168.17	08/01/2032	07/31/2033	\$40.60	

In addition to base rent, MSU responsible for all operating & NNN expenses, estimated at \$10.05/PSF or \$6,725.12 per month