PEAK LEASE AGREEMENT

Addendum

1. PARTIES

This addendum (ADDENDUM) is made by and between the University of Montana, located at 32 Campus Drive, Missoula, Montana 59812 (LESSEE) and Peak Health and Wellness Center, LLC dba Peak Racquet Center, located at 5000 Blue Mountain Road, Missoula, Montana, 59804 (LESSOR).

2. PURPOSE

LESSEE needs to lease premises in Missoula, Montana for the LESSEE men's and women's varsity tennis program. LESSOR has premises available for lease which meet this purpose.

3. TERM

The term of this ADDENDUM shall be for three (3) years, commencing the 1st day of January 2027, and terminating on the 31st of December 2029.

4. CONSIDERATION

LESSEE shall pay LESSOR a total of $27,315 for each year of the term, paid in equal quarterly payments: Within thirty (30) days following the first day of January; April 1; July 1; and October 1 of each year. This amount shall constitute the sole amount owed by LESSEE to LESSOR during the term of this ADDENDUM, including any renewal hereof, absent a mutually executed separate agreement for any other amount.

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

LESSOR (Peak Racquet Center)

_____ _____

Signature Date

LESSEE (University of Montana)

_____ _____

Signature Date