



October 30, 2022

City of Missoula Fire Department  
% Annelise Hedahl  
Lambros ERA

**RE: 200 Prince Street Suite A  
Missoula, MT 59801**

Dear Annelise:

Outlined below is the basis under which AA Rentals ("Landlord") is interested in leasing the above-referenced property (the "Proposal"). The Proposal is an expression of the Landlord's intent, but does not constitute a legally binding agreement. The transaction is subject to the terms of a mutually acceptable Lease Agreement and other documentation to be mutually prepared as is usual in a transaction of this nature.

The price, terms and conditions are as follows:

Tenant: City of Missoula Fire Department

Landlord: Sterling Commercial Management as Agent for AA Rentals

Premises: As approximated by Exhibit A, a  $\pm$ 2,094 square foot suite located at:  
  
200 Prince Street Suite A  
Missoula, MT 59801

LEGAL: EDDY ADDITION - BLK 11 LOTS 14A & 15A, S21, T13 N, R19 W,  
BLOCK 11, LOTS 13 & 14A OF LOTS 14A & 15A

Lease Term December 1, 2022 - May 31, 2025

Tenant shall give notice of intent to renew no later than 90 days prior to expiration of current term. Upon the anniversary of the commencement date, an annual escalation of 3% will be added to the base rent. Tenant shall be granted two (2) options to renew for a period of 24 months. Any renewals will be at 100% of Fair Market Value and in no event less than the base rent during last year of the current term. Renewal Period Rent to escalate from Fair Market Value at 3% annually.

Base Rent: \$2,312.13/mo

Additional Rent: Tenant shall pay 1/12th of its annual pro rata share of real estate taxes, building insurance, and utilities currently estimated at \$520.01/month.

Landlord Expense Responsibility: Landlord is responsible for the structure and capital item replacements such as roof, HVAC, parking lot and exterior lighting.

Tenant Expense Responsibility: Tenant shall be responsible for interior repair including interior and exterior lighting, all utilities, internet and in-suite janitorial.

Rent Commencement December 1, 2022

Landlord Work: Landlord shall deliver the space with all building systems including, but not limited to HVAC, plumbing, and electrical in good working order.

Signage Tenant shall be permitted to install signage pursuant to local city ordinances as well as landlord approval. Tenant shall be responsible for the cost, design, permitting and installation of all permitted signage.

Representation: Annelise Hedahl of ERA Lambros represents the Tenant in this transaction and Kara Hogan of Sterling CRE Advisors represents Landlord.

Security Deposit Tenant shall deposit an amount equal to one (1) month's base rent as a security deposit upon lease execution.

14. Permitted Use: The Tenant shall use the premises for admin purposes as well as task force dispatch.

15. Tenant Exterior Improvements: No item shall be affixed to the building. Any item must be secured to the ground free-standing with no affixing to the concrete building or slab.

If the above is acceptable, please indicate by executing in the space provided below and return same to Sterling Commercial Real Estate Advisors. Upon receipt, arrangements for a Lease Agreement will be prepared by Landlord. The parties agree to work in good faith to execute a Lease Agreement within Thirty (30) days of affirming this Proposal.

We look forward to your response.

Sincerely,

**Kara Hogan**  
Advisor  
406.396.1176  
[Kara.Hogan@sterlingcreadvisors.com](mailto:Kara.Hogan@sterlingcreadvisors.com)

**Tenant:**  
**City of Missoula Fire Department**

Approved and Accepted this 31st day  
of October, 2022

By: Brad Davis  
dotloop verified  
11/01/22 9:27 AM MDT  
WRXC-U9MO-MFT8-UW5G

Its: \_\_\_\_\_

**Landlord:**  
**Sterling Commercial Management as Agent for  
AA Rentals**

Approved and Accepted this \_\_\_\_\_ day  
of October, 2022

By: Jessica Mouna 11/2/2022  
DocuSigned by:  
FD9A9C422EEA4DF...

Its: \_\_\_\_\_

**Exhibit A**

